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Proposed Lidl Foodstore, Crosland Moor

Heritage Impact Assessment

Lidl GB Ltd

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1.0 Introduction

1.1 This Heritage Impact Assessment ('HIA') has been prepared by Lichfields on behalf of Lidl GB Ltd. It assesses the effect on the significance of above-ground heritage assets in relation to the proposed redevelopment of land at Blackmoorfoot Road, Crosland Moor, Huddersfield (St Luke's Hospital site), to provide a new Lidl foodstore.

1.2 The description of the proposed development is as follows:

"Erection of a foodstore (Use Class E) with associated access, parking, servicing area and landscaping"

1.3 This report identifies above-ground heritage assets that may be affected by the proposed development. In accordance with paragraph 194 of the National Planning Policy Framework ('NPPF'), it establishes the significance of these assets, including an understanding of their setting and how this contributes to significance. It then considers the effects of the proposed development on their setting and significance. This assessment is informed by desk-based research.

1.4 Our methodology for assessing the significance of heritage assets, as well as the approach to assessing the proposed development's effect on their significance, is set out in Appendix 1.

Scope of assessment

1.5 The application site is located to the south of Blackmoorfoot Road, in the Crosland Moor area of Huddersfield and covers around 0.72 ha. It falls within the wider former St Luke's Hospital site, which is subject to residential-led development by Avant Homes, and which is being marketed as Fitzwilliam Grange.

1.6 The site is not within a Conservation Area and contains no heritage assets but it does lie within the setting of the following listed buildings:

- 174-190 Blackmoorfoot Road (Grade II);
- 194 and 200 Blackmoorfoot Road (Grade II);
- 303 and 305 Blackmoorfoot Road (Grade II);
- Castle Hill (Scheduled Monument); and
- Victoria Tower (Grade II).

Background

1.7 The site is an allocated site in the Local Plan (Site ID: MXS1). Two constraints that are identified relate to the proximity of the site to listed buildings and the potential impact upon the setting of Castle Hill (Scheduled Monument).

1.8 Outline planning permission (with all matters reserved except for access) was granted in 2015 for a residential-led mixed use development of the site (ref. 2014/60/93099/W). An indicative masterplan submitted as part of this application showed a residential layout of c. 200 dwellings, two retail units (comprising 30,000 sqft and 12,000 sqft respectively) and a

public house/restaurant. No objections were made from a heritage or design perspective in relation to the outline application.

- 1.9 Since the grant of outline permission, several applications for amendments to this permission (under Section 73) and for the approval of reserved matters have been approved. Further details of these various applications are included in the Planning Statement. The residential element of the scheme, known as Fitzwilliam Grange, has now been built out by Avant Homes. Whilst this application seeks a ‘fresh’ planning permission for the development of a Lidl foodstore on part of the wider site, as set out above, the principle of retail development on the site was established by the original outline planning permission.

Structure

- 1.10 The remainder of this report is structured as follows:
- Section 2: Planning Legislation, Policy and Guidance;
 - Section 3: The Site Context;
 - Section 4: Statement of Significance;
 - Section 5: Proposed Development;
 - Section 6: Assessment of Impact; and
 - Section 7: Conclusion.

2.0 Legislative and policy position

Statutory context

- 2.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides protection for buildings and areas of special architectural or historic interest. When deciding whether to grant planning permission for a development which affects a listed building or its setting, S.66 (1) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. S.72 (1) requires that with respect to any buildings or other land in a Conservation Area, that special attention be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.2 The adopted Development Plan for the site comprises the following:
- Kirklees Local Plan: Strategy and Policies ('KLP: S&P') (adopted February 2019);
 - Kirklees Local Plan: Allocations and Designations ('KLP: A&D') (adopted February 2019); and
 - Interactive Policies Map associated with the above.

Kirklees Local Plan: Strategy and Policies (2019)

- 2.3 The relevant policies in the KLP: S&P include the following:
- **Policy LP24 (Design):** states that proposals should promote good design by ensuring, inter alia, that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.
 - **Policy LP35 (Historic Environment):** states that development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:
 - a Ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
 - b Ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
 - c Secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
 - d Identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate

- change mitigation measures with the harm caused to the heritage assets' significance;
- e accommodate innovative design where this does not prejudice the significance of heritage assets;
- f preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

Kirklees Local Plan: Allocations and Designations (2019)

- 2.4 The relevant policies in the KLP: A&D include the following:
- **Policy LP67 (Mixed Use Allocations):** the application site forms parts of site allocation ref. MXS1 which is allocated for mixed use development. Planning permission will be expected to be granted if proposals accord with the development principles set out in the allocation and relevant development plan policies. Site Allocation MXS1 highlights that the site is close to listed buildings and is in an area that could affect the setting of Castle Hill.

Other Material Considerations

- 2.5 Other material considerations include the NPPF (July 2021); National Planning Practice Guidance (2014, as updated); National Model Design Code and the National Design Guide; the HER, and relevant Historic England Guidance.
- 2.6 In relation to Castle Hill, the Castle Hill Setting Study (2016) and the Castle Hill Conservation Management Plan (2006) are relevant material considerations.

Key Considerations

- 2.7 Having regard to the above, the key heritage statutory and policy considerations for the assessment of the proposed development can be summarised as follows:
- 1 Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; and Policies LP24 and LP35); and
 - 2 Does the proposed development comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF Paragraphs 130 and 134; and Policy LP24).
- 2.8 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.¹ The effects will also, therefore, depend upon the contribution that setting makes to their significance.

¹ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision 23/07/19

3.0

Understanding the site

The Site

The application site is located to the south of Blackmoorfoot Road, in the Crosland Moor area on the south-western side of Huddersfield and covers around 0.72 ha. It falls within the wider former St Luke's Hospital site, which is subject to residential-led development by Avant Homes, and which is being marketed as Fitzwilliam Grange.

Figure 3.1 Aerial image of the site – site boundary outlined in red



Source: Google Maps

The boundary of the site is defined by Blackmoorfoot Road to the north, which the site fronts onto, and Turnstone Way to the east. Recently completed residential development along Turnstone Way backs onto the site's southern and western boundaries.

The Surrounding Area

- 3.1 The surrounding area is predominantly residential in character, including newly constructed residential development which surrounds the southern half of the site and was developed on the wider site of the former St Luke's Hospital.
- 3.2 There are three listed buildings within 100 metres of the site boundary, including 194 and 200 Blackmoorfoot Road to the northeast, 174-190 Blackmoorfoot Road to the northeast; and 303 and 305 Blackmoorfoot Road to the northwest.

- 3.3 Approximately 3km to the south-east is Castle Hill (Scheduled Monument) and Victoria Tower (Grade II). Given the elevation position of these heritage assets they have an extensive setting that extends across the site of the proposed development. This is referenced in the KLP: A&D document and the site allocation.

Historic Development

- 3.4 This section provides a high-level summary of the historic development of the site and the surrounding area drawing from relevant historic mapping, the NHLE and the Historic Environment Record.

19th Century

- 3.5 The first edition OS map (surveyed: 1849; published: 1851) (Figure 3.2) shows that the site was undeveloped land to the south of what was originally named Manchester Old Road. The site was located between Thentock House and a Sunday school building. In the wider area there were terraced houses along Manchester Old Road and various large houses surrounded by open fields in agricultural use.

Figure 3.2 OS map (Surveyed: 1849; Published: 1851)



- 3.6 In 1887 the 25-inch OS map was revised in 1887 (published 1892) (Figure 3.3) which shows that the site was occupied by a school. Large amounts of new housing had been built in the immediate surrounding area. To the south of the site Crosland Moor Workhouse had been built in 1872. This was built at a time of modernisation amid overcrowding at Birkby and Kirkheaton workhouses. The main building was built in a Gothic style with a four-storey central bay flanked by three storey wings. In 1875 an infectious diseases hospital was added. It was a two-storey built of coursed stone with a slate roof. This was located to the east of the workhouse.

Figure 3.3 25-inch OS map (Revised: 1887; Published: 1892)



20th Century

- 3.7 The OS map was revised in 1904-05 (published 1906) (Figure 3.4). This indicates that the site had remained unchanged since 1887 but in the surrounding area new housing had continued to be developed. Additional buildings had also been added to the hospital complex to the south. The OS map was revised in 1913 (published 1916) (Figure 3.5) which shows that the school building on the site had been slightly extended. Additional housing was constructed in the around Barton. The hospitals and buildings associated with the Crosland Moor Workhouse remained the same.

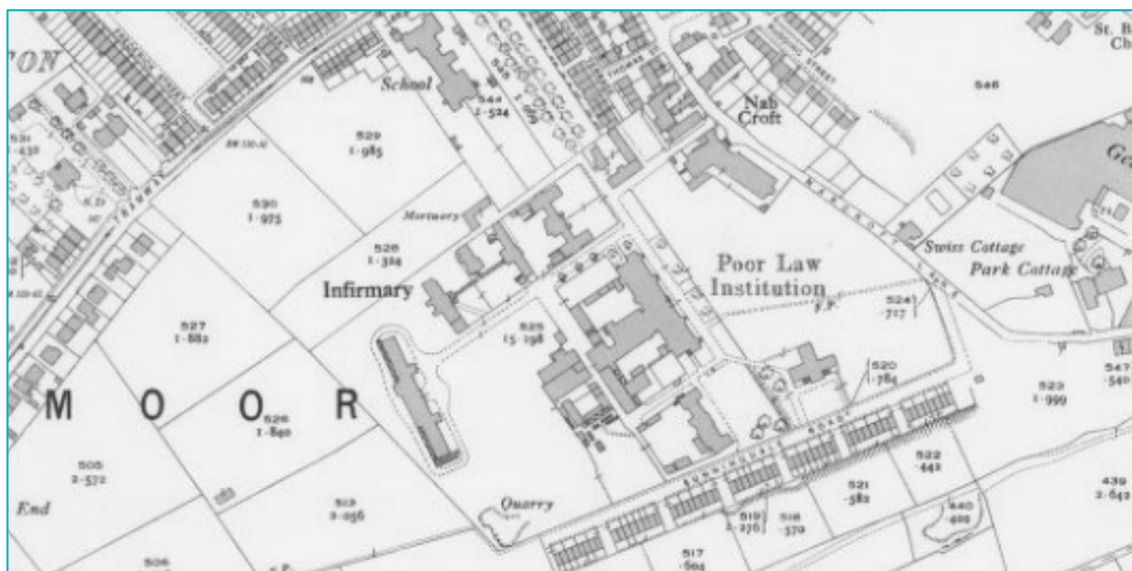
Figure 3.4 OS map (Revised: 1904-05; Published: 1906)



- 3.8 The OS map was revised in 1930 (published 1932) (Figure 3.5) which indicates no further changes to the site after 1913. However, in the wider area, further residential development was built along Barton Road and to the south of the Workhouse on former open fields. A

mortuary and a second larger new hospital building were built to the south of the site. By 1928, the former workhouse had been renamed St. Luke’s Hospital. Additional housing continued to be built in the wider area, resulting in most of the undeveloped land being absorbed by the expanding suburbs on the edge of Huddersfield.

Figure 3.5 OS map (Revised: 1930; Published: 1932)



- 3.9 In the 1960s and early-1970s much of the site was demolished ahead of a redevelopment of the hospital facilities to include out-patient facilities, a 100-bed psychiatric ward, radiography units and laboratories. The school that occupied the site of the proposed development was also demolished with new roads added to provide a new vehicular entrance to the enlarged hospital facilities.
- 3.10 An attempt was made to have St Luke’s House on the complex listed in 1995 (followed by a second attempt in 2009), but both failed as Historic England determined that it was not of sufficient architectural or historical significance to justify listing.

21st Century

- 3.11 St Luke’s Hospital remained in use until c.2009 and the buildings were demolished in 2015/16. An aerial image of St Luke’s Hospital taken in 2011 is included below at Figure 3.6. The site remained vacant until the construction of new housing began in 2020. Aerial imagery of the construction works was taken in 2021 (Figure 3.7). The site of the proposed development is now surrounded by new housing development to the south, but the site had remained undeveloped in anticipation of a further planning application for retail development.

Figure 3.6 Aerial image of site c.2011



Figure 3.7 Aerial image of site c.2021



Heritage Assets and Scope of Assessment

3.12

The heritage assets that have the potential to be affected by the proposed development are set out in Table 3.1 below:

Table 3.1 Heritage Assets considered within the HIA

No.	Ref	Name	Asset	Grade	Period	Distance from site in metres (m)
1	1134395	174-190 Blackmoorfoot Road	Listed Building	II	Early-19 th Century	50
2	1220529	194 and 200, Blackmoorfoot Road	Listed Building	II	Early-19 th	35

					Century	
3	1313786	303 and 305, Blackmoorfoot Road	Listed Building	II	Early-19 th Century	25
4	1009846	Castle Hill	Scheduled Monument	-	6 th Century BC – 12 th Century	3000
5	1210385	Victoria Tower	Listed Building	II	Late-19 th Century	3000

Source: Lichfields

- 3.13 The three listed buildings on Blackmoorfoot Road will be considered together as a group as they are likely to experience similar effects upon their setting and significance.
- 3.14 Castle Hill and Victoria Tower will also be considered as a group as these heritage assets are located in the same place and are also likely to experience similar effects upon their setting and significance.

4.0

Statement of Significance

Group: Listed Buildings on Blackmoorfoot Road

Significance

174 – 190 Blackmoorfoot Road (Grade II)

Figure 4.1 Nos. 174 – 190 Blackmoorfoot Road (Grade II)



194 and 200 Blackmoorfoot Road (Grade II)

Figure 4.2 194 – 200 Blackmoorfoot Road (Grade II)



303 and 305 Blackmoorfoot Road (Grade II)

Figure 4.3 303 and 305 Blackmoorfoot Road (Grade II)



- 4.1 174 – 190 Blackmoorfoot Road comprises a terrace of two-storey houses that were constructed in the early-19th-century. They are constructed from hammer dressed stone and are covered by pitched stone slate roofs. The buildings feature stone brackets along the gutter and various mullioned windows. No.176 features a modern shop projection. Nos. 194 and 200, and 303 and 305 Blackmoorfoot Road were built at the same time as Nos. 174 – 190 from the same materials and feature similar mullioned window and stone gutter brackets.
- 4.2 These buildings are among the first terraced houses to be built in Crosland Moor in an area that had been predominantly agricultural prior to the 19th-century. These buildings derive much of their significance from their early construction which is reflected in the proportions of the buildings and the design of the mullion windows and stone door surrounds and gutter brackets.
- 4.3 Overall, the Grade II listed houses along Blackmoorfoot Road are of **Medium** importance.

Setting

- 4.4 The setting of the houses is largely defined by Blackmoorfoot Road and the adjoining stone-built terraced houses constructed along the road during the 19th century. The road rises to the west and the higher ground that Crosland Moor occupies allows for glimpses of woodland and countryside in the distance to the east. The stone built terraced houses along the road and the wider views of the countryside contribute positively to the setting of the listed buildings.

Contribution of the site to setting of the listed houses along Blackmoorfoot Road

- 4.5 The site of the proposed development is a noticeable gap site along Blackmoorfoot Road. The site has experienced various phases of development and change since the mid-19th century and was previously occupied by a senior school that was subsequently demolished in the 1960s to allow for improved access to St Luke's Hospital. Currently, the site offers views across to an emerging housing development that is being constructed on the wider St Luke's Hospital site. The site currently makes no contribution to the significance of the listed buildings.

Group: Castle Hill (Scheduled Monument) and Victoria Tower (Grade II)

Significance

Castle Hill (Scheduled Monument)

Figure 4.4 Castle Hill (Scheduled Monument)



- 4.6 The Castle Hill Conservation Management Plan contains a comprehensive assessment of the significance of Castle Hill, but the key aspects of its significance are summarised below.
- 4.7 Castle Hill Scheduled Monument includes the remains of a late-Bronze Age or early-Iron Age univallate hillfort, a later Iron Age multivallate hillfort, a 12th-century motte and bailey castle and the site of a deserted medieval village.
- 4.8 The earthworks encircling the hill were constructed in stages over a period of roughly two-hundred years. The earliest enclosure was constructed in the late-7th century BC and consisted of an area of 2ha at the south-west end of the hill enclosed by a single bank measuring 3m wide. This first enclosure did not have an external ditch but the bank would have been surmounted by a wooden palisade. A simple entrance bisected the bank that

crossed the hill and had a small guard room to one side. Slight univallate hillforts were not necessarily located on the highest or most inaccessible hills but were almost exclusively constructed above river valleys, which implies that they were not primarily defensive features but were sited for ease of communication and access to the greatest variety of resources. Most slight univallate hillforts were built in the late-Bronze Age and early-Iron Age. Approximately, 150 examples are recorded nationally, with only a small number lying outside central southern England. These are one of the rarer types of monument that characterise the late-Bronze Age and early-Iron Age and, as such, are important for the understanding of the transition between the two periods.

- 4.9 Early in the 6th-century BC, the first enclosure was surrounded by a wide, flat-bottomed ditch and a new bank was constructed which roughly followed the line of the old bank. In the mid-6th-century BC, this univallate hill fort was refortified and expanded to become a complex double-banked and ditched enclosure. New ramparts, of identical structure to the earlier, were built across the ends of the transverse ditch and were continued round the north-eastern half of the hill, effectively doubling the size of the enclosure. A new entrance was created at the north-east approach and the single bank and ditch of the original enclosure were reinforced by the addition of a second rampart.
- 4.10 Approximately one-hundred years later the hill fort was fundamentally rebuilt. The inner rampart was widened and raised and almost entirely consisted of two parallel drystone revetments separated by horizontal timber lacing infilled with shale and clay. Two new banks, almost continuous and spaced wide apart, were built lower down the hill to surround the complex. By the end of the 5th-century BC, this multivallate hillfort had been abandoned and was likely destroyed by fire, possibly during hostilities. Several slight univallate hill forts were remodelled during the later Iron Age to become more strongly defended and multivallate in form. All were built between the 6th-century BC and the mid-1st Century AD though most originated in the 4th to 2nd centuries BC and only a small number were constructed prior to the 4th-century BC. Small multivallate hill forts were permanently occupied and sometimes where the foci of large areas of the surrounding countryside. They provide an important commentary on the nature of settlement and social organisation in the Iron Age and, with only c.100 examples known nationally, are one of the rarer classes of monument belonging to the period.
- 4.11 The site does not appear to have been occupied again until the early-12th century AD when the earthworks were modified and reconstructed to create a motte and bailey castle. A broad ditch, 27m wide and 9m deep, was cut across the top of the hill, south-west of the transverse ditch belonging to the original univallate hillfort. In the first half of the 12th-century, licence to fortify was granted by King Stephen and the timber palisade that would originally have surmounted the motte was replaced by a stone wall. The remains of timber buildings, and others of timber and stone, have been found on the motte and were accompanied by a 27m deep well in which was found well-preserved organic material of the medieval period in addition to medieval pottery and metalwork. Ancillary and garrison buildings, and pens for cattle and horses, would have occupied the bailey and the remains of these will survive in the south-western half of the site overlying deposits relating to the internal layout of the hillfort. The north-eastern half was, at this time, the site of a small medieval settlement which survived the abandonment of the castle by approximately two centuries, being still occupied in the 15th-century. This settlement was characterised by a row of dwellings on either side of a track that ran from the north-east entrance to the gap in

the rampart of the univallate hillfort. Each building occupied a strip of land which lay at right-angles to the track and was separated from its neighbours by a shallow ditch.

- 4.12 Motte and bailey castles are medieval fortifications of a type introduced into Britain by the Normans. They were strongholds, acted as garrison forts during offensive military operations, where often aristocratic residences and were the centres of local and royal administration. They generally occupied strategic positions, dominating their immediate locality. Over 600 are recorded nationally, with examples known from most regions. As such, and as one of a restricted range of early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short time, they continued to be built and occupied from the 11th to the 13th centuries.
- 4.13 After the desertion of the settlement, Castle Hill remained unoccupied until the 19th-century when a tavern was built. In the interim, it was twice used as a beacon hill, with one fire being lit there at the time of the Spanish Armada and another being prepared in the event of a Napoleonic invasion.
- 4.14 Castle Hill was used throughout the 19th-century as a focal point of Chartist rallies which were held there from 1843-1848. During the great weaver's strike of 1883, a rally of approximately 3000 people assembled on the hill to listen to speeches by union leaders.

Summary

- 4.15 Castle Hill, Almondbury, is a good and well-preserved example of a slight univallate hillfort which development into a small multivallate hillfort. Not only does it lie outside the main distribution, it belongs to an extremely small group of northern single-banked hillforts with an internal area of more than 1ha. It is, in addition, one of the very few small multivallate hillforts datable to the period before 400BC and is unique in that, during its multi-banked phase, the bivallate interior was surrounded by two outer earthworks set in places more than 30m apart. It also possesses other rare features, including an outwork, and its earliest ramparts preserve the pre-enclosure ground surface contemporary with earlier Prehistoric use of the site. A substantial part of the monument remains unexcavated, making it of great importance to the study of hillforts of these two types. Equally important are the well-preserved remains of the motte and bailey castle. Furthermore, in addition to the garrison and ancillary buildings whose remains survive in the bailey, the well-preserved earthworks of an associated medieval settlement are contained in the area adjacent.
- 4.16 Overall, Castle Hill is of **High** importance.

Victoria Tower (Grade II)

Figure 4.5 Victoria Tower (Grade II)



- 4.17 Victoria Tower was constructed in 1897-9 to designs by the architect Isaac Jones. It was built by Ben Graham, a contractor from Crosland Moor. The structure comprises a tall tower of hammer-dressed stone which is square in plan. It features a crenelated parapet, a slightly higher stair tower corbelled out on the north-east corner of the building, and various single-light windows. It was built to commemorate Queen Victoria's Diamond Jubilee.
- 4.18 The tower was modified in 1960 when the top of the tower was removed due to safety concerns. In 1977, a lantern was added to the top of the tower to restore it to its original height. The windows have been altered and some structural alterations have been undertaken to reinforce the tower.
- 4.19 The significance of the tower lies in its architectural and historical significance as a prominent local landmark that was commissioned to commemorate Queen Victoria's Diamond Jubilee.
- 4.20 Overall, Victoria Tower is of **Medium** importance.

Setting

- 4.21 Castle Hill is situated to the south of Huddersfield at Almondbury, on a hilltop above the Holme Valley, south of its confluence with the River Colne. It is one of the most distinctive and prominent landscape features in the region. As a result of the topography of the area, the site has a very extensive visual setting, over 10km in some places. Castle Hill and Victoria Tower are important landmarks in this context. The open aspect from Castle Hill also allows of extensive and wider ranging panoramic views. These views contain extensive urban development around Huddersfield but they also continue to retain a strong rural character which allows the site to be readily appreciated in its local and wider topographical and landscape context. The visual connection between the site and the rural and urban

areas around it are a fundamental aspect of its setting and allow viewers to appreciate and understand the history of the wider landscape's development through time.

4.22 The setting of Castle Hill was originally characterised by pastoral and small-scale arable farming, associated with dispersed farmsteads and small settlements. The larger urban centre of Huddersfield did not expand until the Industrial Revolution. Urban development expanded to the north, east and west of Castle Hill as Huddersfield grew as an administrative centre and as an important location for the chemical industry. The rural landscape to the south and east of the site probably bears little resemblance to the landscape in which the Iron Age or medieval Castle Hill was situated. However, although it may have altered physically, the fact that the bulk of the landscape around the site has remained rural is significant as this would have been its dominant character throughout its history. Nevertheless, the rural character of the setting has been superseded in many areas by 19th and 20th century urban and suburban development. These areas form part of the site's setting and provide an opportunity, when viewed from the hilltop, to allow people to appreciate the development of the wider landscape.

4.23 The visual prominence of Castle Hill, supported by the striking profile of Victoria Tower, directly relates to many of the site's other significances including its archaeological and historical values. In this regard, the setting of Castle Hill contributes to its significance. The urban and industrial character of the landscape to the north and west of the site does not necessarily contribute to the aesthetic significance of the hilltop, in terms of quality of views, but this landscape character is equally important and allow for appreciation of the development of Huddersfield and the Colne and Holme valleys. This also contributes to the significance of Castle Hill as a viewpoint over a historically changing landscape.

Contribution of the site to setting of Castle Hill and Victoria Tower

4.24 The site lies to the north-west of Castle Hill in part of the setting which takes in Huddersfield and the surrounding suburban areas. The site has experienced considerable change over time following its development as a school in the 19th century and its eventual incorporation into the expanded site of St Luke's Hospital, which was subsequently demolished. The site is now surrounded by a mix of 19th, 20th and 21st century residential development along Blackmoorfoot Road. The site reflects the ongoing development and evolution of the urban areas around Huddersfield which can be appreciated in views from Castle Hill. The site does not contain any important views of Castle Hill or Victoria Tower due to intervening development and vegetation.

5.0 Proposed Development

- 5.1 This section provides a brief overview of the proposed development. The full details of the proposed development are described in greater detail within the Planning and Retail Statement and the Design and Access Statement. The key aspects of the proposed design that are relevant to this HIA are summarised below.

The Proposed Design

- 5.2 The proposals comprise the development of the following:
- a 1,902 sqm gross internal area / 1,241 sqm net (sales) Lidl foodstore;
 - 90 car parking spaces, including six disabled spaces, nine parent and child spaces, and two electric vehicle charging points;
 - vehicular and pedestrian access from Turnstone Way;
 - a servicing area to the eastern side of the store; and
 - a co-ordinated scheme of landscaping across the site, including the retention of existing trees and planting of new trees.

Layout

- 5.3 The new Lidl store will be accommodated on the southern part of the site. The entrance to the store will be located at the northern corner of the building, adjacent to the trolley store, with vehicular access being taken from Turnstone Way, which provides the main access to the residential development from Blackmoorfoot Road. Surface car parking will be provided to the north and east of the site. The development is described in more detail in the accompanying Design and Access Statement.

Landscaping

- 5.4 The proposed landscaping includes the planting of trees and ornamental shrubs around the site boundary to the north and east. In total, 6no. large trees will be planted to replace 2no. existing trees which will need to be removed as part of the proposed development. To the rear of the proposed Lidl, mixed native species shrub planting will be introduced behind a proposed retaining wall and fence. Along the site's eastern boundary along Turnstone Way timber railings will be installed.

Architectural Design

- 5.5 The store will have a modern design that responds to the local context. The proposed material palette includes a grey colour metal composite roof and metal cladding panels and the most visible external walls (all except the rear elevations to the south-west) will be covered in a buff facing locally sourced stone with clean cut ashlar bands. On the north-west elevation, stone coloured render will be used alongside the buff facing stone. A glazed shopfront is proposed to the north-east and the north-west and north-east elevations will also feature signage boards for advertising.

6.0 Effect on Significance

- 6.1 Details of the proposed development are set out at Section 5.0 (Proposed Development) and are summarised further in the accompanying cover letter, Planning and Retail Statement and the Design & Access Statement. The assessment of the impact of the proposed development is set out below which has used a combination of mapping and application drawings to predict and evaluate the effect of the proposed development.

Group: Listed Buildings on Blackmoorfoot Road

- 6.2 The listed buildings on Blackmoorfoot Road derive much of their significance from their age and architectural details. The most significant aspects of the setting are the neighbouring stone buildings along the road which were constructed during the 19th and early-20th century. Although these buildings are not as old as the listed buildings, they are constructed from the same local stone and traditional materials and have a similar domestic scale which allows the buildings to be experienced in the context of similar developments that have historically defined the character of their immediate setting.
- 6.3 The setting of these buildings has changed over time due to the introduction of later-20th century development along Blackmoorfoot Road and the demolition of earlier school buildings on the site, followed by the demolition of St Luke's Hospital. More recently the setting has been changed with the development of new homes on the St Luke's Hospital site. These homes are set back from the main road, behind the site of the proposed development. The vacant site breaks the pattern of development along Blackmoorfoot Road and only allows for views across the recently completed housing on Turnstone Way. It makes no contribution to the significance of the surrounding heritage assets. In this context, the listed buildings on Blackmoorfoot Road are not considered to be sensitive to the proposed development.
- 6.4 The proposed development will see a new building constructed on the site for the first time since the mid-20th-century. The proposed foodstore will feature locally sourced stone on the principal elevations along with grey coloured roofing that will allow the building to sit comfortably alongside the surrounding stone buildings and slate roofs. Although the building will have a modern design, this is appropriate in the context of the recently constructed housing to the south. The store will be set back from the northern edge of the site to avoid the building appearing too prominently in views along Blackmoorfoot Road. The proposed areas of landscaping and additional tree planting will help to soften the appearance of the new building and surface car park.
- 6.5 Overall, the proposed development will have a **neutral effect** on the setting of this group of listed buildings and a **no effect** on their significance.

Group: Castle Hill (Scheduled Monument) and Victoria Tower (Grade II)

- 6.6 The proposed development will be constructed approximately 3km to the west of Castle Hill and Victoria Tower. The site of the proposed development is surrounded by 19th century residential developments along Blackmoorfoot Road and by recently completed residential

development to the south and west. The proposed development includes the construction of a single storey foodstore that will be covered in a grey coloured roofing material, allowing the building to sit comfortably alongside the surrounding slate covered buildings in the surrounding area in long range views from Castle Hill. The proposed development will likely be partially screened by residential development and tree cover in distant views from Castle Hill and Victoria Tower. If the proposed development can be glimpsed in views from these heritage assets it would represent a very minor change to a localised part of their distant setting. It would also be seen in the context of existing development and would not change the character of this part of the setting.

6.7 Overall, the proposed development would have a **neutral effect** on the setting of Castle Hill and Victoria and **no effect** on their significance.

Summary

No.	Ref	Name	Importance	Degree of effect on setting	Degree of effect on significance
1	1134395	174-190 Blackmoorfoot Road	Medium	Neutral	No Effect
2	1220529	194 and 200, Blackmoorfoot Road	Medium	Neutral	No Effect
3	1313786	303 and 305, Blackmoorfoot Road	Medium	Neutral	No Effect
4	1009846	Castle Hill	High	Neutral	No Effect
5	1210385	Victoria Tower	Medium	Neutral	No Effect

7.0 Conclusion

7.1 This HIA conforms with the relevant legislative and policy requirements and has considered the effect of the proposed development on the heritage significance of surrounding heritage assets that have the potential to be affected. It is concluded that the scheme would meet the heritage policy and legislative requirements outlined in Sections 1 and 2 as follows:

Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; and Policies LP24 and LP35)

7.2 The proposed development would not directly affect any designated heritage assets but it would change part of their setting which has experienced previous phases of development and change and does not contribute to their significance. The proposed development will utilise locally sourced materials and an appropriate colour palette that will allow the development to sit comfortably alongside existing stone buildings along Blackmoorfoot Road, including the group of listed houses that have been assessed within this HIA. The proposed development would not adversely affect the historic and architectural significance of the listed buildings and would have a neutral effect upon their setting. Overall, the significance of the heritage assets would be conserved in accordance with heritage policy and legislative requirements.

Does the proposed development comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF Paragraphs 130 and 134; and Policy LP24).

7.3 The design of the proposed development is appropriately modern given the lack of existing historic development on the site, the nature of the proposed use and its proximity to recently completed housing at Fitzwilliam Grange. It incorporates locally sourced buff coloured stone and render of a matching colour that will complement the surrounding 19th-century and early-20th-century stone buildings that can be found in the surrounding area. Whilst the roofing material is not traditional, the grey colour will allow it to blend in with the surrounding slate covered stone buildings. The limited height of the building and its position within the site, set back from the road, reduce the visual impact and prevent the building from appearing overly prominent in views along Blackmoorfoot Road. The proposed landscaping and boundary treatments will further soften the development in views along the road. Overall, the design is appropriate and has taken the character and appearance of the surrounding area and the historic environment into account.

Appendix 1 Methodology

- 1.1 This Appendix sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effects on their significance, including consideration of how changes to setting will affect significance. The methodology accords with the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 1.2 The NPPF defines significance as the 'value' of a heritage asset to this and future generations because of its 'heritage interest'. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.
- 1.3 The NPPF confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it 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 contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- 1.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A.19 that the relative importance of an asset should be identified and scaled. The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's 'The Setting of Heritage Assets: Historic Environment' Good Practice Advice in Planning Note 3 (Second Edition) (2017) and 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).
- 1.5 The assessment of significance and the potential effects of the proposed development have been undertaken as part of a desktop assessment. The visual role of the application site in the setting of the surrounding heritage assets has been investigated. The following have been reviewed and have informed the scope of this assessment:
- Historic mapping;
 - Historic photographs;
 - Historic England's National Heritage List for England; and
 - Historic Environment Record ('HER').

Importance

- 7.4 It is necessary to consider the relative importance of the heritage asset, and this will always be a matter of professional judgement by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should

be a starting point. There may be instances where the characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 7.1 Classification of importance of heritage assets

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Very Low or nil	Heritage assets with little or no surviving heritage significance.

Source: Lichfields

Degree of change to significance

7.5

As confirmed by Historic England guidance, a large change to the setting does not necessarily mean a large change to heritage significance and vice versa. The assessment in this report therefore identifies the degree of change to the significance of each asset generated by the proposed development. This change may be beneficial or adverse (positive or negative) and will be categorised as follows:

Table 7.2 Classification of degree of effect on heritage significance

Degree of Effect	Description
Major	A change (by extent, duration or magnitude) to a heritage asset or its setting which could fundamentally change the basis for one or more of the key values that makes up the asset's heritage significance
Moderate	A change to a heritage asset or its setting, which has a notable bearing on the asset's heritage significance
Minor	A change to a heritage asset or its setting, which has some bearing on the asset's heritage significance
Very Minor	A change to a heritage asset or setting which has only a slight bearing on the asset's heritage significance. It may be difficult to discern, only apparent in very specific conditions or have little effect on any values that contribute to the asset's heritage significance.
No Impact or Neutral (neither Beneficial nor adverse)	A change to the heritage asset or setting which has no bearing on the asset's heritage significance. (Neither beneficial nor adverse)

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