

Calderdale Local Plan

SUBSTANTIVE HISTORIC ENVIRONMENT MATTERS RAISED ON SITES DURING STAGE 2 OF THE CALDERDALE LOCAL PLAN EXAMINATION

Calderdale Metropolitan Borough Council

February 2021



Substantive Historic Environment Matters Raised on Sites During Stage 2 of the Calderdale Local Plan Examination

1. Introduction

- 1.1 The Stage 2 Hearings of the Examination of the Local Plan concluded on Friday 4th December 2020. During the hearings the Inspector made or agreed to a number of modifications relating to the historic environment and sites. The Inspector also identified areas where further work/information was required to support the proposals in the submitted plan. The Council are now working through the tasks and modifications resulting from the hearings. These item tasks can be found in [CC85 – Stage 2 Draft Task List](#).
- 1.2 This note sets out the work undertaken in response to the additional information required for historic environment matters raised regarding sites. This note also contains responses to the subsequent tasks raised in the ‘Stage 2 – Inspector’s Post Hearings Letter to the Council’ ([INS18](#)), 15th January 2021. The agreed modifications from the hearings once completed will be recorded in ‘[CC57 - Local Plan Publication Draft Working List of Proposed Modifications](#)’.
- 1.3 The structure of the report will be in site reference order and will set out the Inspector’s task or comments followed by the Council’s response.

2. LP0021 - Land at Ainley Top, Brighouse Road, Elland (Employment Site)

- 2.1 The boundary of the indicative developable area of LP0021 in the Draft Local Plan does not follow the recommended boundary in the Heritage Impact Assessment (HIA) which removes an area of ‘high sensitivity’. It was agreed in the, ‘Statement of Common Ground with Historic England’ ([CC41](#)) that this area should be removed, however, as part of the evidence presented at the Stage 2 Hearings, the Council considered, through the permission granted to a previous planning application on the site, that full development of the site had been shown to be both possible and acceptable in heritage terms. However, following the close of the Stage 2 Hearings, the Inspector indicated that she would undertake a site visit to LP0021 and write to the Council with comments on this site. These are set out below:

“The tree covered mound area within the site (as shown in the Council’s Heritage Impact Assessment CC68) is an attractive landscape and historic feature. If the allocation is retained in the Plan this area should be excluded from the site boundary and the site area and map in Appendix 1 altered accordingly.

“The remaining area of high sensitivity within the allocation site, as identified in the Council’s Heritage Impact Assessment (HIA) (August 2020) (CC68), forms part of the undeveloped ridgeline identified in the Castle Hill Setting Study (2016) (CC54) and is visible on the skyline from the Scheduled Monument as a clear gap between Fixby Hall woods and dwellings on New Hey Road. The ridgeline also affords attractive views over the wider countryside to the north and south. As such the area has a number of sensitivities.

“Taking this into account, my view is that if the allocation is retained in the Plan, the indicative developable area should be amended to exclude the remaining area of high sensitivity and the estimated floorspace adjusted accordingly. The proposed modification to the HIA wording in all relevant policies (as agreed by Historic England) would provide an element of flexibility regarding the exact boundary of the indicative development area if

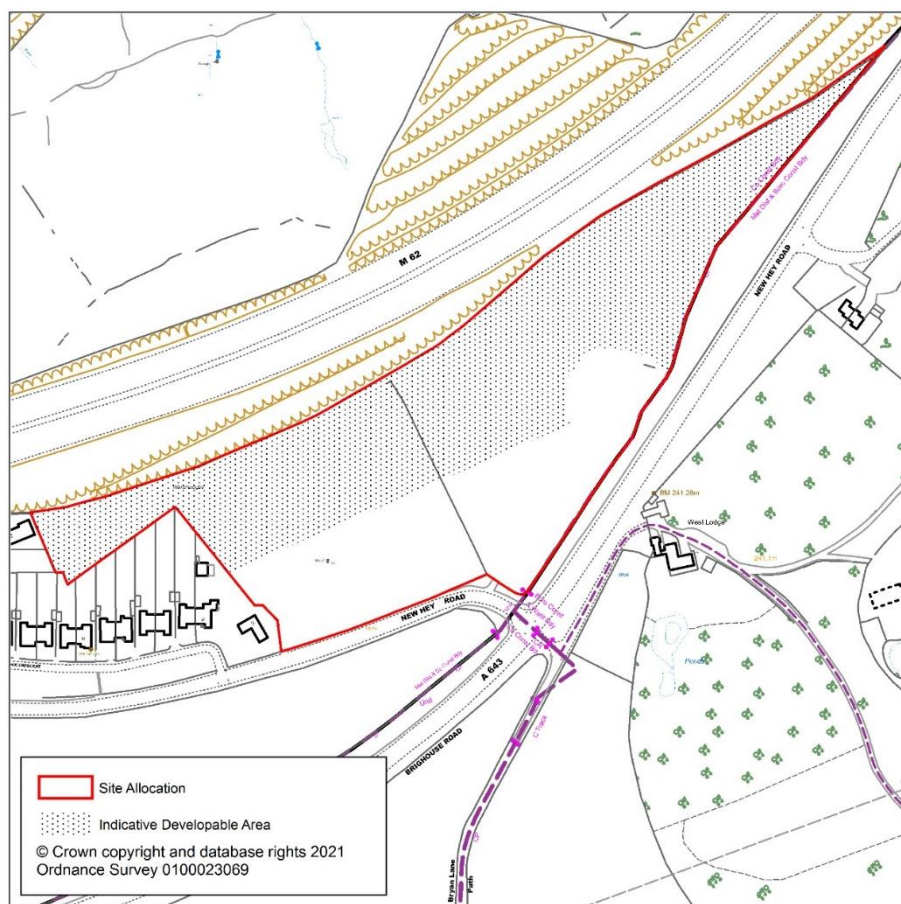
subsequent heritage assessment is carried out by the developer and agreed by the Council, and shows that suitable mitigation measures can be achieved.

“Alongside this, for reasons of effectiveness, it is my view that additional wording should be inserted in the ‘site specific considerations’ section which clarifies that:

- An access road may be appropriate across the area of high sensitivity, subject to suitable design and layout.
- Any subsequent HIA work should have close regard to views of the ridgeline from Castle Hill Scheduled Monument and the need for sensitive design and layout and building heights in order to satisfactorily mitigate harm to designated heritage assets.
- Development should respect the landscape setting and historic character of the mound adjoining the allocation site.”

2.2 The Council in response to this advice has revised the indicative developable area in line with the Heritage Impact Assessment ([EV28.1](#)). The area has been reduced from 4.60ha to 3.03ha. The subsequently adjusted estimated floorspace will be set out as part of task item 270 of CC85 where the council is to publish the updated employment land supply table for comment. The Council agrees to the additional site specific considerations which will be added to CC57 including changes to the indicative developable area and estimated floorspace.

Figure 1: LP0021 - Revised Indicative Developable Area



3. LP0026 – The Gate Farm, Saddleworth Road, Greetland (Housing Site)

3.1 During, ‘Matter 17 – Elland Housing Allocations’ hearing there was some discussion over the suitability of site LP0026 as a potential housing allocation relating to character and appearance of the area. The Council as part of their follow up tasks offered to undertake a review of LP0026 providing an overview of the issues including historic environment, landscape and highlighting the most sensitive areas which could shape the capacity and developable area (CC85 - Item 142). Whilst the Council were undertaking a Heritage Impact Assessment including landscape for the site, the Inspector as part of the Post Stage 2 Hearings Letter stated:

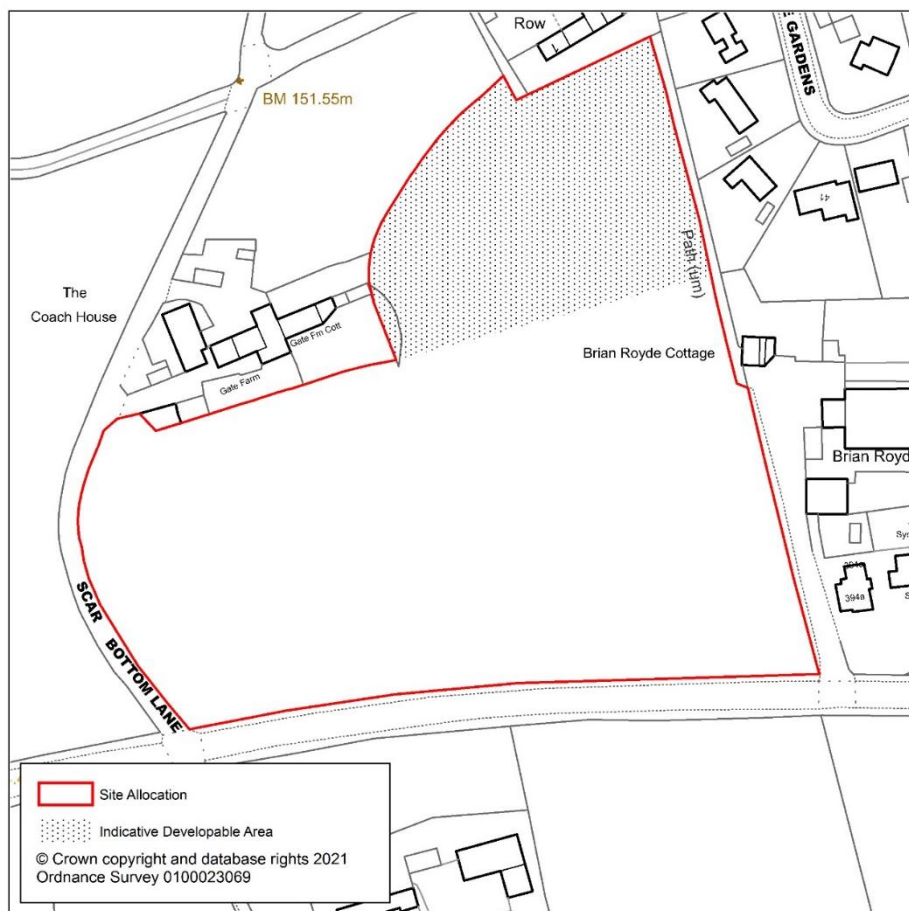
“This site is an additional allocation proposed by the Council in its consultation paper produced in January 2020 (CC39). It forms part of an open field on the edge of Greetland and is highly visible on the approach to the village along the B6114. There are views across the site towards Brian Royd Mills and historic buildings to the north, and the site contains a number of TPO trees and is bounded by stone walls. It forms an important gateway to the village and has an attractive appearance and character.

“Based on what I have seen and heard to date I consider that the proposed development of this site for potentially 67 dwellings would cause significant harm to the character and appearance of the locality and the setting of Greetland. At the hearing session the Council indicated they may be minded to put forward a smaller area of the site for development. It remains a sensitive site with notable character. Nonetheless, the Council is requested to forward any details of potential amendments to me via the Programme Officer as soon as possible.”

3.2 The completed Heritage and Landscape Impact Assessment (see Appendix 1) concluded that whilst it is considered that the development of this site is unlikely to result in harm to any designated heritage asset, the site does provide an important characterful and rural gateway setting to Brian Royd Mill and the wider settlement. The Mill, however, is considered to be a non-designated heritage asset, and the rural setting provided by the site is of some distinct value. Furthermore, the cluster of buildings at Gate Farm are characterful and their isolated rural setting within open fields with surrounding mature trees alongside drystone walls is of some distinct value. Development could harm the character and appearance of these buildings and wider settlement through development in its setting.

3.3 The Heritage and Landscape Impact Assessment recommended that areas of the site should remain free from built development as well other mitigation measures. If the site is to remain in the Plan figure 2 demonstrates the revised indicative developable area. The area would reduce from 2.23ha to 0.52ha. This would allow for 16 dwellings at 30 dwellings per hectare. The Inspector has requested that the Council seek comments on this new evidence to inform any conclusions on the site.

Figure 2: LP0026 - Revised Indicative Developable Area



4. LP0177 - Land adjacent Ellistones Place, Greetland (Housing Site)

4.1 Item 137 of CC85 states if the site was to remain in the Plan then additional wording will be required in Appendix 1 of the Local Plan on the provision of the access road to the eastern area of the site relating to flood risk and heritage issues. However, following the Inspector’s post Stage 2 Hearing site visits the Inspector wrote to the Council:

“This site is an additional allocation proposed by the Council in its consultation paper produced in January 2020 (CC39). At the hearing the Council confirmed that a road would be needed to the south of Greetland Academy on land outside the indicative developable area, in order to access the eastern section of the site.

The proposed road would extend into the corridor of open land adjoining the river. The attractive riverside setting is a well-used area for recreation, being crossed by public footpaths, and there are pleasant rural views across the grazing land towards the nearby listed building of Bradley Hall Farmhouse (seen through the trees). The fields adjoining the river are identified in the Council’s HIA (CC68) as an area of high sensitivity that should be excluded from the allocation or remain free of built development and/or changes of use that compromise its setting.

The field adjoining the northern side of the river rises to an attractive escarpment edge which is bounded by a stone wall and mature trees. Notwithstanding the need to demonstrate suitable flood mitigation measures, the proposed road would cut into the slope of the escarpment and/or extend outwards beyond the slope into the river valley, and would be a highly visible and alien feature in the landscape. Overall, my interim summary view is that a

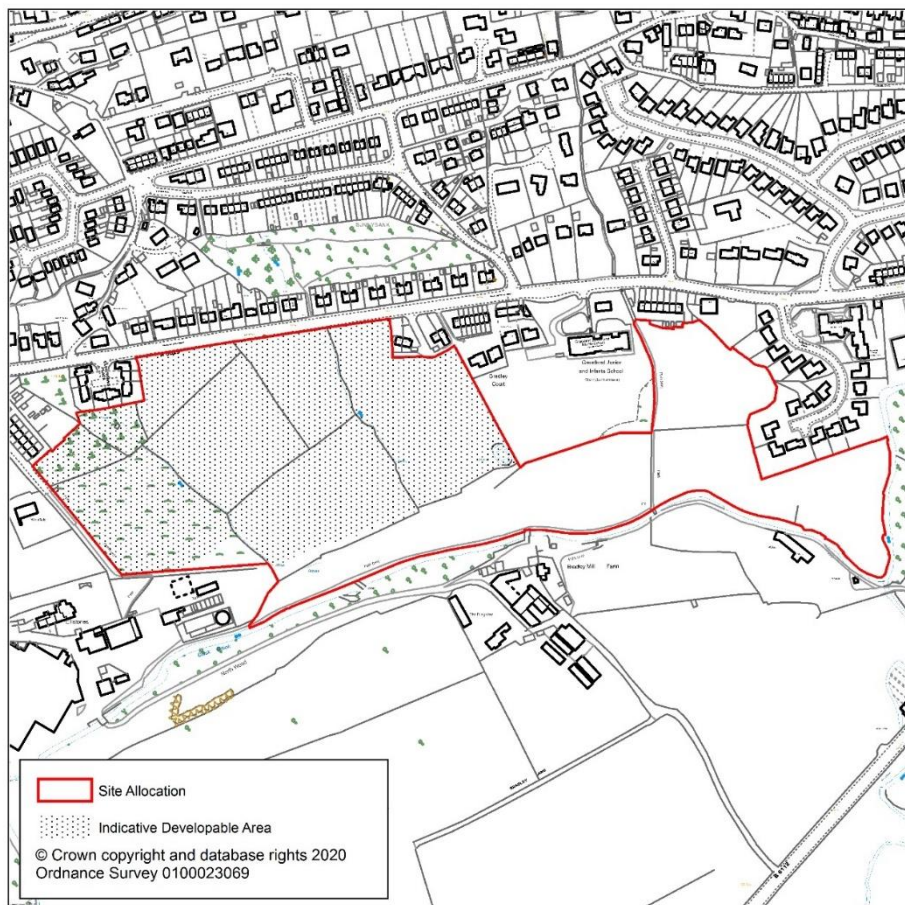
proposed road south of the escarpment edge would cause significant harm to the character and appearance of the river valley and detract from the setting of the listed building. As such, if the proposed site is included as a modification, I consider that either the eastern section of the indicative developable area should be removed, or that alternative access arrangements are identified. The Council is requested to confirm whether there are potential alternative options and how it would like to proceed with this matter.

Linked to this I consider that additional wording should be inserted in the 'site specific considerations' section of the policy to specify that southern section of the site south of the escarpment should be retained as open land. Alternatively, this area should be excluded from the site boundary."

4.2 The Council has undertaken discussions with the site promoter and an alternative access arrangement to the eastern section of the site has not been found to be possible. Therefore, the indicative developable area has been amended to remove the eastern area of the site. The area has been reduced from 6.65ha to 5.85ha. At 30 dwellings per hectare the remainder of this would be able to accommodate 175 dwellings.

4.3 As part of the discussions with the site promoter an additional site specific consideration has been agreed to be added in Appendix 1 of the Local Plan to allow the eastern part of the site, which could not be accessed for housing, to be land for potential expansion for the Greetland Academy. The Council also agrees with the Inspector's site specific consideration regarding the southern escarpment which will be added to the running list of proposed modifications (CC57) as well as the changes to the indicative developable area and capacity of the site.

Figure 3: LP0177 – Revised Indicative Developable Area



5. LP0766 – Land off Hall Lane, Northowram

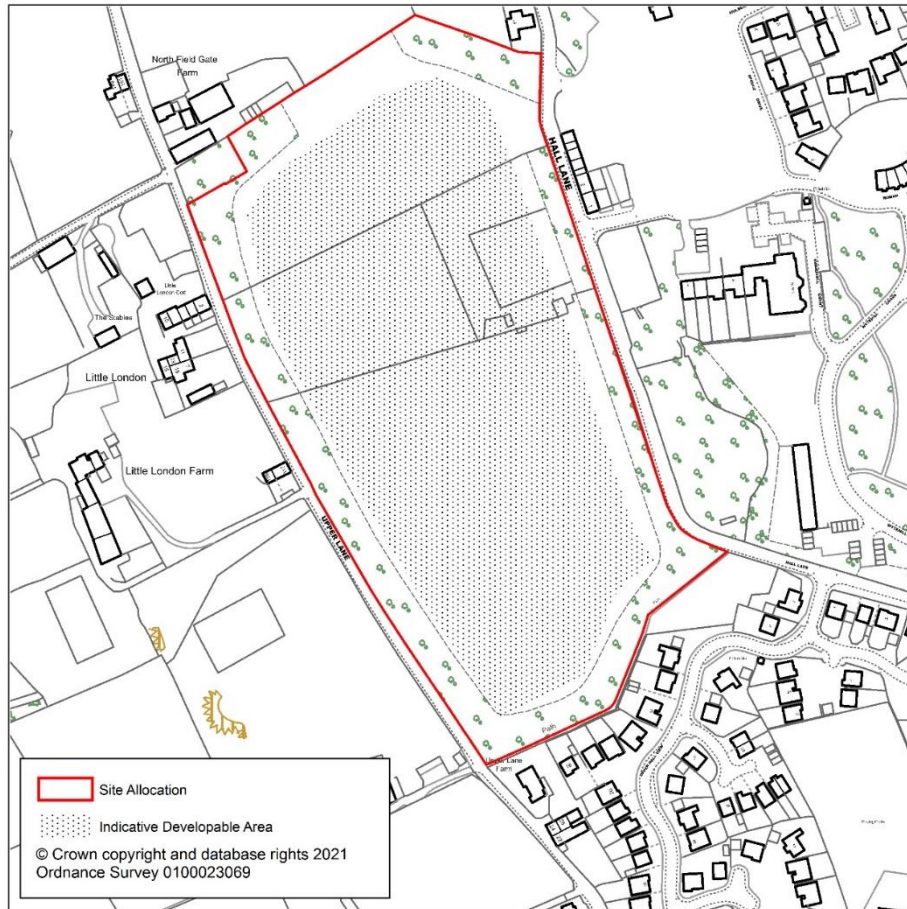
5.1 The indicative developable area of LP0766 follows the recommendations of the HIA to remove an area of 'high sensitivity'. The site promoter argued, at the Stage 2 Hearings, that with the reinstatement of the tree belt to the north of the site development in the area of high sensitivity would not impact on the nearby listed buildings. The Inspector, following the conclusion of the Stage 2 Hearings, carried out a site visit to LP0766 to confirm her views on the allocation and whether the Heritage Impact Assessment 'area of high sensitivity' should be shown as non-developable. The Inspector wrote to the Council stating:

"This site is an additional allocation proposed by the Council in its consultation paper produced in January 2020 (CC39). The area of high sensitivity as identified in the Council's HIA (CC68) is excluded from the indicative developable area. However, following my site visit I consider that given the intervening distance between the site and Marsh Hall and the presence of tree belts on parts of the northern boundary of the proposed allocation, there is likely to be some scope for built development within this area. The exact extent will be dependent on mitigation measures such as additional planting and sensitive design and layout. However, notwithstanding my final conclusion on the soundness of the proposed allocation, if the proposal is to be included in the Plan I consider the indicative developable area should extend further into the northern field, with consequential adjustments to the site capacity. Further policy text is also necessary to specify that development in this area has careful regard to design, layout and landscaping, in order to satisfactorily mitigate any harm to designated heritage assets."

5.2 The Council, in response to the Inspector's recommendation, has amended the indicative developable area to the north to follow where the reintroduced tree belt would be, plus a 10m ecological buffer. The revised area has increased from 3.08ha to 3.83ha. Retaining the developer's recommended indicative capacity of 39 dwellings per hectare, the site could accommodate 149 dwellings.

5.3 The Council agrees with the Inspector's additional site specific considerations regarding careful regard to design, layout and landscaping, which will be added to the Council's running list of modifications (CC57) including the modifications to the developable area and capacity if agreed by the Inspector.

Figure 4: LP0766 – Revised Indicative Developable Area



6. LP0782 - Cock Hill Lane, Shelf (Housing Site)

6.1 At the Stage 2 Hearings the Council, based on a Heritage Statement produced by, 'Martin Walsh Architectural' (SS53-LP0782), presented an indicative developable area and potential masterplan that differed as to the extent of the 'area of high sensitivity' in the HIA. The Inspector requested that the Council and Historic England continue discussions regarding the extent of the indicative developable area and any changes should be reflected in the map and text in Appendix 1 of the Local Plan. (CC85 - Item 247)

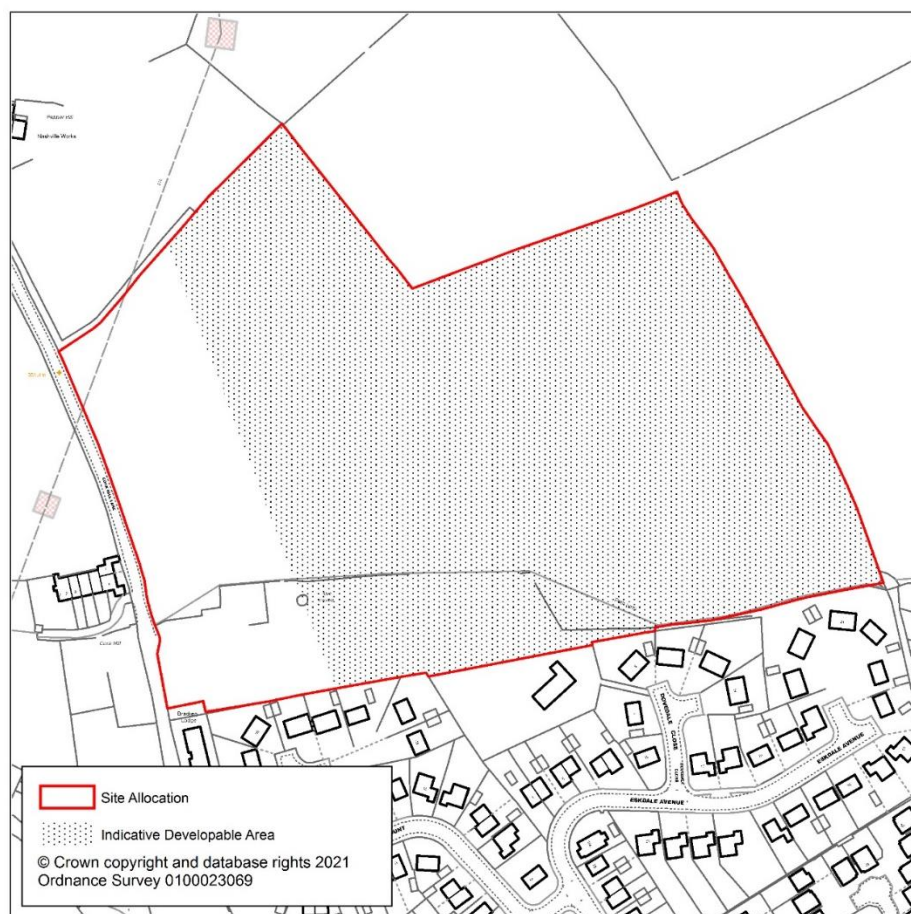
6.2 The Council and Historic England undertook a joint site visit and agreed the following points:

- Taking into account the further heritage assessment work by the developer and potential impact on the setting of the listed building there is scope for the developable area to move further west, more in line with the proposed Masterplan.
- Such a change would not fully extend to cover all units in the masterplan. The eastern most units on the southern two blocks would fall outside of the revised developable area.
- If development can be demonstrated to be required within the non-developable area, this could be dealt with at application stage via the agreed wording with Historic England for the Site Specific Considerations.

6.3 On this basis, the Council and Historic England have agreed the revised indicative developable area as set out in Figure 5. The area has increased compared to the HIA, however decreased from the

Draft Local Plan from 5.52 ha to 4.69ha. Based on 30 dwellings per hectare the site could accommodate 141 dwellings which is still in line with the proposed site masterplan. If agreed by the Inspector the Council will add these modifications to CC57.

Figure 5: LP0782 – Revised Indicative Developable Area



7. LP1036, Carr House Lane, Shelf (Extended Housing Site)

7.1 ‘Matter 20 – Northowram and Shelf Housing Allocations’ hearing covered a range of issues on sites including task item 250 (CC85) where the Inspector requested that the Council explore the access to LP1036 and the future use of the adjoining cricket ground with the owner. One of the reasons that the cricket ground was excluded from the site boundary was due to potential heritage impact including to the potential non-designated heritage asset of the cricket ground itself and the Shoulder of Mutton Public House, as well as the Grade II Listed Bethel Methodist Church and graveyard. Therefore, to fully assess this possible impact, the Council has undertaken a Heritage Impact Assessment for the site.

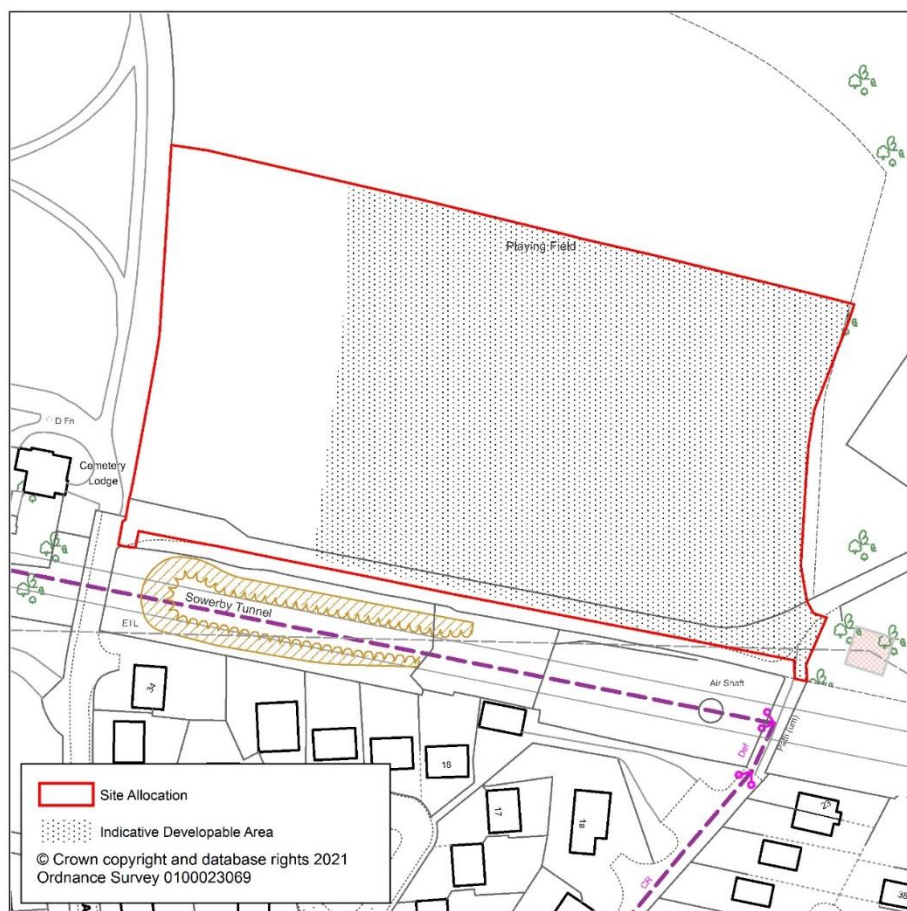
The HIA, which can be found in Appendix 2, demonstrates that there would be little impact on the Grade II Listed Bethel Methodist Church and graveyard from development of the cricket pitch. Development on the open fields and cricket pitch would change the character of the site but impact is very limited due to the modern nature of the adjacent housing and the limited contribution this site makes to the setting of the listed church. Similarly, the HIA finds that due to the lack of historic merit of the cricket pitch and public house, the development of the wider site would have little harm to the historic environment. The HIA has, however, recommended some mitigation measures and

considerations if the Council does decide to allocate the site for housing. This will be dependent on the findings of Open Space assessment for the site and consultation with Sport England and the Council's 'Safer, Cleaner, Greener' team.

8. LP1356 - Cemetery Lane, Sowerby Bridge (Housing Site)

- 8.1 Discussions by the Council during 'Matter 19 – Hebden Bridge, Mytholmroyd, Ripponden and Sowerby Bridge Housing Allocations' hearing resulted in the recommendation that the capacity of LP1356 could be increased from 10 dwellings to 32 dwellings. This is based on a masterplan produced by Housing Services which demonstrates through Pre-Application advice how the site could be developed whilst mitigating any harm on the listed building and locally listed park.
- 8.2 It was agreed under Item 122 of CC85 that the site specific considerations in Appendix 1 of the Local Plan should include the standard wording agreed with Historic England, or a revision to the HIA. The Council's Conservation Team (Heritage) considered that, although a revision to the HIA would not be required, the indicative developable area could be slightly amended west towards the cemetery without causing substantial harm to the setting. It is recommended that the indicative developable area increase from 0.45ha to 0.86ha which would allow a development of 32 dwellings at 37 dwellings per hectare. If agreed by the Inspector, the Council will add these modifications to CC57 and include the agreed wording with Historic England for all sites with HIAs.

Figure 7: LP1356 – Revised Indicative Developable Area



9. LP1372 - Greave House, Luddenden (Housing Site)

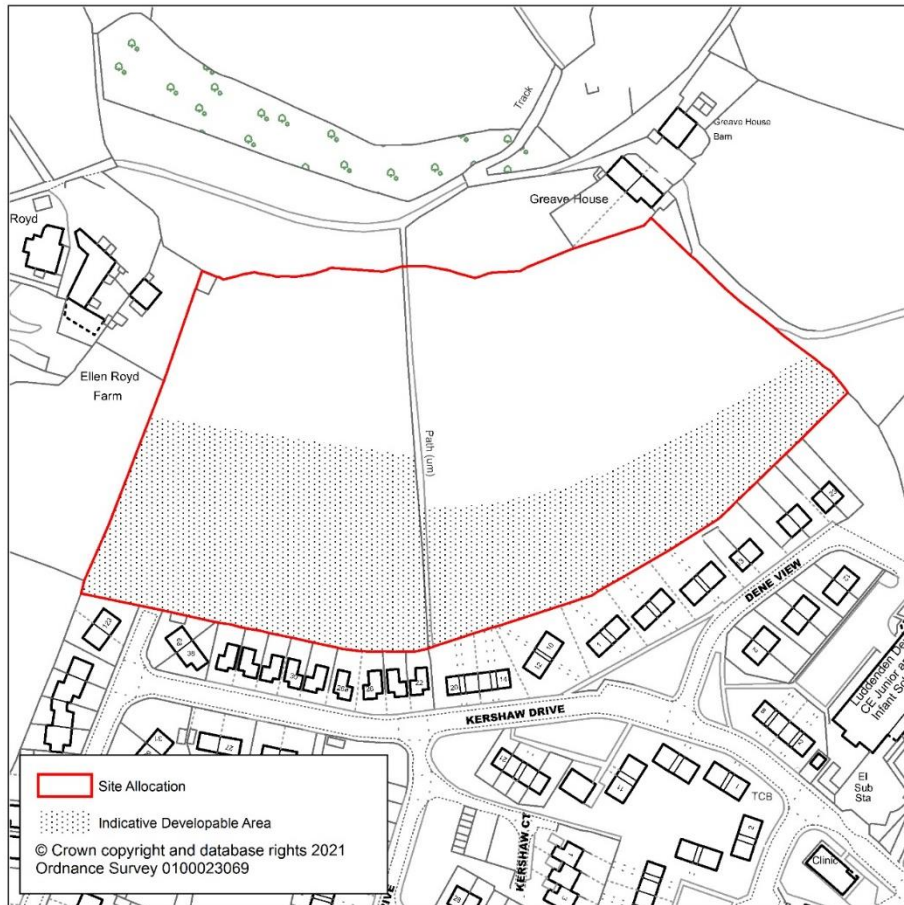
9.1 The indicative developable area for LP1372 in the Draft Local Plan does not reflect the extent of the area of high sensitivity in the HIA. There was uncommon ground between the Council and Historic England as to the extent of the indicative developable area. (see [CC 41a Statement of Common Ground between Calderdale Council and Historic England Addendum](#)) However, the Inspector requested that the Council and Historic England undertake further work together to identify potential modifications to developable area in respect to heritage concerns and access. (CC85 - Item 126)

9.2 In response to this the Council has reviewed its HIA which can be found in Appendix 3. Furthermore, the Council and Historic England undertook a joint site visit and agreed the following points:

- As the formation of an access through the site, to LP0931, was not considered initially, in this case it is appropriate for the reassessment of the site and a new HIA to be produced.
- There is scope for an access road to be constructed through the site towards the southern edge, without causing undue harm to the setting of the listed building.
- The access road would need to be dug down into the slope of the hill, rather than built up, with suitable retaining wall and drystone wall to its northern extent. This would leave the remaining field to the north free from development with suitable boundary treatment, protecting the rural setting of the listed building.
- There may be scope for a small number of units in the southeast part of western field to the south of any access road, if following the engineering works required, there is space to accommodate development. However, mitigation measures such as layout, scale, height and landscaping must demonstrate that any development would not increase the impact on the setting of the listed building or the views from it.
- Given the abrupt edge of the current housing layout, some small amount of development in this area could enhance the setting by softening the impact of built form against the rural nature of the open field.
- The retaining wall required for any access road and accompanying drystone wall would, due to the sloping nature of the site, also potentially act as screening for any development site south of the road.

9.3 Based on the new HIA it is considered appropriate to amend the indicative developable area to take account of the revised area of high sensitivity. It is agreed with Historic England that the developable area can be increased to what was set out in the original HIA, however be reduced from the Draft Local Plan from 1.79ha to 1.57ha. The HIA includes a build line which establishes where dwellings will be acceptable and where only a potential access road will be appropriate. Rather than reducing the developable area to the building the Council has reduced the indicative density to reflect this. Therefore, at 20 dwellings per hectare the site could accommodate 31 dwellings. If agreed by the Inspector, the Council will add these modifications to CC57 and also incorporate the points above as site specific considerations in Appendix 1 of the Local Plan.

Figure 8: LP1372 – Revised Indicative Developable Area



10. LP1451 – Woodhouse Land, Brighouse (Garden Suburb)

10.1 The development framework, at the time of ‘Matter 15 – Garden Suburbs: Woodhouse (LP1451)’ hearing, proposed some development in the areas of ‘high sensitivity’ of the Woodhouse Garden Suburb. After some discussion it was agreed as a task (CC85 Item 103) for the Council to forward the Landscape Assessment and updated Heritage Assessment to be forwarded to the Inspector and published in the Examination Library (see [SS35 -LP1451](#)).

10.2 After discussions and a site with Historic England it was considered that an updated HIA was not required. However, the following points were agreed:

- Whilst the area of high sensitivity should remain unchanged, clear and convincing justification for some development in the north-western part of the red area is likely to be able to be demonstrated in line with the requirements of the NPPF and the agreed wording with Historic England for the Site Specific Considerations.
- The draft Heritage Mitigation Sketch (see [SS35 -LP1451](#)) produced by Randall Thorpe demonstrates sightlines from Shepherds Thorn Lane can be achieved in line with the key views as shown in the HIA.
- Suitable layouts for the small-scale development in the red area can be achieved; however, the southern two blocks shown in the Heritage Mitigation Sketch are not acceptable in their current form. Detailed discussions will be able to resolve this at application stage.

10.3 The Council considers the standard site specific consideration as agreed by Historic England would give sufficient flexibility for some development to be accommodated within parts of the non-developable area, and could be dealt with at application stage.

11. LP1463 – Thornhill Lane, Brighthouse (Garden Suburb)

11.1 The Council prepared a HIA for LP1463 and the Indicative Developable Area was adjusted to take account of the areas of 'high sensitivity', which the Council considered mitigates the potential harm from allocating the site on the adjacent listed building. Historic England considers that a site specific consideration is required to address the poor state of repair of the listed building as set out in their Hearing Statement ([HS15.16](#)). The Inspector, as part of the Matter 15 – Garden Suburbs: Thornhills Lane (LP1463) hearing, agreed and requested the Council to liaise with Historic England to agree wording relating to the need to take account of Woolrow and potential harm (CC85 – Item 258)

11.2 Subject to agreement with Historic England and if agreed by the Inspector, the Council would consider the addition of the following site specific consideration in Appendix 1 of the Local Plan which will be added to CC57:

“Development proposals will be required to demonstrate how the development will contribute to securing the repair of the Grade II Listed Woolrow”

12. LP1523 – Westercroft, Northowram

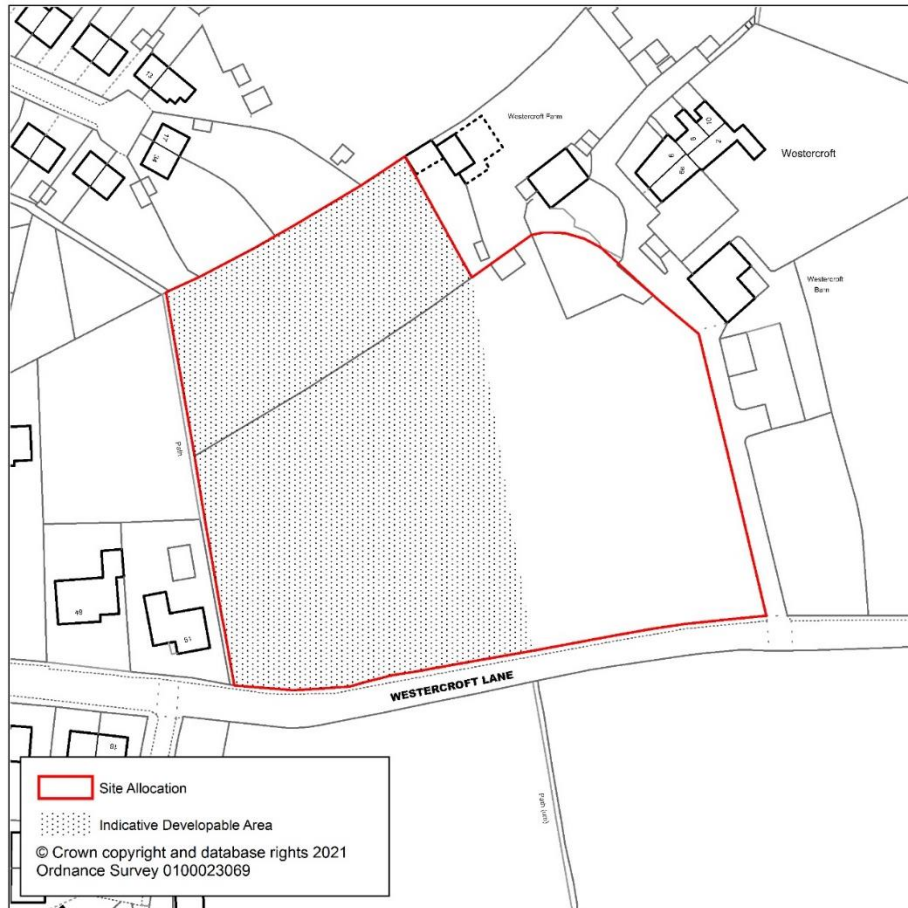
12.1 The Council, as part of the 'Housing Requirement Update and Potential Supply' (CC39) paper put forward an indicative developable area which differed from the recommendations of the HIA, as it was considered that open space provision in the area of 'high sensitivity' to could address the heritage constraints without impacting the indicative developable area. However, as part of the Inspector's post Stage 2 Hearing Letter the following recommendations were provided:

“This site is an additional allocation proposed by the Council in its consultation paper produced in January 2020 (CC39). The eastern part of the site is identified in the Council's HIA (CC68) as an area of high sensitivity which should be excluded from the allocation. The adjoining historic hamlet of Westercroft has an attractive semi-rural appearance and the provision of a gap would help to preserve the setting and character of the undesignated heritage asset.

“As such, if the proposed site is to be included in the Plan, I consider that the area of high sensitivity should be excluded from the indicative developable area and the site capacity adjusted accordingly. The proposed modification to the HIA wording in all relevant policies (as agreed by Historic England) would provide an element of flexibility regarding the indicative development area if subsequent heritage assessment is carried out by the developer and agreed by the Council, and shows that suitable mitigation can be achieved.

12.2 The Council in response to this advice has revised the indicative developable area in line with the Heritage Impact Assessment. The area has been reduced from 1.42ha to 0.89ha. At 36 dwellings per hectare the site capacity is 32 dwellings. These changes will be added to CC57.

Figure 9: LP1523 – Revised Indicative Developable Area



13. LP1618 - Land off Huddersfield Road, Brighouse (Employment)

13.1 The Council proposed, as part of the hearings on, ‘Matter 13 -Employment Allocations and Polices’, that the Site Area and Developable Area be amended due to the availability of land, and layouts and heritage assessments produced by the site promoter. During the course of the hearing the Inspector asked the Council to liaise with Historic England to find a suitable solution on heritage assets including an assessment of the new section in north west of the site. The Inspector also requested the developer to provide new sections showing the access road and heights of the employment units to the south of the site (CC85 – Item 86).

13.2 Whilst the Council and Historic England were progressing the additional work the Inspector undertook a site visit and wrote to the Council as part of the post Stage 2 Hearing letter stating:

“The Council’s Hearing Statement proposes that the western boundary of the site should be amended to exclude an area in the south-west corner and that an additional area of land to the north-west should be included. These changes were discussed at the hearing session on 15th October 2020 and I have subsequently carried out a further site visit. The proposed additional area of land is currently partly occupied by a number of agricultural and outbuildings and lies between the proposed allocation site and residential development to the north. It is also bounded by a strong landscaping belt to the west. If the allocation were to come forward this area would therefore not read as part of the open countryside. The current south-west corner, in contrast, is an attractive sloping field which adjoins a series of open fields to the west. Accordingly, if the allocation remains in the Plan, based on what I have seen and heard to date I consider that these proposed boundary changes would, in

principle, appear to be reasonable. However, this is dependent on the outcome of an amended Green Belt site assessment by the Council and further consultation. Any detailed reasoning would, as necessary, be set out in my final report.

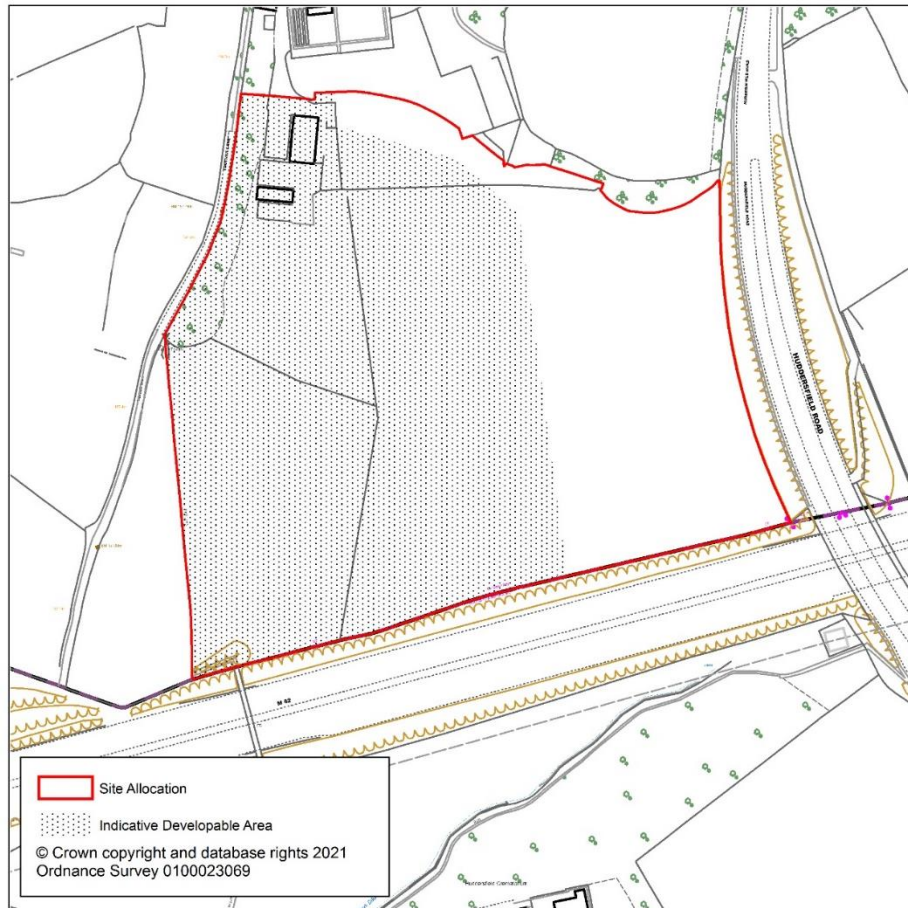
“The Council’s Hearing Statement also proposes changes to the indicative development area in the eastern section of the site. I understand that further discussion is currently taking place with Historic England on this matter, and therefore I reserve my position until these matters have been resolved.”

13.3 The site promoter provided a revised section plan showing the access road and heights of the employment units to the south of the site (See [SS57 – LP1618](#)). The Council using this new information undertook a site visit with Historic England and prepared a new HIA which can be found in appendix 4. It was agreed with Historic England that:

- There is scope for the developable area to move further east from that outlined in the HIA.
- The extent of this area would run south from the edge of the garden features at Toothill Hall to the southern boundary of the site. The unit to the southeast corner of the site and part of the adjacent unit as shown in the site layout would fall within the non-developable area.
- There is particular concern regarding the unit to the southeast corner and the harm this would cause to the setting of the listed building and key views from it and the carriage drive across the former parkland.
- Accessing the site through the non-developable area will cause some harm to the significance of the listed building through loss of open views across the parkland. However, it is considered that justification can be demonstrated, and suitable mitigation measures can be introduced to reduce the impact, such as appropriate positioning, landscaping and planting (but not too much so as not to lose the open character).

13.4 Based on this evidence, the Council considers that the site boundary should be revised to reflect the land availability which would increase the site from 7ha to 7.38ha. The Council also considers that based on the new HIA the developable area is amended from 6.69ha to 5.02ha. The extent of this can be seen in figure 10. The subsequently adjusted estimated floorspace will be set out as part of task item 270 of CC85 where the council is to publish the updated employment land supply table for comment. If the Inspector agrees, the Council will add these modifications to CC57.

Figure 10: LP1618 – Revised Indicative Developable Area

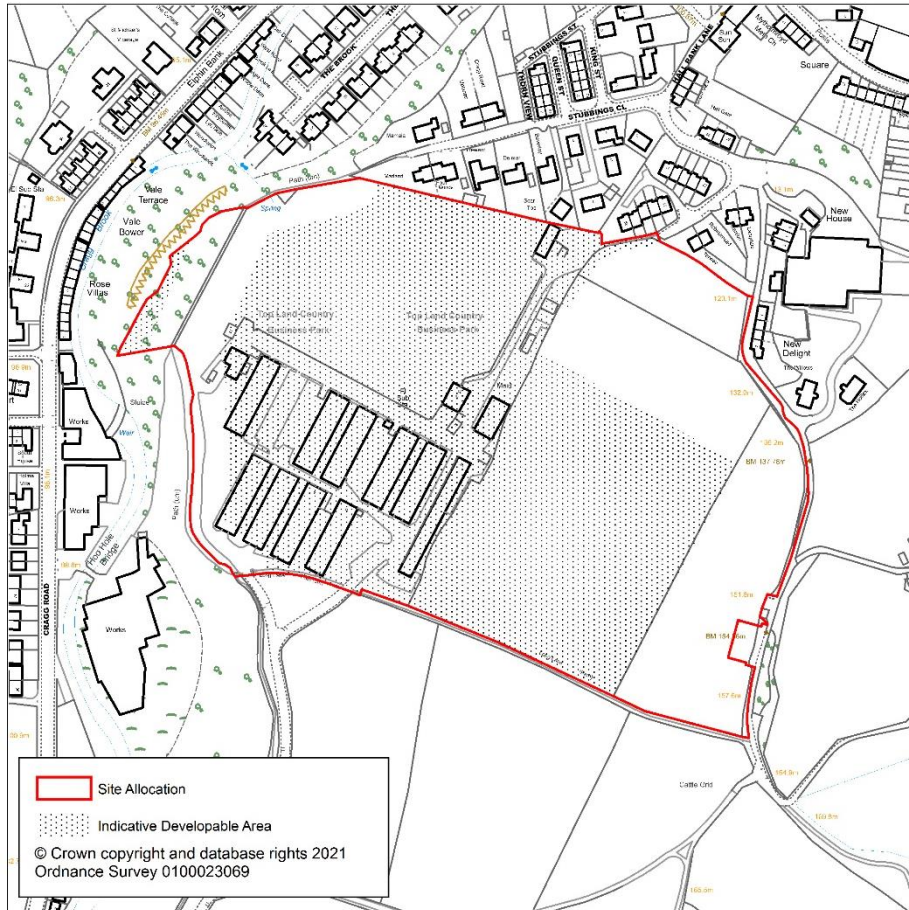


14. LP1622 – Top Land, Cragg Vale, Mytholmroyd (Employment Site)

14.1 Site LP1622 was a New Employment Site in the Draft Local Plan. The indicative developable area did not take into account the area of high sensitivity identified in the HIA. However, during the 'Housing Requirement Update and Potential Supply' (CC39) consultation the site was consulted on as a potential Mixed Use Site. The indicative developable area for this allocation did take account of the HIA and removed the area of high sensitivity in the north east corner. Following on from the discussions at the 'Matter 13 – Employment Allocations and Policies' hearing it was agreed the site would return to New Employment Use due to availability. Furthermore, due to concerns over landscape and heritage impact that the Council was requested to either determine whether to do landscape work and amend the indicative developable area or pull back indicative developable area to exclude eastern slopes and add wording that developable area will be determined through landscape work at application stage. The area of high sensitivity should remain free from development in either case. (CC85 - Item 87)

14.2 The Council has determined to pull back the indicative developable area to exclude the eastern slopes and add wording that developable area will be determined through landscape work at application stage. The HIA identified these eastern slopes as medium sensitivity therefore it is considered logical to use this as an indicative developable area boundary. If agreed by the Inspector, the Council will add the indicative developable area modification to CC57 as well as the standard the site specific consideration as agreed by Historic England and a site specific consideration requiring landscape work.

Figure 11: LP1622 – Revised Indicative Developable Area



15. Conclusion

15.1 The Council considers that these amendments address the matters raised by the Inspector during Stage 2 Hearings of the examination of the Calderdale Local Plan. The Council will seek comments from the public and other stakeholders to assist the Inspector to make an informed decision regarding the modifications to the Plan.

Appendix 1 – LP0026 Heritage and Landscape Impact Assessment

LP0026 Heritage & Landscape Impact Assessment: Gate Farm, Saddleworth Road

LP Reference:	LP0026
Site Address:	The Gate Farm, Saddleworth Road, Greetland, HX4 8NW
Site Area (ha):	2.23
Site Allocation/Capacity:	Additional New Housing Site / 67

Historic England Comments:

None

WYAAS Comments:

“No apparent significant archaeological implications”

Initial Heritage Comments:

“The closest listed building to the site is Brian Royd but the original access between Brian Royd and its associated mill has been lost due to the development of housing at Trenance Gardens. The remaining access road to the mill no longer contributes to the significance or setting of Brian Royd. The mill complex could be considered to be a non-designated heritage asset. The site is partially bounded by stone boundary walls which are a characteristic feature of the local environment. Retention of the stone boundary walls should be sought wherever possible.” [2017]

Open Space and Green Belt Comments:

“In terms of the Green Belt designation, the overall parcel within which the site is located performs strongly when assessed against the five Green Belt purposes.”

“The site is currently designated as greenbelt but also performs the function of a natural/semi-natural open space. An assessment of open space in the area shows that there are sufficient alternative natural/semi-natural areas within the catchment of this site to meet the adopted standards. However, if the site is designated for housing, open space would be required as part of any development since there are deficiencies in other typologies. The visual impact of any development should be considered.”

Landscape Comments:

“This site is situated within Landscape Character Area E2: Barkisland – Holywell Green, which is a Rural Fringe Character Type. The area is characterised by linear settlements strung along larger roads (e.g. B6112 and B6114), whilst small villages and hamlets, isolated stone-built houses and farms are scattered throughout. The edges of Greetland, West Vale and Elland include 20th century housing estates and bungalows. This is particularly apparent along Saddleworth Road where there are numerous 20th century built developments of various scales and forms.”
[3rd August 2020]

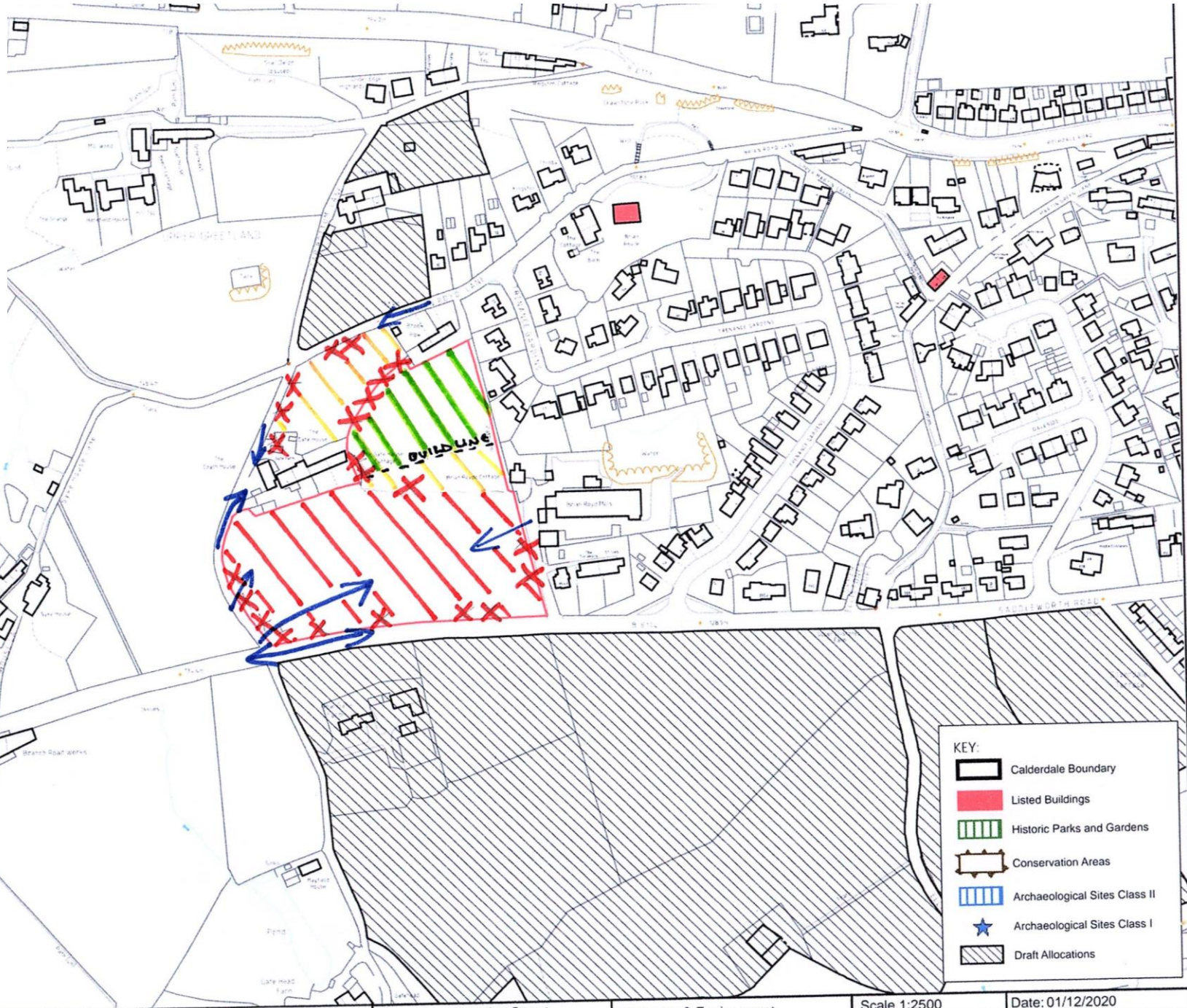
Inspector’s Comments:

“There are views across the site towards Brian Royd Mills and historic buildings to the north, and the site contains a number of TPO trees and is bounded by stone walls. It forms an important gateway to the village and has an attractive appearance and character.








Based on what I have seen and heard to date I consider that the proposed development of this site for potentially 67 dwellings would cause significant harm to the character and appearance of the locality and the setting of Greetland. At the hearing session the Council indicated they may be minded to put forward a smaller area of the site for development. It remains a sensitive site with notable character.” [15th January 2021]

HIA MAP LEGEND

-  AREA OF HIGH SENSITIVITY / MOST IMPACT
-  AREA OF MEDIUM SENSITIVITY / MEDIUM IMPACT
-  AREA OF LESSER SENSITIVITY / LOWER IMPACT
-  KEY VIEWS
-  ENHANCEMENT OPPORTUNITIES / ASSET IMPROVEMENT POTENTIAL
-  CLASS III ARCHAEOLOGICAL SITE
-  EXISTING TREE BELT / TREES TO BE RETAINED / ENHANCED



KEY:

-  Calderdale Boundary
-  Listed Buildings
-  Historic Parks and Gardens
-  Conservation Areas
-  Archaeological Sites Class II
-  Archaeological Sites Class I
-  Draft Allocations



Site No. LP0026



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Economy & Environment
Spatial Planning
Drawn By: DJO

Scale 1:2500

Date: 01/12/2020

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Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Impact of Development upon the Significance	Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance	Impact on Significance with Mitigation in place
Brian Royd Mill	Undesignated/ Lesser	<p>Brian Royd Mill is a prominent and characterful small cluster of industrial mill buildings set at the edge of the current settlement and is an important reminder of the industrial prowess of the textile industry in the 19th century.</p> <p>Although not listed, the buildings are of historic merit and their simple architectural form and massing, along with their stone construction, contribute to the wider historic character of the area.</p>	<p>Whilst it is considered that the development of this site is unlikely to result in harm to any designated heritage asset, the site provides an important characterful and rural gateway setting to Brian Royd Mill and the wider settlement. The Mill is considered to be a non-designated heritage asset, and the rural setting provided by the site is of some distinct value.</p> <p>Development could harm the character and appearance of the Mill and wider settlement through development in its setting.</p>	<ul style="list-style-type: none"> • The area highlighted in red on the above plan shall be removed from the allocation. It would not be appropriate to take an access through this area. • The area highlighted in yellow to the south of the build line on the above plan should remain free from built development and/or changes of use that compromise the character and setting of the area. Gardens may be acceptable. • Development proposals should take into account sensitive layout and design of development. The scale of development should be limited to 2 storeys and further landscaping/tree 	Minor

		<p>The site, with the open field and surrounding trees forms a pleasant rural setting in views of the Mill buildings within the wider landscape. Views from Saddleworth Road and Scar Bottom Lane are particularly important, substantially contributing to the significance of the Mill.</p> <p>Key Views – east and west along Saddleworth Road with views of the Mill in relation to the open nature of the site; northeast and southwest across the site; and north and south from Scar Bottom Lane.</p>	<p>Moderate</p>	<p>planting should be considered to the west of the green area to ensure separation of new development from the farmstead. The nature and extent of any planting scheme should be detailed in proposals for the site to ensure it is appropriate and effective.</p> <ul style="list-style-type: none"> • The stone walls forming the boundaries of the site shall be retained and repaired as necessary. Any new boundary walls shall be of a drystone construction to match the existing. • The existing mature trees within the site and to the boundaries of the site shall be retained and protected. The proposals shall include details of ongoing management and maintenance of the trees to ensure no undue loss of trees. 	
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<p>Gate Farm and Coach House Scarbottom Road</p>	<p>Undesignated/ Lesser</p>	<p>The small isolated farmstead known as Gate Farm lies at the western edge of the site.</p> <p>Although of some age and character, the buildings are not listed; however the area is characterised by historic, isolated farmstead clusters dispersed through the surrounding countryside, made up of undulating fields with drystone walls and mature boundary trees.</p> <p>This arrangement substantially contributes to the area's historic significance and setting of the larger settlement of Greetland.</p> <p>The site currently forms a buffer between the existing housing estate on the western edge of Greetland and the rural</p>	<p>Whilst it is considered that the development of this site is unlikely to result in harm to any designated heritage asset, the cluster of buildings at Gate Farm are characterful and their isolated rural setting within open fields with surrounding mature trees alongside drystone walls is of some distinct value.</p> <p>Development could harm the character and appearance of the buildings and their setting.</p> <p>Moderate</p>	<ul style="list-style-type: none"> • The area highlighted in red on the above plan shall be removed from the allocation. It would not be appropriate to take an access through this area. • The area highlighted yellow to the north of Gate Farm would be suitable for small scale development should the adjacent site to the north (LP1407) be allocated. If LP1407 is not allocated, development in this area would not form a logical extension to the existing built form of the settlement and the area should be removed from the allocation. • The area highlighted in yellow to the south of the build line on the above plan should remain free built from development and/or changes of use that compromise the character and setting of the area. Gardens may be acceptable. 	<p>Minor</p>
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		<p>landscape with scattered farmsteads.</p> <p>It is bounded by stone boundary walls and mature trees, which are a characteristic feature of the local environment.</p> <p>Key Views – east and west along Saddleworth Road with views of the Mill in relation to the open nature of the site; northeast and southwest across the site; and north and south from Scar Bottom Lane.</p>		<ul style="list-style-type: none"> • Development proposals should take into account sensitive layout and design of development. The scale of development should be limited to 2 storeys and further landscaping/tree planting should be considered to the west of the green area to ensure separation of new development from the farmstead. The nature and extent of any planting scheme should be detailed in proposals for the site to ensure it is appropriate and effective. • The stone walls forming the boundaries of the site shall be retained and repaired as necessary. Any new boundary walls shall be of a drystone construction to match the existing. • The existing mature trees within the site and to the boundaries of the site shall be retained and 	
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				protected. The proposals shall include details of ongoing management and maintenance of the trees to ensure no undue loss of trees.	
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Appendix 2 – LP1036 Heritage Impact Assessment

LP1036 Heritage Impact Assessment: Shelf Cricket Ground

LP Reference:	LP1036
Site Address:	Land north of Shelf Cricket Ground, Carr House Lane, Shelf
Site Area (ha):	2.5
Site Allocation/Capacity:	Additional Housing Site

Historic England Comments:

None

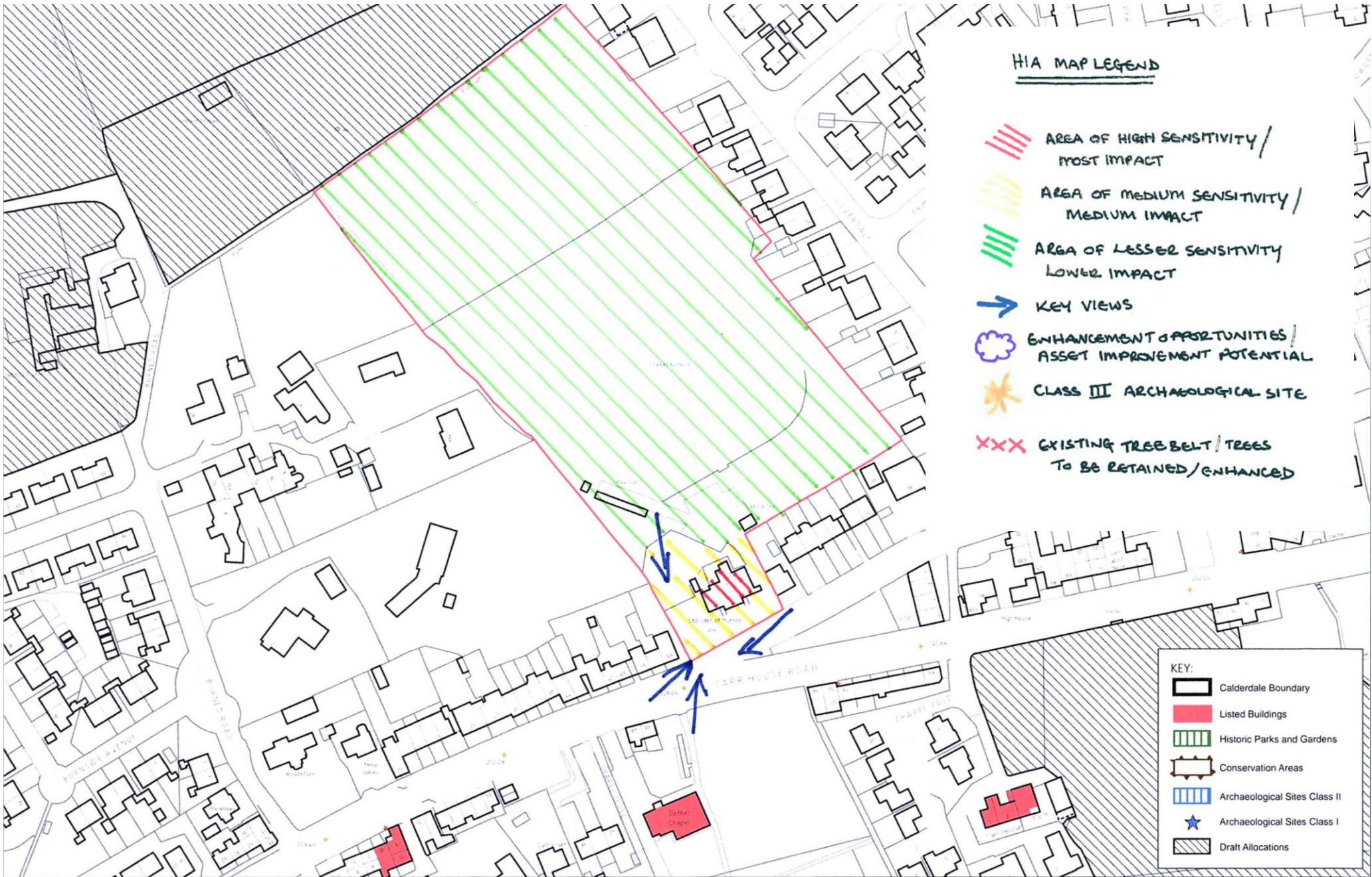
Initial Heritage Comments:

“This site incorporates Shelf cricket ground, which was established around 1900, and therefore could arguably be considered to be a non-designated heritage asset in its own right, together with the Shoulder of Mutton public house. There appears to have been an inn on the southern part of the site (identified as non-developable) since at least the mid-nineteenth century, and was likely to have been a coaching inn being located on one of the main roads between Halifax and Bradford. The current public house dates from around the 1930s and with its red brick frontage and clay tiled roof comprises very different materials to other buildings in the locality making this something of a landmark building. The detached public house stands within its own grounds with glimpsed views through from each side to the cricket ground beyond.



On the south side of Carr House Road and opposite the public house is the grade 2 listed Bethel Methodist Church, dated 1853. This listed building, including its walled graveyard, also has views towards the cricket ground, and similarly there are views from the cricket ground across to the church. It is considered that development on the southern part of the site could potentially have some impact on the wider setting of the listed church. In order to minimise any impact on the setting of the listed church, and in order to retain the cricket ground, it is considered that development should be restricted to the north/north-west part of the site only, and that development on the cricket ground should be avoided. Thus it is considered that the impact identified in the Council site assessment is still appropriate, and that the development of this site, if carried out as recommended, is unlikely to result in harm to any designated heritage asset.” [desk based assessment 2017]

WYAAS Comments:








“No apparent significant archaeological implications”



HIA MAP LEGEND

-  AREA OF HIGH SENSITIVITY / MOST IMPACT
-  AREA OF MEDIUM SENSITIVITY / MEDIUM IMPACT
-  AREA OF LESSER SENSITIVITY / LOWER IMPACT
-  KEY VIEWS
-  ENHANCEMENT OPPORTUNITIES / ASSET IMPROVEMENT POTENTIAL
-  CLASS III ARCHAEOLOGICAL SITE
-  EXISTING TREE BELT / TREES TO BE RETAINED / ENHANCED

KEY:

-  Calderdale Boundary
-  Listed Buildings
-  Historic Parks and Gardens
-  Conservation Areas
-  Archaeological Sites Class II
-  Archaeological Sites Class I
-  Draft Allocations



Site No. LP1036 (Extended)



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Economy & Environment
Spatial Planning
Drawn By: DJO

Scale 1:1300

Date: 30/062020

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Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Impact of Development upon the Significance	Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance	Impact on Significance with Mitigation in place
<p>Bethel Methodist Church and graveyard</p> <p>20m south of site</p>	<p>Grade II / Medium</p>	<p>The listed building is severed from the proposed allocation to the north by the heavily trafficked Carr House Road at the junction of Carr House Lane. There is no current relationship between the building and wider setting of the site.</p> <p>The proposed allocated site therefore provides very limited contribution to the setting or significance of the asset; although loss of the public house and inappropriate development of the southernmost part of the site could be harmful to the wider setting.</p>	<p>Development involving total loss of the public house will remove a landmark building, and potentially harm the wider setting of the listed building.</p> <p>Development on the open fields and cricket pitch would change the character of the site but impact is very limited due to modern nature of the adjacent housing and the limited contribution this site makes to the setting of the listed church.</p> <p>Minor</p>	<ul style="list-style-type: none"> • The building highlighted in red shall be retained. If the current use is no longer extant, conversion to residential could be appropriate. • The yellow area shall remain free of built development and/or changes of use that compromise the setting of the Public House or listed Church. • Development proposals should consider how the design and layout will address any views through the site, the existing housing to the south and east, with the scale limited to 2 storeys. 	<p>Minor</p>

		Key views of the burial ground with Church beyond looking both east and west at the junction of Carr House Road and Carr House Lane; south through the site, glimpsed views of the church and graveyard; north from the listed Church and burial ground towards the site.			
<p>Shoulder of Mutton Public House</p> <p>Southern end of site</p>	Undesignated/ Lesser	<p>The current building appears to date from the 1930s and has a landmark presence in the streetscene stemming from its architectural form; its red brick frontage, detailing and clay tiled roof comprising very different design and materials to other buildings in the locality.</p> <p>Key views of the prominent building looking east and west at the</p>	<p>Development involving total loss of the public house will remove a landmark building, and potentially harm the wider setting of the listed building.</p> <p>Development on the open fields and cricket pitch would change the character of the site but impact is very limited due to modern nature of the adjacent housing and the limited contribution this site</p>	<ul style="list-style-type: none"> • The building highlighted in red shall be retained. If the current use is no longer extant, conversion to residential could be appropriate. • The yellow area shall remain free of built development and/or changes of use that compromise the setting of the Public House or listed Chapel. • Development proposals should consider how the design and layout will address and views 	Minor

		junction of Carr House Road and Carr House Lane; north from the listed Church and burial ground towards the site.	makes to the setting of the public house. Minor	through the site, the existing housing to the south and east, with the scale limited to 2 storeys.	
Cricket Ground Centre of site	Undesignated/ Lesser	Shelf Cricket Club was established in 1903 and a cricket ground appears on the OS maps from 1908. Nevertheless, despite the longevity of the site as a cricket ground, in heritage terms there are no structures of historic merit within the site (i.e. the pavilion is a modern construction) and there is little evidence of the ground being influential in terms of the history of the sport either nationally or locally. The southern part of the site provides an open	Development of the site would result in the loss of the cricket ground which has the potential to hold significance in relation to continued community use through time. However, there is no heritage value in relation to the physical elements of the site. Assessment of community value of the open space will stem from consultation with Safer, Cleaner, Greener. Moderate/Minor	<ul style="list-style-type: none"> Should important community value of the site be established; potential removal on the application would be on the advice of Safer, Cleaner, Greener. <p>OR</p> <ul style="list-style-type: none"> Should the site be surplus to the open space and community requirements, development proposals should consider how the design and layout will address and views through the site, the existing housing to the south and east, with the scale limited to 2 storeys. The yellow area shall remain free of built 	Minor

		setting for the Shoulder of Mutton Public House.		development and/or changes of use that compromise the setting of the Public House or listed Chapel.	
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Appendix 3 – LP1372 Heritage Impact Assessment

LP1372 Heritage Impact Assessment: Kershaw Drive, Luddendenfoot

LP Reference:	LP1372
Site Address:	Kershaw Drive Luddendenfoot, Halifax
Site Area (ha):	3.23
Site Allocation/Capacity:	New Housing Site

Historic England Comments:

“Greave House and the adjacent barn, at the north-eastern corner of this site, are Grade II Listed Buildings. The site could also affect the setting of Luddenden Conservation Area the edge of which lies 110 metres to the north of this area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.








In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

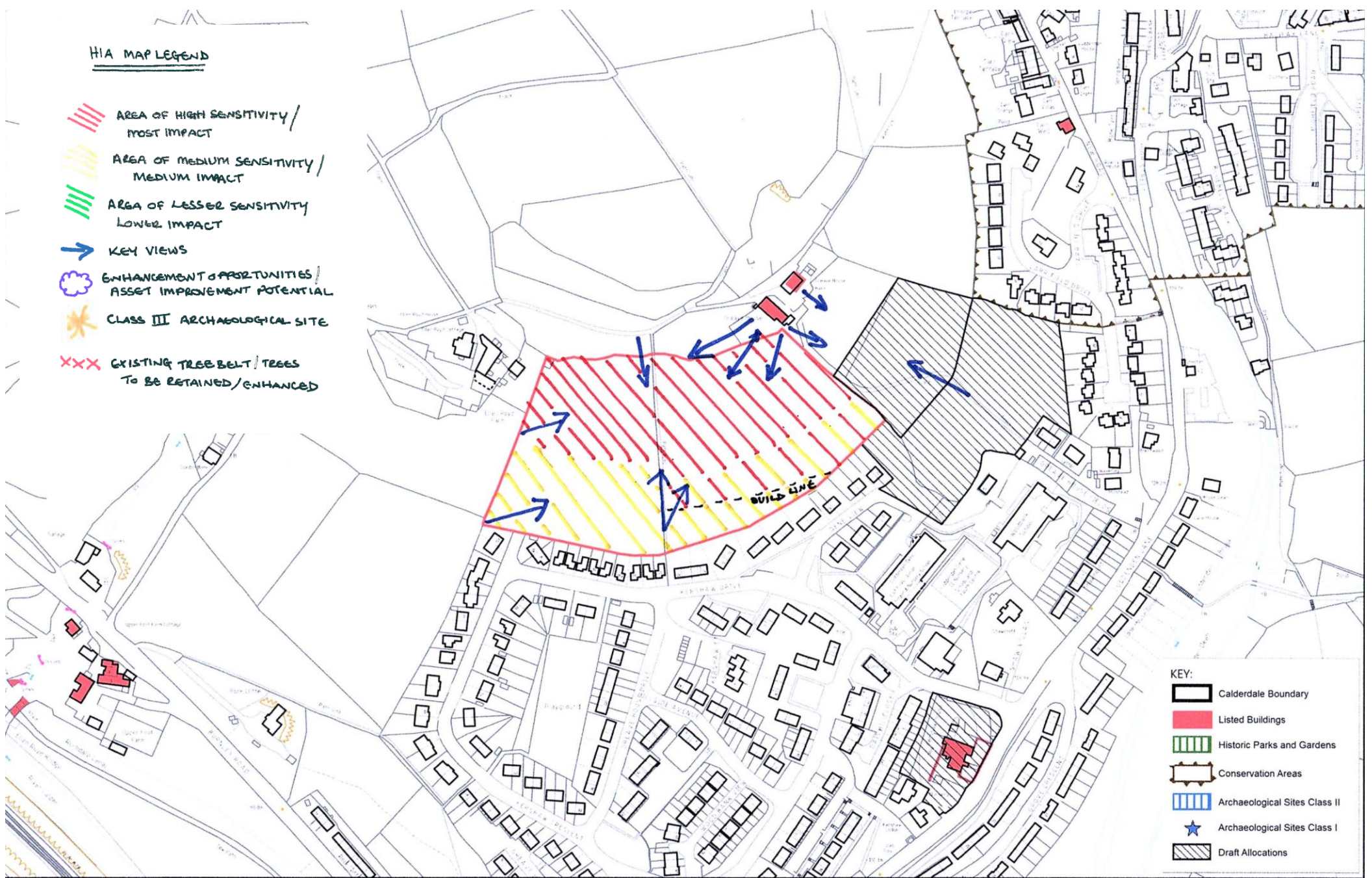
Before allocating this site for development an assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and the Listed Buildings in its vicinity and what impact the loss of this site and its subsequent development might have upon their significance. If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area or Listed Buildings, then the Plan needs to set out the measures by which that harm might be removed or reduced. If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these designated heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).”

WYAAS Comments:

“Be aware listed structures close by - potential setting issue”

HIA MAP LEGEND

-  AREA OF HIGH SENSITIVITY / MOST IMPACT
-  AREA OF MEDIUM SENSITIVITY / MEDIUM IMPACT
-  AREA OF LESSER SENSITIVITY / LOWER IMPACT
-  KEY VIEWS
-  ENHANCEMENT OPPORTUNITIES / ASSET IMPROVEMENT POTENTIAL
-  CLASS III ARCHAEOLOGICAL SITE
-  EXISTING TREE BELT / TREES TO BE RETAINED / ENHANCED



*

Site No. LP1372



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Economy & Environment
Spatial Planning
Drawn By: DJO

Scale 1:2500

Date: 24/04/2018

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Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Impact of Development upon the Significance	Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance	Impact on Significance with Mitigation in place
<p>Greave House; Barn approx. 14m to north east of Greave House</p> <p>Immediately northeast of site</p>	<p>Both Grade II / Medium</p>	<p>Greave House and Barn sit isolated within the rural landscape on the hillside rising westwards above the site.</p> <p>The principal elevation of the House faces towards the site to the southwest, where key views across the open countryside are most significant.</p> <p>The barn faces southeast and its significance is as part of the built cluster and subservient to the House.</p> <p>The existing fields surrounding the complex provide the wider historic rural setting within the landscape.</p>	<p>Development on this site will substantially affect the setting of the listed buildings and important remaining views to them through the open fields to the southwest.</p> <p>The southwest part of the site is slightly less significant as the development would down the slope and adjacent to existing housing to the south. Whilst wider views of setting would be lost, glimpsed views through development could be achieved and more open views across the remaining site could be maintained from the footpath running through the site.</p> <p>Given the abrupt edge of the current housing layout, some small development to the</p>	<ul style="list-style-type: none"> • The area highlighted red on the above plan shall be removed from the allocation. • Within the red/yellow area on the east part of the site there is scope for an access road to be constructed to facilitate access to LP0931, without causing undue harm to the setting of the listed building. • Any access road shall be dug down into the slope of the hill, with a suitable retaining wall and drystone boundary wall to its northern extent. • Any development in the areas highlighted yellow shall be restricted in layout, scale and density with heights no greater 	<p>Moderate/ Minor with some potential Beneficial</p>

		The cluster of farm buildings isolated in the rural landscape is an arrangement that substantially contributes to the significance of the buildings and their setting.	southern extent of the site could enhance the setting of the listed building by softening the impact of the built form against the rural nature of the open fields. Major	<p>than 2 storeys. The layout shall also take into account key views through the site. No development including gardens shall extend north beyond the yellow area in the western part of the site. No development except access and landscaping provision shall extend north beyond the build line on the eastern part of the site.</p> <ul style="list-style-type: none"> • Stone walls shall be retained and repaired as necessary. Any additional boundaries to delineate the northern extent of development shall be drystone walls. 	
Luddenden Conservation Area northeast of site	Designated Cons Area / Medium	The southern part of the conservation area adjacent to the site contains post-war housing. As almost all the houses are of relatively recent construction, they are in good condition. Due to the conservation area	Development would change the character of the site and could impact on the wider rural setting of the conservation area.	<ul style="list-style-type: none"> • The area highlighted red on the above plan shall be removed from the allocation. • Any development in the area highlighted yellow shall be restricted in layout, scale and density 	Minor

		<p>status, they have all been built in a sympathetic manner, and if any more building takes place, this must be continued.</p> <p>The site provides some rural setting to the conservation area but does not relate to the more sensitive historic core of Luddenden due to its separation by the modern housing to this part of the conservation area.</p>	<p>Minor</p>	<p>with heights no greater than 2 storeys. The layout shall also take into account key views through the site. No development including gardens shall extend north beyond the yellow area.</p> <ul style="list-style-type: none"> • Stone walls shall be retained and repaired as necessary. Any additional boundaries to delineate the northern extent of development shall be drystone walls. 	
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Appendix 4 – LP1618 Heritage Impact Assessment

LP1618 Heritage Impact Assessment: Land West of Huddersfield Road

LP Reference:	LP1618
Site Address:	Land West of Huddersfield Road, Rastrick, Brighouse HD6 3RT
Site Area (ha):	7.38
Site Allocation/Capacity:	New Employment Site

Historic England Comments:

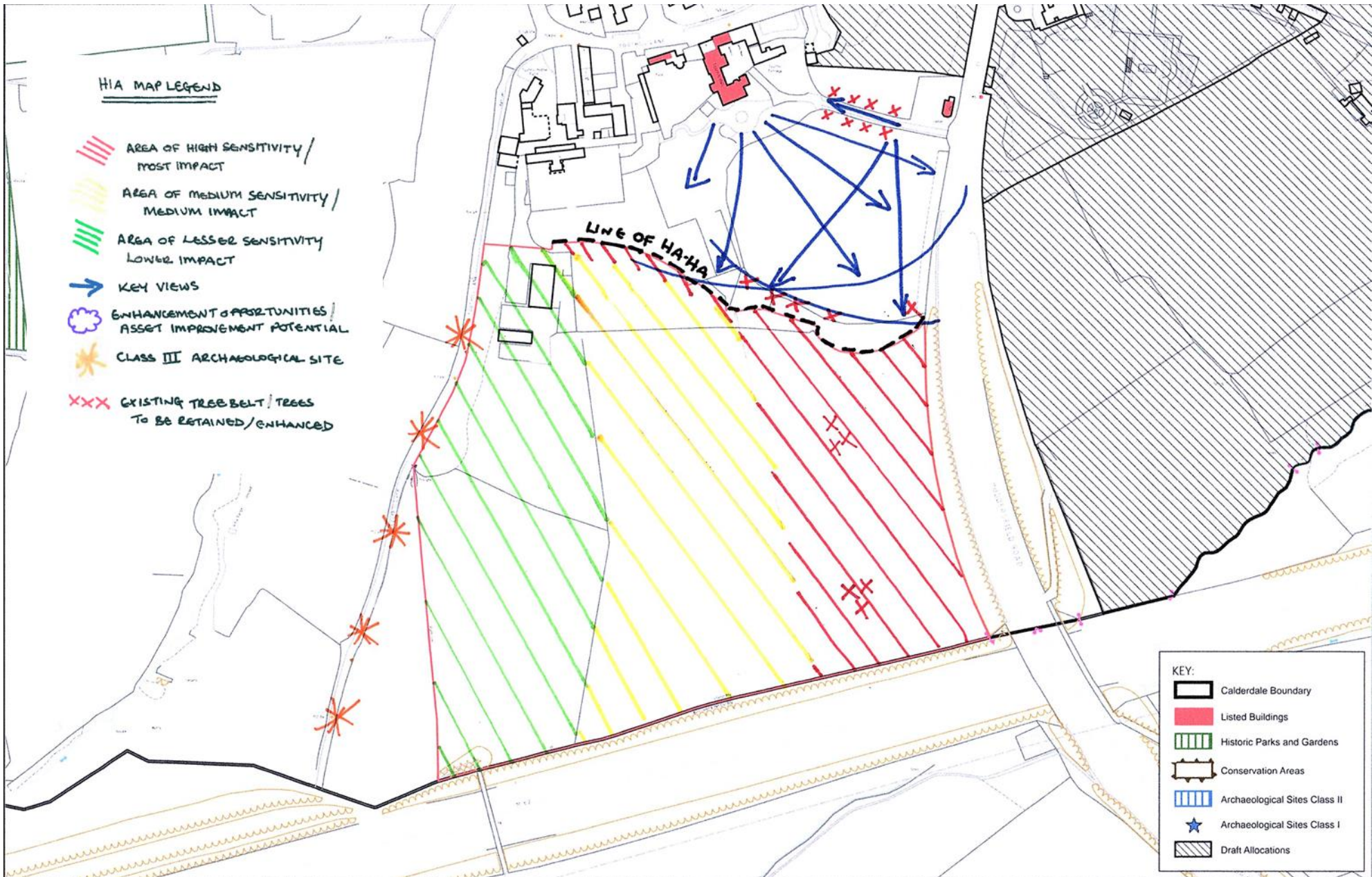
“There is a group of three Grade II Listed Buildings at Toothill Court less than 100 metres to the north of this site. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of these Listed Buildings and what effect the loss of this site and its subsequent development might have upon their significance.

In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

Before allocating this site for development an assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. If it is considered that the development of this site would harm elements which contribute to the significance of these buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).” [5th September 2017]

WYAAS Comments:

“PRN3545 (Roman road line) thought to extend along western edge of site. Recommend post determination archaeological evaluation.”



Site No. LP1618



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Economy & Environment
Spatial Planning
Drawn By: DJO

Scale 1:2000

Date: 30/062020

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Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Impact of Development upon the Significance	Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance	Impact on Significance with Mitigation in place
<p>Toothill Hall; Toothill Court; Garden Pavillion in Walled Garden Rear of Toothill Court; Lodge to Toothill Hall</p> <p>4 listed buildings extending to northern boundary of site</p>	<p>All Grade II / Medium</p>	<p>Topography – The flat nature of the site provides extensive views from the property and it’s driveway across the former parkland.</p> <p>The property retains its gardens and former parkland setting to the south facing principal elevation, including the retention of the Ha-Ha forming the boundary between the formal garden area and wider open countryside. This arrangement forms a major part of the buildings’ setting, and contributes substantially to their significance, particularly as areas immediately north are now urbanised.</p>	<p>The proposed site includes the fields immediately to the south of the listed building, bounded by the Ha-Ha, which were part of the wider parkland of Toothill Hall. Development on these fields will substantially affect the setting of the listed buildings and important views across the open countryside.</p> <p>Major</p>	<ul style="list-style-type: none"> • The fields highlighted in red on the above plan should remain free from development and/or changes of use that compromise the setting of the listed buildings. • To access the remainder of the allocation highlighted yellow and green on the above plan, the construction of an access road across the south part of the site may be achievable without major harm to the setting of the listed buildings. • Any access across the site should ensure the parkland trees are retained and proposals should demonstrate that no structures would likely be visible from the listed buildings. Consideration should 	<p>Minor</p>

		<p>Key Views – from the property looking west south and east arching across the site; from the access driveway and Lodge looking south and west arching across the site and westwards along the tree lined avenue.</p> <p>It is acknowledged that garden features to the southwest of Toothill Hall provide screening from the site. Nevertheless, there is still the potential for views from the first floor windows of the Hall across the former historic parkland, to have a degree of historic significance.</p>		<p>be given appropriate positioning, landscaping and planting; and to the treatment of boundaries of any access road including the potential suitability of providing a tree lined avenue type access.</p> <ul style="list-style-type: none"> • Any development in the area highlighted yellow shall be restricted in scale and height; and proposals shall demonstrate how the design and layout of development, including use of suitable materials, will not cause undue prominence within the landscape. Proposals shall be required to demonstrate that no buildings or structures would likely be visible from the principal (south facing) elevation of Toothill Hall given the screening provided by the garden features. • Proposals shall include details of how the existing screening to the area highlighted 	
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				<p>yellow will be retained and enhanced. The trees/landscaping shall be actively managed to ensure no undue loss of trees.</p> <ul style="list-style-type: none"> Proposals for development on the area highlighted in green should demonstrate that no buildings or structures would likely be visible from the principal (south facing) elevation of Toothill Hall. 	
<p>Class III Archaeological Site PRN 3545</p> <p>Roman Road Line extending along western edge of site</p>	<p>Undesignated/ Unknown - potential Medium (regional significance)</p>	<p>Potential for underground remains to enhance understanding of local/regional historic development</p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p>Moderate</p>	<ul style="list-style-type: none"> Desk based assessment and archaeological field evaluation should be undertaken prior to development in line with NPPF paragraph 128. 	<p>Beneficial – understanding of historic environment enhanced</p>

Further Recommendations

- Any harm to heritage assets identified through development proposals will require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.
- Any development proposal should provide details of how any required archaeological evaluations will be undertaken before applications for development are submitted to the Local Planning Authority.