

Sowerby Heritage and Character Assessment

November 2018
July 18 2017

Quality information

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Revision	Revision date	Details	Name	Position

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1. Introduction

This report presents a summary of the history and character of Sowerby, which lies within the Metropolitan Borough of Calderdale. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Sowerby Neighbourhood Plan Forum and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape is a broad, collective term that encompasses natural, rural, urban and peri-urban areas. It is defined by the European Landscape Convention as “... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.” Landscape character assessment is used to describe and articulate what is special and distinctive about a particular place. The principles of landscape character assessment apply to all types of landscape, including urban townscape. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focused on the character of the urban townscape and its rural landscape context.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (MHCLG, 2018). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

2. Approach

The approach of this study follows well-established character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “Approach to Landscape Character Assessment” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Townscape Character Assessment, TIN 05/17 (Landscape Institute, 2017);
- Historic Environment: Good Practice in Planning Note 3 (Historic England, 2017);
- Shaping Neighbourhoods: Character and Context (Great London Assembly 2014);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010);
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010); and
- Using Historic Landscape Characterisation (Historic England 2004).

3. Public consultation

Members of the local community and local interest groups were invited to share their knowledge and experience of the history and character of the area at workshops held on 28 August 2018. The observations made have been used to inform the study.

A number of key considerations emerged from the consultations which have informed the preparation of the study. These are summarised below:

- Grassed greenways with walls of local gritstone, water troughs and locally distinctive stone stiles are common throughout the neighbourhood area and are regarded as characteristic of the area.
- Housing at Hubberton including New Barton is regarded as both important to the character of the surrounding countryside and the town.

- Farmhouses dating from the 16th and 17th centuries are valued for their historic character and the sense of local identity they foster.
- Unsympathetic development that does not take account of established materials and/or architectural styles is a major issue for the neighbourhood.
- Increasing levels of motor traffic on narrow roads is an issue within the town, due to the street layout of post-war development.
- Lack of paving to roads where they are often narrow and/or single track was identified as an issue for residents and walkers within the area.
- Limited access to the surrounding countryside or public green space within the town is an issue affecting residents.
- Decreasing amounts of trees and the planting of species that are not usually found in the neighbourhood area was identified as something the area is particularly sensitive to.
- Water management is locally important due to the topography of the area and modern methods were felt to be unsympathetic, with traditional means of water management preferred.
- The prevalence of post-war development within the town means that it is sensitive to further development, weakening the remaining historic character within the town.
- Development that does not take account of the current demographics of the town is exerting pressure on the current housing stock, with a demand for dense development including flats and one- to two-bedroom housing being unmet.
- Increasing motor traffic and the prominence of cars within the town is exerting pressure on the roads and roadside parking within the neighbourhood area.
- Decreasing links between open country and the town, both in terms of intervisibility and access.

4. Context

This section of the report describes the location and context of the Sowerby area and summarises current planning policies which are relevant to the study.

4.1 Location

Sowerby is located in the Pennines, contiguous with Sowerby Bridge to the east, as shown in Figure 1. Halifax lies 3.7 miles (6.0 km) to the north-east and Huddersfield lies 7.6 miles (12.2 km) to the south-east.

Key gateways between the surrounding countryside and the town lie at the junction of Fore Lane, Quarry Hill and Haugh End Lane; at the Porter's Lodges (Nos 190 & 192 Rochdale Road); at Field House on Bowood Lane; and at the junction of Dob Lane and Well Head Lane.

The main route through the neighbourhood area is Rochdale Road which connects the town with Halifax to the north-east and with Ripponden and Rochdale to the south-west. Secondary roads through the neighbourhood area radiate outwards from the centre of Sowerby, forming a node at their junction next to St Peter's Church. These roads comprise Sowerby New Road, St Peter's Avenue, Dean Lane/Bowood Lane, Rooley Lane/Plain Lane/Ratten Row Lane, Well Head Lane, Row Lane and Pinfold Lane leading to Boulderclough in the north-west.

The River Calder forms part of the northern boundary of the neighbourhood area and the River Ryburn passes through the south-eastern edge, with the A58 Rochdale Road running parallel beyond to the north. The only other watercourse within the neighbourhood area—Nether Ends Beck—runs south east from Hubberton Green to Triangle outside of the neighbourhood area.

Within the Calder Valley, the Caldervale rail line passes east to west through the north of the neighbourhood area connecting Sowerby Bridge in the east to Mytholmroyd in the north-west. Sowerby Bridge Station is the nearest railway station to Sowerby town as no railway stations lie within the neighbourhood area.

A relatively dense network of Public Rights of Way exists across agricultural land in the neighbourhood area. These tend to radiate from farmsteads including: Styres Farm, Wood Lane Hall, Upper Field House Farm, Long

Royd Farm, Ogden Farm and Upper Plain Farm. A number of other footpaths within the Rooley Estate and Town Gate offer traffic-free links between Row Lane and Queen Street/Town Gate, Town Gate and Broadway and Newlands Avenue and Dean Lane.


A single cycle route, National Cycle Route 68 (the Pennine Cycleway), traverses the neighbourhood area following Sowerby New Road and Pinfold Lane and beyond the boundary to Clough, outside the neighbourhood area.

Many of these connections reveal Sowerby's medieval origins and provide historic links to textile and clothing manufacture within the area. The town developed as the principle settlement in the "Forest of Sowerbyshire" which covered the land on the south side of the River Calder and west side of the River Ryburn. The valleys of these rivers were natural passages to and from Lancashire: trade along these routes enabled Sowerby's development near their confluence. With a climate and geography unsuitable for arable farming, Sowerby became a medieval centre of textile production, growing in prosperity as West Yorkshire became a world centre for textiles and clothing manufacture.



Legend

 Sowerby Neighbourhood Area

0 0.25 0.5
 km

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Figure 1 Location and Context

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4.2 Natural Factors



Photograph 1 Long Royd Farm, Sowerby

4.2.1 Geology and soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

The bedrock in this area comprises sedimentary Millstone Grits from the Upper Carboniferous period laid down in deltas alongside sands and muds to form the Midgley Grit Sandstone. Four main sandstones within the Millstone series lie within Calderdale with a paler and more fine-grained sandstone, White Rock, forming a narrow outcrop around Barkisland, Sowerby Bridge and Wainstalls. Sedimentary bedrock along the River Calder comprises Upper Kinderscout Grit while along the River Ryburn this comprises East Carlton Grit. These sedimentary rocks are fluvial in origin and detrital, ranging from coarse- to fine-grained and forming deposits reflecting the channels, floodplains and levees of a river landscape.

Soil quality is mixed with low fertility throughout and becoming less acid towards the east of the neighbourhood area. Very acid loamy upland soils with a wet peaty surface lie at the western extremity. Further north-west, slowly permeable, seasonally wet acid soils occur. These have a loamy and clayey texture. The remaining, larger part of the neighbourhood area comprises slightly acid loamy soils in the east that are freely draining and slowly permeable.

Habitats and land cover reflect the range of soil types, ranging from grass and heather moors with rough grazing and occasional bogs in the west; through seasonally wet pastures with grassland in the north west; to neutral and acid pastures with deciduous woodlands in the east.

4.2.2 Topography and hydrology

Sowerby sits on a ridge between the valleys of the River Ryburn and the River Calder, with their confluence to the east. The landscape slopes down from the Soyland and Rishworth Moors in the west with the highest point at 330m AOD near Hubberton Green. The valleys in the east are the lowest areas within the neighbourhood, lying at 80m AOD.

The landscape is a result of the adjacent rivers Ryburn and Calder carving valleys through the underlying Millstone Grit, dividing the landform. These are fed by small streams and cloughs throughout the area, draining into the larger watercourses downstream.

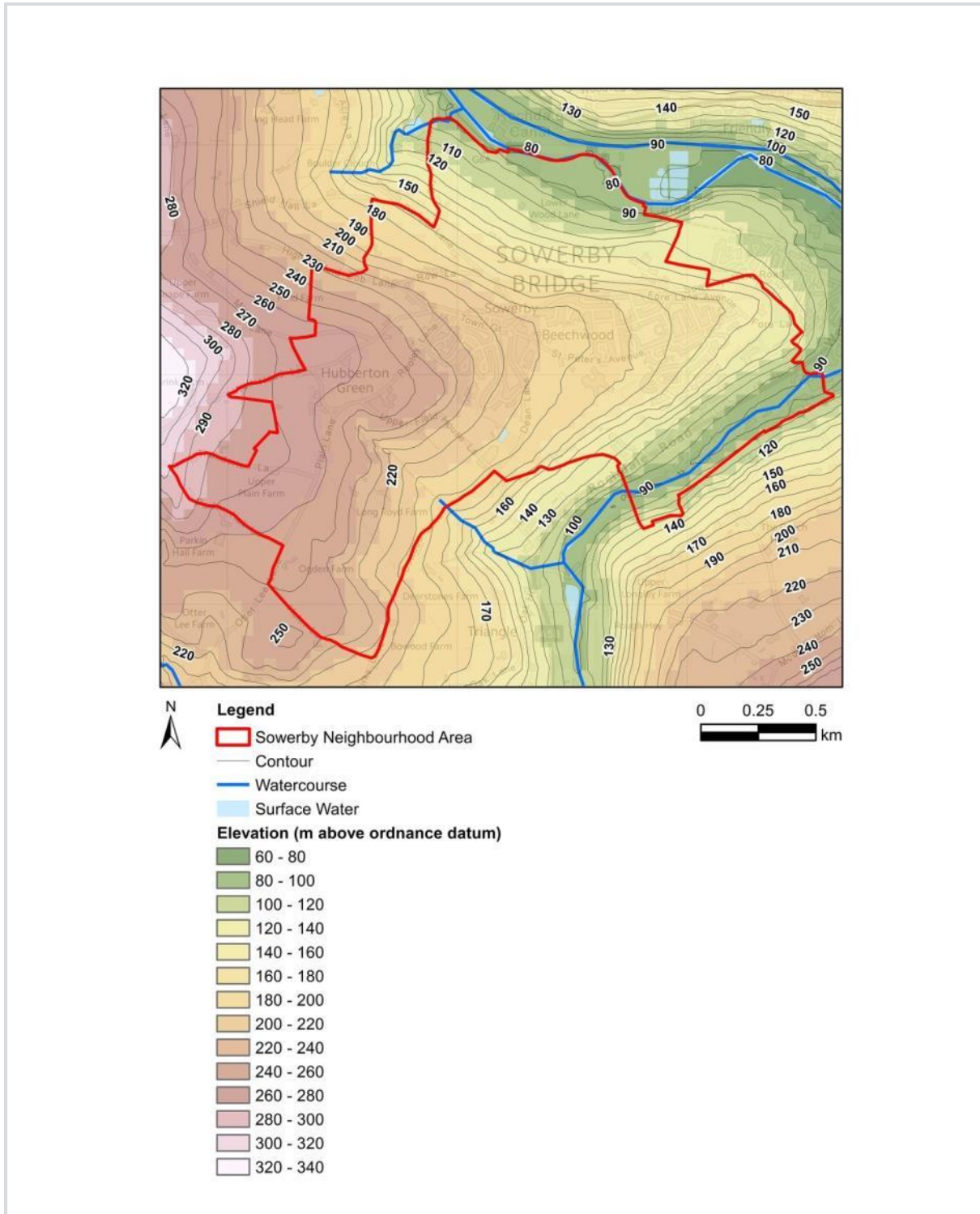


Figure 2 Topography and Hydrology

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4.3 Planning Policy Context



Photograph 2 Contemporary housing on Rooley Lane

4.3.1 National planning policy

National Planning Policy Framework (NPPF), 2018

The NPPF sets out that a key objective of the planning system is *'to contribute to the achievement of sustainable development'*, which will be achieved through three overarching objectives including *'an environmental objective-to contribute to protecting and enhancing our natural, built and historic environment...'* (Ministry of Housing, Communities and Local Government, 2018).

Part 12, Achieving well-designed places, states that *'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'*. Part 12 goes on to state: *'policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'*. An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that *'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ...the desirability of new*

development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place’.

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that *‘development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development’* and that the *“successful integration of new development with their surrounding context is an important design objective’.*

4.3.2 Local planning policy

A Local Plan is being developed that will replace the Replacement Calderdale Unitary Development Plan (RCUDP) when it is approved and adopted. Until then, all planning decisions are based on the RCUDP and NPPF.

Replacement Calderdale Unitary Development Plan, 2006

Policy BE 1 aims to encourage development proposals that *‘respect or enhance the established character and appearance of existing buildings and the surroundings’* including natural or built features, landmarks or views and developing a sense of local identity.

Policy BE 3 requires that development proposals include good quality landscaping schemes that *‘contribute to the character and amenity of the area’* including soft and hard landscaping that *‘respects the landscape characteristics of the site and its setting’.*

Policy BE 21 states that development proposals that would harm the *‘character, setting or the enjoyment of any part’* of Locally Designated Historic Parks and Gardens will not be permitted unless *‘it can clearly be demonstrated that there are reasons that outweigh the need to safeguard the site’.*

Policy GB1 requires development to have high standards of design that *‘makes a positive contribution to the quality of the local environment’* that includes creation or retention of local identity, protection and enhancement of the District’s architectural and historic heritage, landscape and amenity and that does not *‘harm the character or quality of the wider environment’.*

Policy GNE 1 seeks to restrain development *‘outside the urban areas through the general extent of the green belt’.*

Policy GNE 2 states that development should *‘protect, conserve and enhance the character, quality and diversity of the natural, historic and cultural environment’.*

Policy NE 3 states that under very special circumstances development proposals that demonstrate appropriate consideration of *‘the character, visual amenity and openness of the Green Belt’* may be permitted.

Policy NE 4 states permission will be given if conversion *‘does not have a materially greater impact than the present use on the openness of Green Belt...or on the character of the countryside in general’.*

Policy NE 5 states that replacement dwellings should *‘have no greater impact upon the openness of the Green Belt than the existing dwelling’* it goes on to emphasize the importance placed on the proposal maintaining or enhancing the *‘character, amenity and appearance of the area’.*

Policy NE 23 encourages the retention of stone walls in the local traditional style and requires developers to provide a replacement wall *‘in a suitable location in the local style’* should development require the removal of or would threaten the survival of a stone wall.

Policy SD7 defines five separate areas within the neighbourhood area that are currently allocated for new housing:

- Cemetery Lane (LP0044) has potential for 112 dwellings within 2.94ha of existing agricultural land;
- Land off Haugh End Lane (LP0435) has potential for 86 dwellings within 1.91ha of agricultural land;
- Land north of Lower Brockwell Lane (LP1412) has potential for 10 dwellings within 0.42ha of agricultural land;

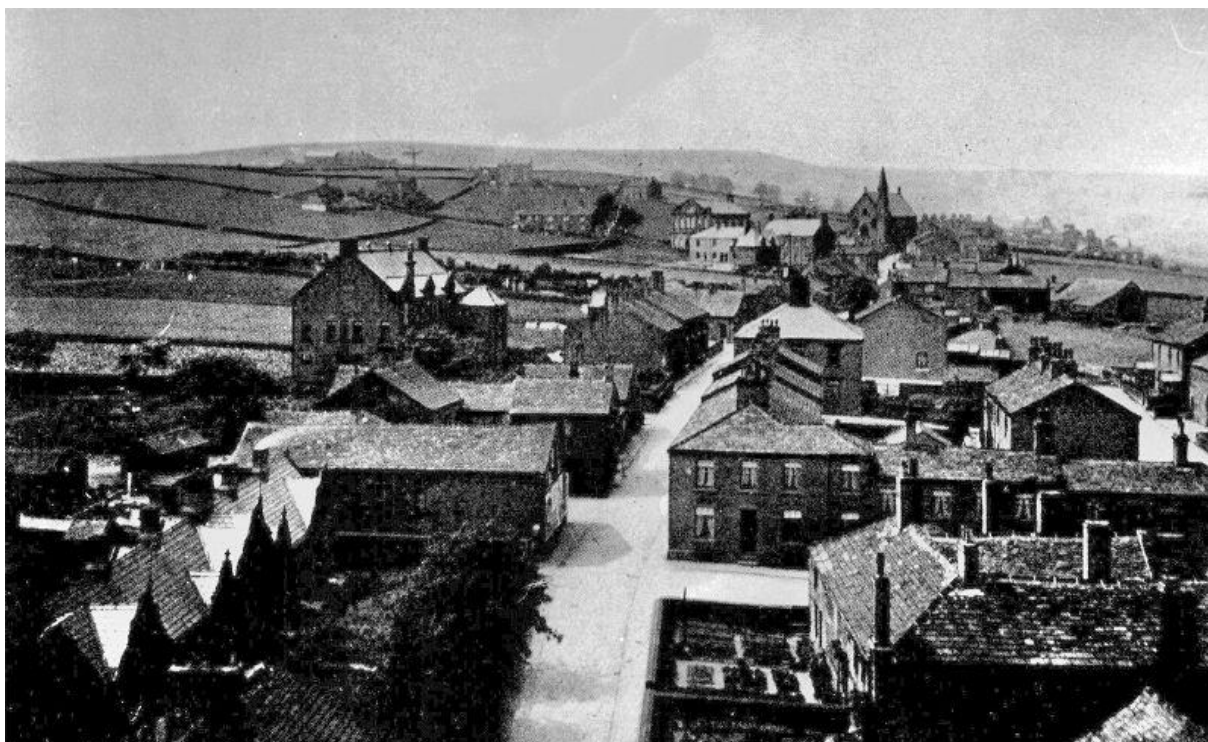
- Land on the west side of Brockwell Lane (LP1398) has potential for 123 dwellings within 4.1ha of agricultural land; and
- Land off Dean Lane (LP0438) has potential for 23 dwellings within 0.63ha of agricultural land.

This report is also informed by a number of other studies relevant to the local area as follows:

Local Green Space Report, Calderdale Council, 2017

This provides a full list of the Local Green Spaces proposed for designation with reasons for inclusion or non-inclusion in the Local Plan; sets out the national and local background to Local Green Spaces; explains the designation of Local Green Spaces in the Calderdale Local Plan and explains the methodology used by the Council.

4.3.3 Historical development



Photograph 3 Sowerby from the tower of St Peter's Church, 1913

Timeline

- 1086** The Manor of Sowerby is recorded in the Domesday Book as Sorebi.
- 1300s** Sowerbyshire is administered as a graveship within the Manor of Wakefield.
- 1309** Castle Hill is recorded by that name for the first time. 15 free tenants are recorded in Sowerby.
- 1433** Court leet was held in Sowerby and Halifax for the sub-manors of Halifax and Wadsworth, previously held at Wakefield before 1430.
- 1475** The town is recorded by its present name, Sowerby, for the first time although it is also still recorded as Sourby up until 1566.
- 1646** Sowerby Hall is built at Town Gate, it is thought to have replaced an earlier manor house by the same name.
- 1763-66** The Church of St Peter (Photograph 68) is constructed.

- 1780s** Mill House Mill is established by the Rawson Family as a water powered scribbling and fulling mill.
- 1800s** The present buildings at Mill House Mills are constructed.
- 1840s** The Manchester to Normanton Railway is opened, passing through the Calder Valley, north-east of the neighbourhood plan area.
- 1878** The Rishworth Branch Railway is opened, passing through the Ryburn Valley, on the Lancashire and Yorkshire Railway. The closest station is outside of the neighbourhood plan area, in Sowerby Bridge.
- 1894** The settlement at Sowerby Bridge, to the east of Sowerby, is made an urban district.
- 1907** Settlement in Sowerby Bridge is recorded to near its present extent, encroaching upon the east of the town at Sowerby.
- 1919** Sowerby Cricket Grounds are recorded on historic maps to the east of the Church of St Peter.
- 1933** Inter-war residential estates, south of Fore Lane Avenue, are recorded on historic maps.
- 1933** The town bowling green and tennis courts are built beside the Cricket Ground.
- 1950s** Buildings south of Town Gate are demolished to build a new housing estate.
- 1958** The Rishworth Branch Railway is closed to all traffic.
- 1972-78** Housing estates off High Brockwell are recorded in historic mapping.
- 1974** The Borough of Calderdale is established and includes Sowerby.



Photograph 4 No.52 and 54 Town Gate. Date unknown

4.3.4 Cultural associations

John Tillotson, Archbishop of Canterbury between 1691 and 1693, was a native of Sowerby and is commemorated with a statue in St Peter's church. An avenue is named after him in the lower, east end of the town. St Peter's church itself was built by the Stansfeld family, amongst other contributions they made to the local community. Field House to the south of the town was the seat of the family. The Rawson family owned the Brockwell estate at the lower end of St Peter's Avenue, and also contributed to the construction of several notable buildings in the town during the 18th century.

Daniel Defoe visited Sowerby on his travels as recorded in "A tour thro' the whole island of Great Britain..." The Sowerby postman Levi Haigh delivered his letters on the same walk around Sowerby for 36 Years. Besides being a postman he was also a prolific poet with several publications to his credit.

4.3.5 Landscape designations

Statutory and non-statutory landscape designations have been reviewed to determine the levels of protection currently given to the landscape within the study area. While areas within the neighbourhood area are not currently designated for their landscape, scenic value or ecological value at a statutory level, there is recognition of the value placed on the landscape of the area.

Agricultural land around the town of Sowerby lies within Green Belt as defined in Policy GNE 1 which seeks to protect the town from agglomeration into other built-up areas. Green Belt status also reflects the importance of this landscape as an attractive amenity close to where people live and as the setting to historic towns.

Field House is a Locally Designated Historic Park and Garden, as defined on the Proposals Map and protected by Policy BE21 of the Replacement Calderdale Unitary Development Plan.

4.3.6 Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 36 Southern Pennines [NE323], as defined by Natural England (Natural England, 2012). This NCA is broad but provides some context to the character of the study area.

Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of this area which are of particular relevance to this assessment are:

- *Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;*
- *Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;*
- *Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands;*
- *Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths;*
- *Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads;*
- *Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.*
- *Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys; and*
- *Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar.*

The *Calderdale District Landscape Character Assessment and Review of Special Landscape Area Designation* (LUC October 2016) provides a more detailed district-specific assessment. It includes seven Landscape Character Types (LCTs) comprising 17 Landscape Character Areas (LCAs) wholly or partially within Calderdale. Landscape Character Types O (Industrial/Business Parks) and U (Urban) were excluded from this study.

4.3.6.1 LCT D: Moorland Fringes / Upland Pastures

Sowerby falls within the D2: Blackwood Common landscape character area (LCA); F2: Calder (Walsden, Todmorden Hebden Bridge, Mytholmroyd) LCA; and F3: Ryburn (Sowerby Bridge Ripponden) LCA as defined within *The Calderdale District Landscape Character Assessment and Review of Special Landscape Area Designation* (LUC October 2016).

4.3.6.2 LCA D2: Blackwood Common

Key characteristics of LCA D2 that are relevant to this assessment are:

- *“Elevated landscape, with slopes rising up to moorland and hill summits including Norland Moor and Blackwood Common;*
- *Landscape divided by adjacent valleys carving through the underlying Millstone Grit. Small streams and cloughs drain through this landscape to meet larger watercourses downstream, feeding into the adjacent valleys;*
- *Trees and woodland are generally sparse on the higher elevations; more commonly found along field boundaries and along streams on lower ground;*
- *A characteristic patchwork of upland pastures including small, regular fields and larger rectangular fields representing a later phase of moorland enclosure. There is arable use in places;*

- *A dense network of gritstone walls divides fields, these distinctive features providing shelter for livestock and valued wildlife habitats. They are also of considerable historical/cultural interest;*
- *Disused quarries and pits provide evidence for the landscape's industrial past;*
- *The upland fringe is served by a network of winding, rural lanes, which join more major roads located in the adjacent valleys;*
- *Dispersed settlement pattern comprising scattered stone built barns and farmhouses, with housing developments surrounding the settlements of Ripponden, Sowerby, Beechwood and Rishworth;*
- *Open, upland fringe landscape character with long views, often conveying a relative sense of remoteness and isolation (especially when compared with the settled valleys nearby);*
- *Some sense of containment from the surrounding uplands, with the character area overlooked by (and with views to) Rishworth Moor and Great Manshead Hill; and*
- *Pylons and masts forming frequent features immediately adjacent to Rishworth Moor. A telecommunications mast on Beacon Hill overlooks the Ryburn Valley."*

4.3.6.3 LCA F2: Calder (Walsden, Todmorden, Hebden Bridge, Mytholmroyd)

Key characteristics of LCA F2 that are relevant to this assessment are:

- *"Large valley system of the River Calder and Rochdale Canal along with smaller tributaries. Steep and narrow valley in the Calder's upper course, becoming considerably wider and broader as it flows south.*
- *Alternating layers of hard sandstone and softer shales cut by the fast flowing River Calder to create a distinctive stepped valley profile.*
- *Glacial meltwater has deepened the valley, creating a steep gorge with rocky outcrops often exposed high on the valley sides.*
- *Upstream, broadleaved woodland (some ancient) cloaks the valley sides and the side cloughs, supporting important fern, bryophyte and bird species.*
- *Land cover is primarily pasture used for grazing sheep, with occasional arable use.*
- *Gritstone walls creating a distinctive field pattern which is highly visible on the sloping valley sides. The stone walls provide shelter for livestock and wildlife, and are of considerable historical/ cultural interest.*
- *On the valley sides away from development, a small-medium scale regular field pattern is evident.*
- *Sense of enclosure provided by the steep-sided 'valley within a valley' profile and presence of dense woodland, emphasising contrast with the adjacent open moorland which overlooks the LCA.*
- *Limited views out from the valley floor owing to steep enclosing landform, although there are occasional longer views from the upper valley slopes.*
- *The busy, heavily developed areas downstream around Halifax and Brighouse present a marked contrast with the more tranquil and naturalistic reaches of the upper valley."*

4.3.6.4 LCA F3: Ryburn (Sowerby Bridge Ripponden)

Key characteristics of LCA F3 that are relevant to this assessment are:

- *"Forked valley system associated with the River Ryburn. The valley is steep and narrow, with steps, terraces and deep side cloughs reflecting the underlying Millstone Grit geology and past weathering processes;*
- *Broadleaved woodland (including some of ancient origin) is located on the valley sides and in the side cloughs supporting important fern, bryophyte and bird species;*
- *A rural character is afforded by avenues of beech trees which line the main road corridor;*
- *Small-scale, regular fields which are mostly under pastoral use are found on the valley sides;*
- *Fields mainly enclosed by gritstone walls, these boundaries being of significant biodiversity, historic and cultural importance within the landscape;*

- *Thick broadleaved woodland with densely vegetated understorey providing an important resource for a number of bird species;*
- *Wealth of historical and archaeological interest, reflecting the historic evolution of the area. This includes numerous mills and weirs associated with the textile industry;*
- *The A58 runs along the western side of the main valley of the River Ryburn. Roads providing access up the valley sides tend to be minor and rural in character;*
- *A now dismantled railway line is also found on the valley floor, another industrial relic;*
- *Upstream, a sense of enclosure and naturalistic qualities is provided by the steep-sided valley profile and presence of woodland, emphasising contrast with the open moorlands above which overlook the valley; and*
- *Near the River Calder, there are increasing urban influences of mills/factories, dense urban development and pylon lines.”*

5. Character Assessment

Character Area Profiles

The results of the desk study and fieldwork have been analysed and 8 distinct character areas have been identified, as shown in Figure 3. These have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as railway lines, roads, rivers and gateways, nodes and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

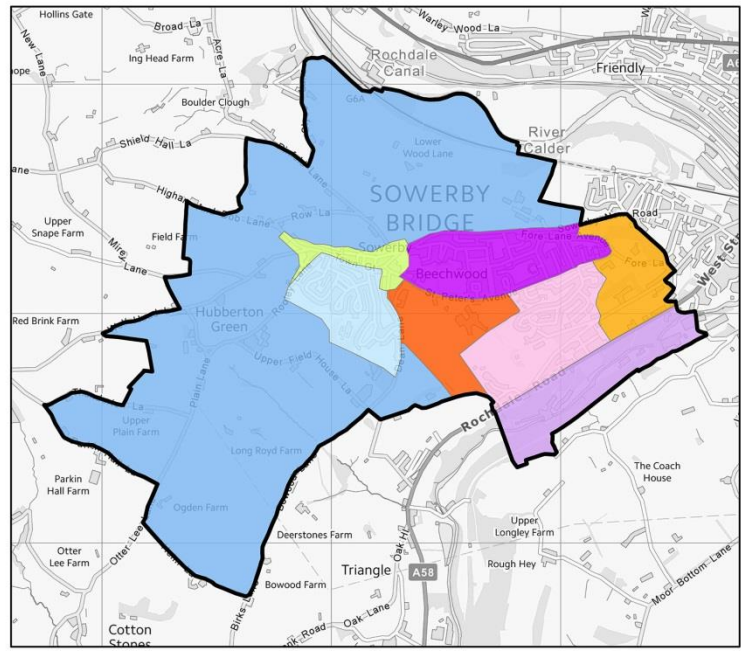


Figure 3 Character Area Overview

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5.1 TCA 01: Sowerby Village

5.1.1 Key characteristics

The key characteristics of Sowerby Village are as follows:

- Historic linear development along Town Gate with its distinctive stone buildings: Stump Cottage; 80, 82, and 84 Dob Lane; Castle Hill; 52 and 54 Town Gate; The Royd; and Sowerby Hall;
- Views to St Peter's Church and low gritstone walls along sections of the road;
- St Peter's Church, its churchyard wall with 3 pairs of gate piers, 2 with gates, the church's setting of mature trees and other heritage features within the churchyard;
- Public open space at Sowerby Gardens and on Stocks Lane;
- Poor-quality buildings outside the TCA on Town Gate, e.g. shops in views towards church. and
- Historic stone buildings along Rooley Lane and at the north of Dean Lane.



Photograph 5 Town Gate and the church of St Peters

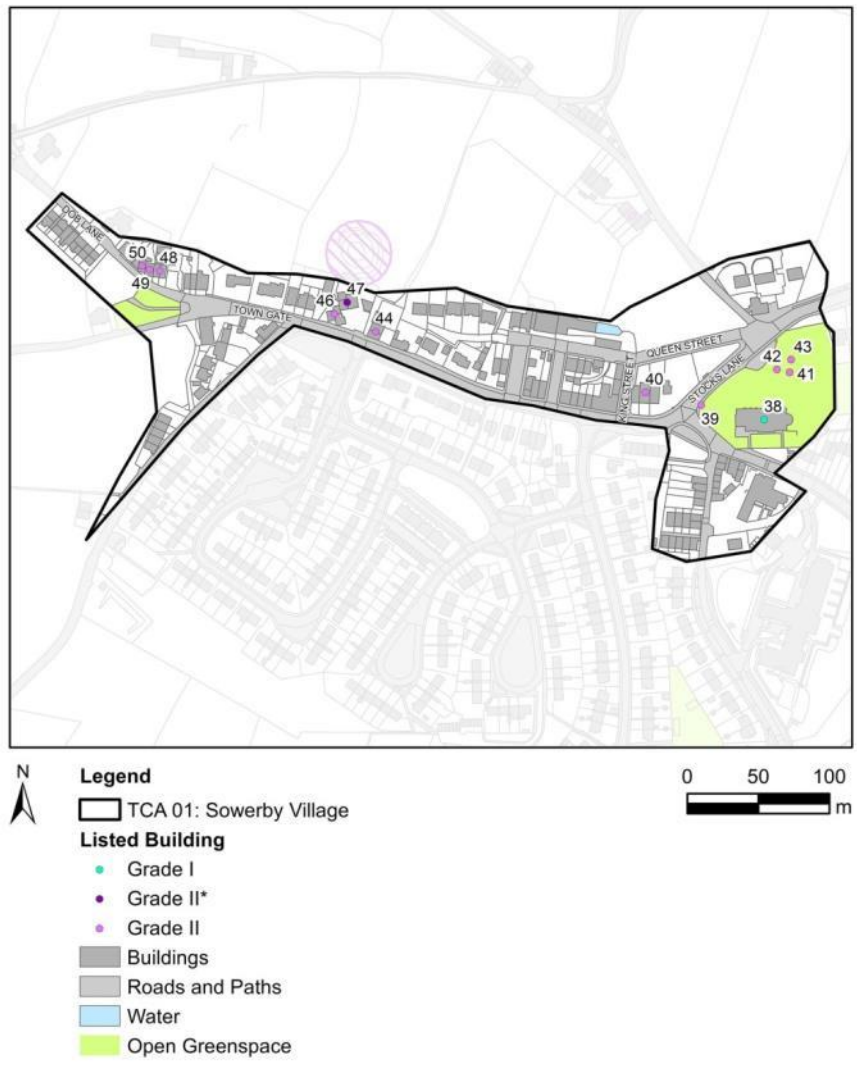


Figure 4 TCA 01: Sowerby Village

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Natural Factors

5.1.2 Topography and hydrology

Sowerby Village lies on a relatively broad part of the ridge between the Ryburn and Calder valleys. The TCA slopes down to TCA 02: Beech Wood and the confluence of the rivers in the east. The highest point lies at Well Head Lane at approximately 229m AOD, while the lowest is near St Peter’s Church at approximately 207m AOD. The landform of the TCA results from the rivers Ryburn and Calder carving valleys through the underlying Millstone Grit within adjoining areas. Due to the elevated landform, no water courses or bodies are located within the TCA.

Cultural and Social Factors

5.1.3 Movement and connectivity

Town Gate is the main route through the TCA with key gateways to adjoining character areas lying at either end. The juncture to the west end links to Dob Lane and Well Head Lane while the east end links to Pinfold Lane, Sowerby New Road, St Peter's Avenue and Dean Lane. Due to the size of the TCA, there are no secondary routes across the area. Remaining roads comprise residential access at Queen Street within the TCA.



Photograph 6 Green lane off Rooley Lane

Due to the size of this TCA, only one public right of way offers traffic-free connections within it: Footpath Sowerby Bridge 072 which runs southwards from Row Lane through open fields, past Castle Hill to Queen Street and Town Gate.

5.1.4 Land use

The TCA is primarily residential, with a town store, a fast food restaurant and two public houses (The Rushcart Inn and The Church Stile Inn)—one at each end of Town Gate—located within the historic core of Sowerby village, on the ridge overlooking the Calder Valley. This area is active due to the presence of the main route from Sowerby Bridge that passes through TCA 03: Beechwood to Town Gate, and the presence of commercial premises at the corner of Town Gate/Stocks Lane. A community centre opposite the church contributes to the activity of the area, further heightened by influence of the schools within the adjoining TCA 03: Beechwood. Elsewhere the TCA is quiet and residential in nature with the northern and western edges abutting open countryside.

5.1.5 Urban Structure and built form



Photograph 7 Terracing along Town Gate

The TCA has a largely consistent, moderately tight grain of development. Two storey buff stone buildings with return quoins characterise the historic core of Town Gate. These are generally either detached and set back behind gritstone walls with front gardens and off street parking; or terraced, adjoining the pavement and with on-street parking. Both have chimneys atop slate roofs, usually buff stone detailing to windows and white painted or UPVC window frames. Gritstone walls usually have round-topped coping, occasionally with black and gold painted metal railings above, with those in the east and at the graveyard between Dob Lane and Well Head Lane topped by double-chamfered coping. Older housing at Rooley Lane abuts the street and often has modern UPVC windows and other additions including porches, satellite dishes and downpipes. Those at Dean Lane generally have UPVC windows but few other modern additions. In this area, two short terraces form a cul-de-sac perpendicular to the road that is distinctive.

Activity in the area derives from the commercial premises, pubs and the location on the main road from Sowerby Bridge. In combination with the moderately wide street section and moderate density of development, a continuous low level of activity prevails throughout the TCA.

5.1.6 Heritage assets

TCA 01 represents Sowerby's historic core, with historic development flanking the northern side of Town Gate. Buildings are principally dated to the 19th century however (Photograph 8), there are a number of buildings surviving from the 17th and 18th centuries. The close connection between the village and its historic rural setting is illustrated by the proximity of domestic buildings at Town Gate and agricultural buildings on Queen Street.



Photograph 8 19th century buildings, Town Gate

Development along Town Gate has historically been dispersed and of a loose grain. Modern infill development has created the appearance of a continuous streetscape. Prior to the mid-20th century, the Church of St Peter had marked the east end of the village overlooking the Calder Valley towards Hebden Bridge.

The historic village to the south of Town Gate was predominantly demolished for the construction of a housing estate in the late 1950s, and has been designated as a separate character area for the purpose of this assessment.

A total of 14 heritage assets are located in the TCA, comprising a scheduled monument and 13 listed buildings.

Listed Buildings

Of 14 listed buildings located in the TCA, 12 are considered of special interest and are designated Grade II listed. A single example is of exceptional interest and designated Grade I listed. The Church of St Peter (NHLE 1313775) is a neo-classical church built to the designs of John Wilson from 1763-66, constructed of local stone and notable for its prominent location with views over the Calder Valley towards Hebden Bridge. A further four listed buildings are associated with the church, including the church yard walls and gates (NHLE 1313738) as well as three tombs.

A further building is considered of more than special interest and is a Grade II* listed building. No.52 and 54 Town Gate dates to the 17th century, being a former single residence constructed of coursed and dressed stone with mullion and transom windows typical of the period. The building is amongst the earliest to survive in the village (Photograph 9).



Photograph 9 No.52 and 54 Town Gate

The remaining grade II listed buildings represent the domestic character of the village's historic core, with a number dating from the 17th to 19th centuries. Of note is Castle Hill (DSC_0521) (NHLE 1134459), a primarily 17th century house with origins in the 16th century. Sowerby Hall (NHLE 1134459), also dated to the 17th century, is a large hall house of coursed rubble construction now divided into three separate properties.

Locally Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. The identification of local heritage assets can play an essential role in informing the development of local plans.

Although no formal list of buildings of local interest for the area has been adopted by Calderdale Council, a number of buildings have been identified by this assessment in the TCA which are considered to contribute positively to the character and heritage of the area. These are exclusively located in the north of the TCA, in the historic core of the village, as follows:

- The Rushcart Inn (formerly Star Inn), Town Gate (Photograph 10);
- Former Sowerby Village Primary School (Photograph 11);
- Houses at Wesley Place;
- 12-14, King Street;
- 22-28, Town gate;
- 30-32, Town Gate (Photograph 12); and
- 34-36, Town Gate.



Photograph 10 The Star Inn now The Rushcart public house. Date unknown



Photograph 11 Former Sowerby Village Primary School



Photograph 12 30-32, Town Gate

5.1.7 Green space and public realm



Photograph 13 Green space near the church of St Peters

Open space in the TCA includes a cemetery, a churchyard and other green amenity spaces. The cemetery between Dob Lane and Well Head Lane provides visual amenity but is locked and inaccessible. St Peter's churchyard is accessible and well maintained, with mature trees. A small area with ornamental planting and specimen trees at the junction of Queen Street and Stocks Lane emphasises the importance of this gateway

junction. This green space is bounded by concrete bollards and features a carved stone identifying Sowerby and replica wooden stocks. Opposite is a small grassed area adjoins the churchyard with picnic tables. West of St Peters Church, Sowerby Gardens is a small landscaped area comprising mown grass, a path of square concrete pavers, some ornamental planting and a flagpole (Photograph 14). Several street lights and an electricity pole are located in this area.

Public realm is largely limited to tarmac pavement with concrete kerbstones that includes a limited number of concrete street lights. Street furniture including bins are black with gold highlights. Queen Street is distinguished by yorkstone setts and riven paving (Photograph 15).



Photograph 14 Sowerby Gardens



Photograph 15 Stone setts on Queen Street

Few mature trees beyond those within the churchyard at St Peter's lie within the TCA. Trees tend to be younger, scattered and isolated within private gardens. A few trees are protected by Tree Preservation Orders including the tree at 36b Town Gate and groups of trees on the southern boundary with LCA 08: Sowerby Farmlands.

The limited and disconnected nature of green space and trees, in conjunction with the high level of built form enclosing private gardens means that the TCA provides little in terms of green infrastructure. Green corridors that are present are weak.

5.1.8 Views



Photograph 16 Glimpsed countryside behind houses on Queen Street



Photograph 17 The view along Stocks Lane

The combination of ridge top location and built form means that views from the TCA are open and rural across Calderdale to the north and enclosed by development to the south. A moderately loose grain of development results in limited intervisibility within the TCA and with surrounding countryside. Access between Queen Street and Town Gate alongside King Street allows long distance views to the north framed by buildings, while the view north east along Stocks Lane towards open farmland is framed by trees. Views along Town Gate to St Peter's Church at its east end are available. The church is a historic landmark that is prominent throughout the neighbourhood area. Elsewhere, views are often constrained by housing in combination with mature trees to the east of the TCA. Town Gate's east-west orientation generally curtails views northwards.

5.1.9 Positive aspects of character

- A large number of historic buildings survive in the area, principally dated from the 17th to the 19th century, constructed of millstone grit.
- Historic buildings typically abut the pavement edge or are bounded by stone walls, enhancing the visual dominance of the local stone in the streetscape.
- Buildings are no greater than two storeys in height, and are generally low density. This, as well as topographic character of the village above the Calder and Ryburn Valleys, increases a sense of exposure and openness to the surrounding rural landscape while maintaining an enclosed streetscape on the northern side of Town Gate.
- Gaps between buildings on Town Gate and—other than around the Church of St Peter—a lack of large vegetation reinforces the visual connection with surrounding farmland.
- This connection acts to reinforce the contrast between the verdant character of surrounding countryside and historic development in the village.
- Preserved street surfaces of setts and Yorkstone paving, for example along Queen Street, contribute positively to visual and townscape character, as well as the ability to understand the historic development of the village.
- Signage and street furniture is kept to a minimum in the village, reducing visually obtrusive street clutter.

5.1.10 Issues to be addressed

A large number of historic properties have been subject to unsympathetic modern alterations. This includes the insertion of UPVC windows, guttering and fascias, as well as extensions of incorrect scale and proportion.

Open green space south of Town Gate, created during the construction of housing estates during the post-war period, has detrimentally impacted the enclosed historic streetscape north of Town Gate.

5.1.11 Sensitivity to change

- Gaps between buildings, which provide views into the wider rural landscape, would be detrimentally impacted by infill development.
- Historic buildings, which are not statutorily designated as heritage assets are vulnerable to unsympathetic alterations under permitted development rights.
- Connections to agriculture at farm buildings on Queen Street, which offer a distinctive juxtaposition with housing nearby.

5.2 TCA 02: Newlands

5.2.1 Key characteristics

The key characteristics of Newlands are as follows:

- Dominant post-war two storey terracing throughout, mainly with white or light-coloured rendered exteriors;
- Planned street layout with looped access roads forming areas of public green space;
- Pattern of built form with housing consistently set back within front gardens; and
- Low boundary treatments of wooden fencing or stone walls with wooden fencing behind.

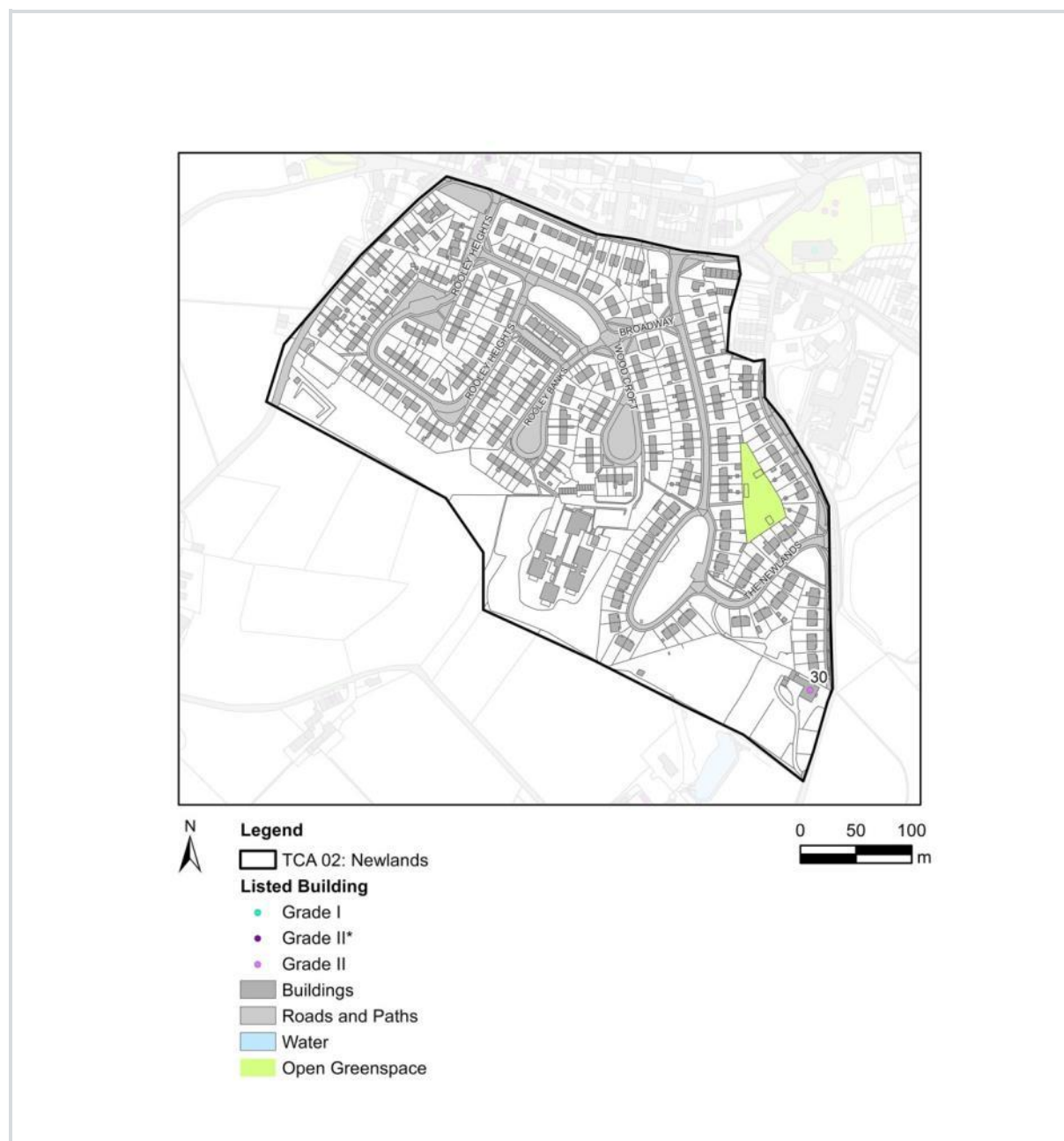


Figure 5 TCA 01: Newlands

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Natural Factors

5.2.2 Topography and hydrology

Newlands lies towards the south of the broad upper part of the ridge between the Ryburn and Calder valleys. The TCA slopes down to TCA 01: Sowerby Village and is on a level with TCA 06: Swithins to the east. The highest point within the TCA lies at Rooley Heights at approximately 234m AOD while the lowest lies on the southern part of Dean Lane at approximately 192m AOD. The landform of the TCA results from the rivers Ryburn and Calder carving valleys through the underlying Millstone Grit within adjoining areas. Due to the landform, no water courses or bodies are located within the TCA.

Cultural and Social Factors

5.2.3 Movement and connectivity

Rooley Lane, Town Gate and Dean Lane are the main routes through the TCA and form the western, northern and eastern boundaries respectively. Minor gateways to adjoining character areas lie at the junctions of Town Gate/Rooley Heights; Town Gate/Newlands Avenue, and Dean Lane /The Newlands. The gateway to the west end links to Dob Lane and Well Head Lane while the east end links to St Peter's Avenue. Remaining roads comprise residential access within the TCA. These connect to either Town Gate to the north or Dean Lane to the east, leaving the southern edge of the TCA unconnected.

A few public rights of way offer traffic-free connections within the TCA. These comprise Footpath Sowerby Bridge 100, a discontinuous footpath that comprises a walled connection between Town Gate and Broadway; another walled path that continues between houses on Newlands Avenue and Dean Lane opposite the school; and a route from Rooley Banks to Upper Field House Farm. While the latter runs through open countryside, the other sections of this footpath are short routes between housing that connect to roads.

5.2.4 Land use

Largely, the area is largely quiet due to the absence of commercial premises and the peripheral location of main routes through the TCA. As the southern edge abuts neighbouring countryside and is disconnected from the road network, it contributes to the lack of activity in the TCA. Small areas of open space to the southern fringe appear to be used for informal access and recreation.

5.2.5 Urban Structure and built form



Photograph 18 Typical housing within Rooley Estate

Housing in the TCA is dominated by low-density c.1950s private and Local Authority housing of the Rooley Estate. Properties front the road and are set back behind front gardens bounded by wooden fencing, with on-street parking. Houses tend to be post war short terraces or semi-detached with red brick chimneys and rendered facades. The latter is usually painted in neutral tones that lend consistency across the TCA. Flat-roofed door canopies and porches with sloping roofs are present, although front porches often absent altogether. Terracing on Newlands Avenue introduce buff stone lower facades and have more chimneys than neighbouring areas, while Dean Lane comprises mostly semi-detached housing with grey pebble-dash to upper facades and hipped roofs of red tiles. Later housing on the south of Dean Lane is entirely pebble dashed with a much shallower roof pitch.

In combination with a moderate to narrow street section and tight grain of development, the two storey housing lends a quiet character to the estate in contrast to the narrow street section and short terraces of Rooley Lane and Dean Lane. Overall, the TCA is moderately intimate and tranquil.

5.2.6 Heritage assets

This TCA represents the south of the town centre, predominantly built in the 1950s as an extensive suburban housing estate south of Town Gate. Residential development in the area is typical of post-war council housing, with generous plot sizes and both public and private green space playing a large role in the overall design of the estate.

A single heritage asset is located in the area comprising a listed building.

Listed Buildings

A single listed building is located in the area and is considered to be of special interest and Grade II listed. This building today comprises two houses: Longfield House and Fairfield House (NHLE 1134530). The building was formerly a single residence, known solely as Longfield House (Photograph 19), with attached stables and dated

to the early 18th century. The house was constructed in a Georgian classical style and was located in a large garden which today is occupied by smaller gardens and agricultural land.



Photograph 19 The gate to Longfield House

Locally Listed Buildings

Although no formal list of buildings of local interest for the area has been adopted by Calderdale Council, a building has been identified by this assessment within the TCA which is considered to contribute positively to the character and heritage of the area. This building is Prospect House, on Rooley Lane.

5.2.7 Green space and public realm

Four areas of green space are created by and isolated within the street pattern of Rooley Estate. Composed of grass and trees, these comprise two smaller areas at Rooley Banks and Wood Croft, a larger one at Broadway and—the largest space—within the triangle of Newlands Avenue, The Newlands and Dean Lane. The latter also contains a play area. An area of informal green space with mature trees to its periphery also lies to the south of Rooley Heights, adjacent to a covered reservoir. Other small pockets of green space lie on Broadway, Rooley Heights and Town Gate. These areas of green space tend to be grassed with occasional trees and generally do not contain play equipment, planting or other features of amenity value. Overall, these green spaces tend to be reasonably well maintained.



Photograph 20 Green space at The Newlands

Public realm is predominantly tarmac pavement. Adjoining boundary treatments include low gritstone walls topped by unpainted wooden picket fencing, and unpainted wooden picket fencing with concrete posts, often in poor repair and sometimes in conjunction with hedging. Plots to the southern end of Rooley Lane have gritstone boundary walls with rounded coping similar to those bounding fields in the area. These often have triangular coping and are broken by private drives.

Public realm in the area around the row of shops on Town Gate is poor quality and has a negative influence on adjoining character areas and views of the church.

The TCA has a relatively high number of smaller trees due to the dominance of private gardens. These are usually individual specimens. To the southern boundary, mixed deciduous woodland comprising mature trees within large groups lie in the area around Wood Croft and Longfield behind The Newlands. Mature trees also line the southern parts of Dean Lane leading to the wooded area at Field House within LCA 08: Sowerby Farmland.

There are moderately high levels of private green space with some areas of public green space. Mature tree groups adjoining countryside in the south provide a green corridor. Elsewhere green infrastructure is disconnected and weak.

5.2.8 Views

Built form combines with a tight grain of development to result in an enclosed area of limited intervisibility. Views are frequently obscured by housing with only occasional glimpses between buildings to surrounding countryside. Longer, wider views are available to the periphery of the TCA: across the Calder valley over Sowerby in the foreground from the upper parts of Rooley Lane; and towards the Ryburn Valley from Dean Lane. These are medium-length views, partially filtered by mature trees but largely rural in nature.

5.2.9 Positive aspects of character

- Mature trees in the area provide a sense of privacy and intimacy in an otherwise relatively open and low density area.

- Loop and closed loop street patterns, with only a small number of short cul-de-sacs, provide some permeability through the area and limit the number of dead-end streets.
- A large number of properties have their original palisade timber fencing and steel gates. These positively contribute to the open and inclusive character of the area, and maintain a cohesive streetscape.
- Pedestrian routes enhance a sense of permeability through the area.

5.2.10 Issues to be addressed

- Development which is unresponsive to existing development has been allowed in the area, immediately adjacent to the historic core of the town. This has employed low quality, unsympathetic, materials as well as improper proportions, scale and massing which does not complement the setting of the traditional centre of the settlement.
- Hard boundary treatments, such as stone/brick/concrete walls and timber panel fencing in street facing aspects of properties are detrimental to the character of the area.
- Poor quality public realm and streetscape in the area around the row of shops on Town Gate, including Sowerby Gardens.

5.2.11 Sensitivity to change

- Due to the homogenous and planned character of the area, buildings are particularly susceptible to the effects of unsympathetic alterations to individual buildings within a group.
- Conformity in scale and mass of houses in the area leaves them vulnerable to changes in scale in new development, which will alter the character of the area.
- Limited rural views are available and may be susceptible to loss through development adjacent to the TCA.
- A proportion of the TCA is allocated for new housing off Wood Croft (LP1655) and south of The Newlands (LP0438). Both areas contain lowland mixed deciduous woodland that is a UK Biodiversity Action Plan Priority Habitat and sensitive to development.

5.3 TCA 03: Beechwood

5.3.1 Key characteristics

The key characteristics of Beechwood are as follows:

- Gritstone-faced inter-war housing on St Peter's Avenue and Sowerby New Road, with those on the former distinguished by three-part bay windows with stone mullions;
- Brick and render-faced interwar and post-war estate housing;
- Gritstone walls to plot boundaries throughout the TCA which are a distinctive element seen throughout the neighbourhood area; and
- Beechwood Park, Sowerby Saint Peters Cricket Club and other green spaces, all of which contribute to the level of tree cover, character and visual amenity of the TCA.



Photograph 21 Typical Housing within Beechwood



Figure 6 TCA 02: Beechwood

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Natural Factors

5.3.2 Topography and hydrology

Beechwood lies on relatively level ground on the north of the ridge between the Ryburn and Calder valleys below TCA 01 and falling away to TCA 05: Brockwell to the south. The TCA narrows as it slopes down towards the confluence of the rivers in the east. The highest point lies near St Peter's Church at approximately 200m AOD while the lowest lies at Fore Lane, at approximately 153m AOD. The TCA lies above the flood plains of the Rivers Calder and Ryburn. Due to topography, no rivers or streams lie within the TCA.

Cultural and Social Factors

5.3.3 Movement and connectivity



Photograph 22 Sowerby New Road

This TCA is defined by two east-west routes. To the north, Sowerby New Road and Fore Lane Avenue form the northern boundary with St Peter's Avenue to the south. Gateways into the TCA are formed at the junctions of Sowerby New Road/Pollitt Avenue, Fore Lane Avenue/ St Peter's Avenue, and St Peter's Avenue/Higher Brockwell. Secondary routes across the area comprise residential access within the TCA that connect either to Sowerby New Road/Fore Lane Avenue or St Peter's Avenue.

Due to the density and age of development within the TCA, in combination with the roads network, the few footpaths present comprise just the discontinuous footpath Sowerby Bridge 073, which comprises two short sections between Sowerby New Road and Fore Lane Avenue south of Upper Gaukrodger Farm. The Pennine Cycleway, National Cycle Route 68, follows Sowerby New Road and Pinfold Lane through the TCA to Clough.

5.3.4 Land use



Photograph 23 Shops on Tillotson Avenue include a Post Office

Beechwood is predominantly residential with a small amount of commercial and recreational land use. The former comprises a convenience store, post office and fast food restaurant located at the junction of Fore Lane Avenue and Tillotson Avenue. The latter comprises Sowerby Saint Peters Cricket Club and the adjoining Sowerby Tennis Club. North east of the cricket club, Beechwood Park is the only park within the neighbourhood area. Activity is generally contained within these areas and along the main routes. The prevailing character of the residential areas is quiet and relatively inactive.

5.3.5 Urban Structure and built form

The grain of the townscape varies from east to west, with the eastern half comprising several blocks arranged around cul-de-sacs (Priestly Place, Rawson Place, Tennyson Avenue, Richmond Gardens, Beechwood Crescent and Moorland View) and two blocks of less dense housing either side of Beechwood Avenue. Generally housing comprises short terraces or semi-detached inter-war properties facing the road and set back behind front gardens bounded by hedges and/or unpainted wooden picket fencing. Parking is generally on-street. These buildings are typically of red brick construction with shared chimneys, grey roof tiles and pebble-dashed upper elevations. Often these have buff stone detailing to windows and doors. Houses to the east end of St Peter's Avenue are distinguished by jerkinhead roofs, where the peaks of the gable ends are clipped off with what resembles a hip roof. Houses on Sowerby New Road are set back within steeply sloping front gardens bounded by stone walls and often, hedging. Built of buff gritstone with shared chimneys atop hipped roofs, some have square 3-part bay windows with stone mullions and return quoins. North of Fore Lane, older houses, including 19th century properties, are detached, semi-detached, or terraced with chimneys atop slate roofs and are built of buff stone. Generally these are slightly set back behind gritstone walls and small front gardens.



Photograph 24 Richmond Gardens



Photograph 25 Bungalows on Maude Crescent

The western part of the TCA contains a mix of semi-detached housing and bungalows. The former tend to continue the appearance of housing in the eastern half, exchanging the grey roof tiles for red/brown and having rendering rather than pebble dashing. Bungalows at Kingsley Avenue, Whiteley Avenue, Beechwood Crescent and Moorland View, also continue the appearance of housing in the eastern half. They are set back behind front gardens with hedging and/or unpainted wooden picket fencing, have shared chimneys and rendering above red brick to façades but are distinguished by red roof tiles, bay windows and hipped roofs. Render tends to be cream-painted or unpainted pebble dashing.



Photograph 26 Semi-detached housing on Pollit Avenue



Photograph 27 Church Close

Houses on the north side of Pollit Avenue and on Longbottom Avenue, like those on the north of St Peter's Avenue, have jerkinhead roofs. 1970s housing at Church Close (Photograph 27) comprises short terraces and semi-detached houses well set back within front gardens and gritstone walls to the roadside, with shared chimneys, façade-wide windows to ground and first floors and wood cladding in between. Of neutral coloured brick, these have a range of browns and neutral tones to their woodwork, windows and door frames. Street section is moderate and consistent throughout.

Overall, a large proportion of housing is similar in age, form and style, in an unvaried pattern of development throughout the TCA. In combination with the density of development, the TCA has a highly regular and partially enclosed character.



Photograph 28 Providence Place. Date unknown

5.3.6 Heritage assets

Historically agricultural land, with some former quarrying activity in the north, the TCA changed dramatically during the 20th century. Recorded in 1933 as the location of Sowerby's recreational assets, including the surviving bowling green, tennis courts and cricket ground, during the decade the east of the area was developed as a suburb east of Richmond Avenue. Development of the area halted during the Second World War, however in the post-war period the remaining undeveloped areas of land were constructed upon.

There are no designated heritage assets recorded in the LCA.

5.3.7 Green space and public realm



Photograph 29 Sowerby Saint Peters Cricket Club

The largest area (2.45ha) of green space in the TCA is Sowerby Saint Peter's Cricket Club which is bounded by mature trees to the north and south. Beechwood Park nearby is surrounded by housing, containing a grassed area, a loose row of trees and playground equipment. Further recreational open space is located next to the allotments at Beechwood Avenue. Elsewhere, pockets and corners of green space provide some amenity, notably within Moorland View and Beechwood Crescent and west of Richmond Gardens.



Photograph 30 Beechwood Park, looking south east

Public realm is tarmac pavement with concrete kerbing. Adjoining boundary treatments are predominantly hedges and unpainted wooden picket fencing, with some lengths of low gritstone walls, usually with round topped coping. In steeper parts to the north, these also function as retaining walls. To the western end of Fore Lane, a narrow grass verge with street trees on the southern side is abutted by low gritstone retaining walls to the boundary of residential properties, complemented by hedging. To the east, more level plots are bound by hedging with narrow grass verges and street trees.



Photograph 31 Beechwood Crescent

Grass verges and gritstone boundary walls at the east end of St Peter's Avenue become a mix of unpainted wood picket fencing, iron fencing and low stone walls west of Flower Bank. A long island of grass and street trees runs along Bates Avenue while plots are set back behind a wide grass verge with mature street trees along Whiteley Avenue. Block corners without boundary treatments in this area also provide pockets of green space, most notably north of Beechwood Park. Remaining parts of the TCA tend to be bound by clipped hedges.



Photograph 32 St Peter's Avenue

Within a wide grass verge along St Peter's Avenue at Sowerby Tennis and Bowling Club, a row of mature trees are protected by Tree Preservation Orders (TPOs). Trees within Quarry Wood off Hollybush Close, in the area around Beechwood Youth Club and two trees in the back garden of 11 Beechwood Avenue are also protected by TPOs.

Overall the public realm in Beechwood is well maintained with large amounts of grass verges and some street trees, notably along Bates Avenue, Tillotson Avenue and St Peter's Avenue where a wider street section reflects its importance. Car parking on grass verges has affected their quality on Tillotson Avenue.

The low level of public green space, disconnected groups of trees and high level of built form enclosing private gardens means that green infrastructure is not well developed. These elements are not well integrated with surrounding green area with connections north-south being weakest. .

5.3.8 Views

Views within the centre of the TCA are limited by built form. Longer, wider views are available from the edges of the TCA. To the north these are broad, expansive views looking across open farmland within the Calderdale Valley. To the south, views are filtered by mature roadside trees and look over development within TCA 05 to the Ryburn Valley and the surrounding countryside.



Photograph 33 Fore Lane Avenue, looking north



Photograph 34 Sowerby New Road, looking towards Low Laithes

5.3.9 Positive aspects of character

- A high proportion of buildings are of good architectural quality, primarily dated to the 1930s and the post-war period.
- Generous front plots, and breaks in building frontages created by semi-detached houses, provide an open character and enhance the green element of the area.
- Mature trees in the area provide a sense of privacy and intimacy in an otherwise low density area.

5.3.10 Issues to be addressed

- Front and rear gardens, as well as soft landscaping, are a historic characteristic of 20th century suburban development and provide a high proportion of green space in the area. Therefore the loss of this to create driveways and hard standing severely detracts from the positive character of the area.
- Hard boundary treatments, comprising brick/concrete walls and timber panel fencing in street facing aspects of properties are detrimental to the relatively open and verdant character of the area.
- Potential degradation of grass verges by parking.

5.3.11 Sensitivity to change

- As most buildings in the area (semi-detached houses) were designed as pairs, they are particularly susceptible to the effects of unsympathetic alterations to one of the pair.
- Pressure to provide off-street car parking can result in the loss of original paving, verges, gardens and front boundaries.
- Conformity in scale and mass of houses in the area leaves them vulnerable to changes in scale in new development, which will alter the character of the area.
- Views out of the area have potential to be lost due to infill development to the edge of the area.

5.4 TCA 04: Haugh End

5.4.1 Key characteristics

The key characteristics of Haugh End are as follows:

- The heritage value and high level of mature tree cover in the associated grounds at the listed building White Windows;
- Haugh End Farm and its walled garden, which is prominent within the TCA and provides much of its tree cover;
- The Church of Saint George, its railing gates and gate piers;
- Relatively high level of open green space;
- Tree cover throughout the TCA and along Haugh End Lane including purple beech at the west end;
- Victorian terracing on Rochdale Road and Jerry Lane; and
- Gritstone walls to plot boundaries and/or functioning as retaining walls.



Photograph 35 Houses at the junction of Fore Lane and Haugh End Lane

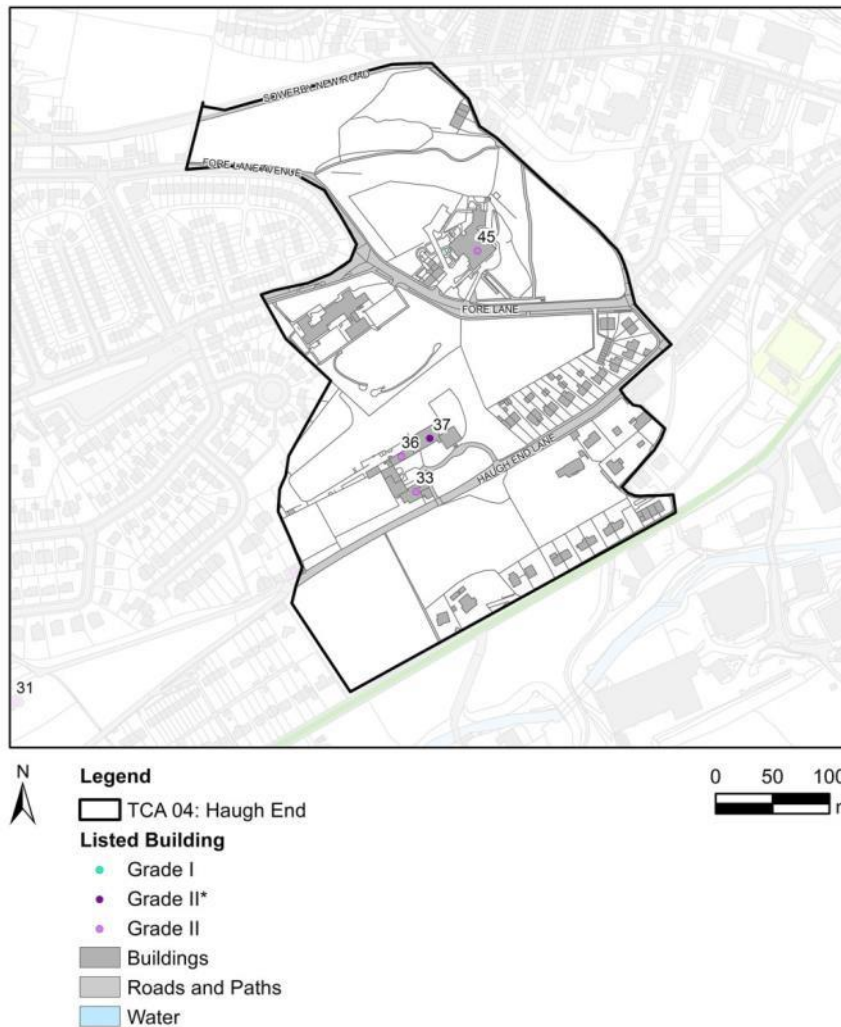


Figure 7 TCA 04: Haugh End

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Natural Factors

5.4.2 Topography and hydrology

Haugh End lies on the eastern end of the ridge between the Ryburn and Calder valleys. From TCA 02: Beechwood which adjoins uphill to the west, the TCA slopes down to Ryburn valley in the south and to the Calder valley in the north and east. The highest point within the TCA lies at Fore Lane at approximately 153m AOD while the lowest lies at Rochdale Road at approximately 94m AOD. Due to the landform, no water courses or bodies are located within the TCA.

Cultural and Social Factors

5.4.3 Movement and connectivity



Photograph 36 Fore Lane and the White Windows grounds

Sowerby New Road, Fore Lane, Haugh End Lane and Rochdale Road are the main routes through this TCA with Sowerby New Road and Rochdale Road forming the northern and southern boundaries. Upper Bentley Road forms the eastern boundary. Primarily occupied by the grounds of White Windows care home, the TCA has no other roads.

Due to the topography of the area in combination with its relatively small size, no rivers or streams; railway infrastructure; or footpaths are located within the TCA.

5.4.4 Land use

The main land uses within the TCA are pastoral care at the White Windows care home, alongside education at the Sacred Heart Catholic Primary School. A proportion of undeveloped land is used for grazing off Fore Lane and between Haugh End Lane and Rochdale Road. Housing is concentrated along the eastern extents of Haugh End Lane and Rochdale Road.

Generally quiet, activity within the TCA is mostly contained along the main routes and at the service station off Rochdale Road within TCA 04: Dodge Royd. Activity is also clustered around the Primary School and the junction of Fore Lane/St Peter's Avenue nearby.



Photograph 37 White Windows

5.4.5 Urban Structure and built form

Built form generally occurs either in isolated clusters, as at White Windows and Sacred Heart Catholic School, or as linear development along roads, as at Haugh End Lane and Rochdale Road. Buildings comprising the latter generally face the road in a moderately loose grain. The White Windows care home is located away from Fore Lane in the centre of its wooded grounds. Sacred Heart Catholic Primary School opposite is set within an open grassed area at an angle to but adjoining Fore Lane. South of the school, Haugh End Farm is a large detached two storey residence in a well wooded site with a substantial walled garden abutting Haugh End Lane. Further east, a single row of housing along Haugh End Lane comprises two storey semi-detached houses typically of buff brick with pebble dashed upper facades and concrete roof tiles, often with chimneys. Dating from the 70s/80s they are set back with front gardens bounded by low red brick walls.

North of A58/Rochdale Road, more residential development lines the road and clusters around the adjoining Jerry Lane. These houses are set back within front gardens bounded by gritstone walls and hedgerows. At Jerry Lane, houses are three storey Victorian terraces of buff-grey stone while further west, modern semi-detached houses of buff brick with individual chimneys and square bay windows to the ground floor are set further back from the road.

A low level of built form and relatively loose grain of development means that green space and tree cover is high, with a corresponding level of quietness, calm and tranquillity. This is strongest away from the roads through the TCA, although areas near the larger roads, notably Rochdale Road, are active and noisy.



Photograph 38 Housing on Haugh End Lane from Fore Lane

5.4.6 Heritage assets

The TCA represents areas of land to the east of the town, and immediately west of encroaching development in Sowerby Bridge, which have historically belonged to large houses outside of the town. These houses include Haugh End House and White Windows, both of which are listed and are discussed below. Some development had been undertaken in the TCA by the 1930s north of Rochdale Road and by the 1980s north of Haugh End Lane; however these developments are represented by only a handful of houses.

A total of seven heritage assets are located in the TCA, all of which are listed buildings.

Listed Buildings

Seven listed buildings are located in the area. A single example is considered of more than special interest, and designated Grade II*. Haugh End House (NHLE 1184180) was built in the mid-18th century for John Lea by the noted Palladian architect John Carr as a grand Georgian country house. It is constructed of coursed dressed stone with ashlar dressings. The house is associated with the earlier Grade II listed Old Haugh End and Old Haugh End Cottage (NHLE 1184163) which are dated to the 17th century and constructed in a vernacular style. Attached to the east of Haugh End House is the Grade II listed Haugh End Farmhouse (NHLE 1134542) constructed in a polite style that includes non-local elements for decorative effect and of a similar date to the principal house.

The remaining listed buildings are of special interest and Grade II listed. A second large Georgian House in the TCA consists of what is now known as White Windows Cheshire Home (NHLE 1366162), also constructed by John Carr in 1786. (Photograph 37)

The Grade II listed Church of St George (NHLE 1134543) was constructed by Edward Walsh from 1839-40 in a Romanesque revival style from coursed dressed stone with ashlar dressings. No longer serving as a church, the building had previously served Sowerby Bridge. The railings, gates and gate piers of the church are separately Grade II listed (NHLE 1184204).

A final Grade II listed asset in the area is a stone milepost at Haugh End Lane (NHLE 1366164), dated to the 18th century, and carved into it 'To Elland 4 m' with hand pointing left and 'To Sowerby 1 m' with hand pointing right.

5.4.7 Green space and public realm



Photograph 39 Trees within the White Windows grounds

The character of the TCA is largely defined by three similarly sized areas of green space at the grounds of White Windows (Cheshire Home), Sacred Heart Catholic School and Haugh End Farm. The grounds of White Windows (Cheshire Home) care home cover much of the TCA and are well-wooded with mature trees. The grounds of Sacred Heart Catholic Primary School across Fore Lane and behind houses on Haugh End Lane in contrast are open. Adjoining the school, Haugh End Farm is also well wooded with mature trees. Calderdale Council local plan policy identifies the grounds of Sacred Heart Catholic Primary School as 'amenities green space', the southern half of the White Windows (Cheshire Home) grounds as a 'natural and semi natural area' and Haugh End Farm as 'parks and gardens'.

Two large privately owned fields lie between Haugh End Lane and Rochdale Road. These are open, in contrast to neighbouring areas. Private green space continues to be important within remaining residential areas for the tree cover and planting interest provided. Although characterised by a high level of green space, this TCA lacks publicly accessible green space.

Throughout the TCA the public realm is well-maintained with all three main routes having gritstone walls with round topped coping. Sowerby New Road is lined by these walls with open fields to one side and the White Windows grounds to the other, both containing mature field trees. To the west, narrow grass verges with street trees are present. Gritstone walls continue along Fore Lane, in combination with roadside trees and grass verges that create an avenue to the east, emphasising the 'gateway' character in this area. Plots to the east end of Haugh Lane are bounded by low gritstone walls and low red brick walls, becoming iron railings and high gritstone walls further west. The western extent of Haugh End Lane is tree-lined with copper beech. Signage is noticeably low along these roads.



Photograph 40 Fore Lane with Sacred Heart Catholic Primary School to right

Trees form an important element of character as revealed by the number of TPOs in place. Two trees at Providence Place, trees at Barn Cottage, a row of trees within grassland off Sowerby New Road and woodland around White Windows (Cheshire Home) are protected by Tree Preservation Orders. A single tree at the Sowerby New Road/Cemetery Lane junction and another area of woodland south of Haugh End Lane are also protected by TPOs.

A low level of built development, high levels of open green space and high tree cover means the TCA is an important contributor to green infrastructure. Links to adjoining TCAs exist and the TCA provides an important link between the green corridor along the Ryburn Valley, open farmland within the Calder Valley and the uplands towards the south west beyond Triangle.

5.4.8 Views

A combination of topography and tree cover makes for relatively low intervisibility. Views from within the TCA out to the surrounding landscape tend to be curtailed by or glimpsed in between built form and/or trees, as at Fore Lane. Views from the boundaries of the TCA allow longer and broader views out over both the Calder and Ryburn valleys. In particular views north from Sowerby New Road and south from Haugh End Farm provide context and character to the TCA. Views east are available at the Fore Lane/Haugh End Lane junction, although this view is narrow and is characterised by urban development within Halifax.

5.4.9 Positive aspects of character

- A high proportion of buildings in the area are of historic origin, and the character and appearance of the area is strongly defined by high quality development dating from the 17th to 19th century set in wooded grounds.
- Historic buildings are principally constructed of millstone grit, and strongly influenced by the vernacular style, reinforcing local distinctiveness in a key approach of the town from the east.
- Historic boundary treatments, including walls and iron railings, are well preserved across the area, particularly on Haugh End Lane and contribute to the legibility of the area's historic development.

- The open and verdant character of the area.

5.4.10 Issues to be addressed

- Unsympathetic density in more recent development along Haugh End Lane.
- Mixed materials and architectural styles in more recent buildings.
- Hard boundary treatments, comprising brick/concrete walls and timber panel fencing in street-facing aspects of properties are detrimental to the relatively open and verdant character of the area.

5.4.11 Sensitivity to change

- New development and/or the loss of open green space in the area risks the coalescence between development in the east of Sowerby and the west of Sowerby Bridge. This would detrimentally impact the visual division between settlements which reinforces a distinctive sense of place.
- The rural setting of Haugh End House and associated buildings is vulnerable to development.
- Trees are vulnerable to removal for development or to facilitate other change of land use..

5.5 TCA 05: Dodge Royd

5.5.1 Key characteristics

The key characteristics of Dodge Royd are as follows:

- Steep slopes leading down to the valley floor, with extensive broadleaved tree cover along the River Ryburn;
- Cluster of listed buildings as part of largely 19th century former textile mill complex, now used as premises for light industrial and commercial activities;
- Extensive areas for vehicle parking and storage within industrial areas;
- Enclosed and lacking in views to the surrounding countryside; and
- Grade II listed Bullace Trees Cottage as one of very few residential buildings.



Photograph 41 Light industry within Dodge Royd woodland

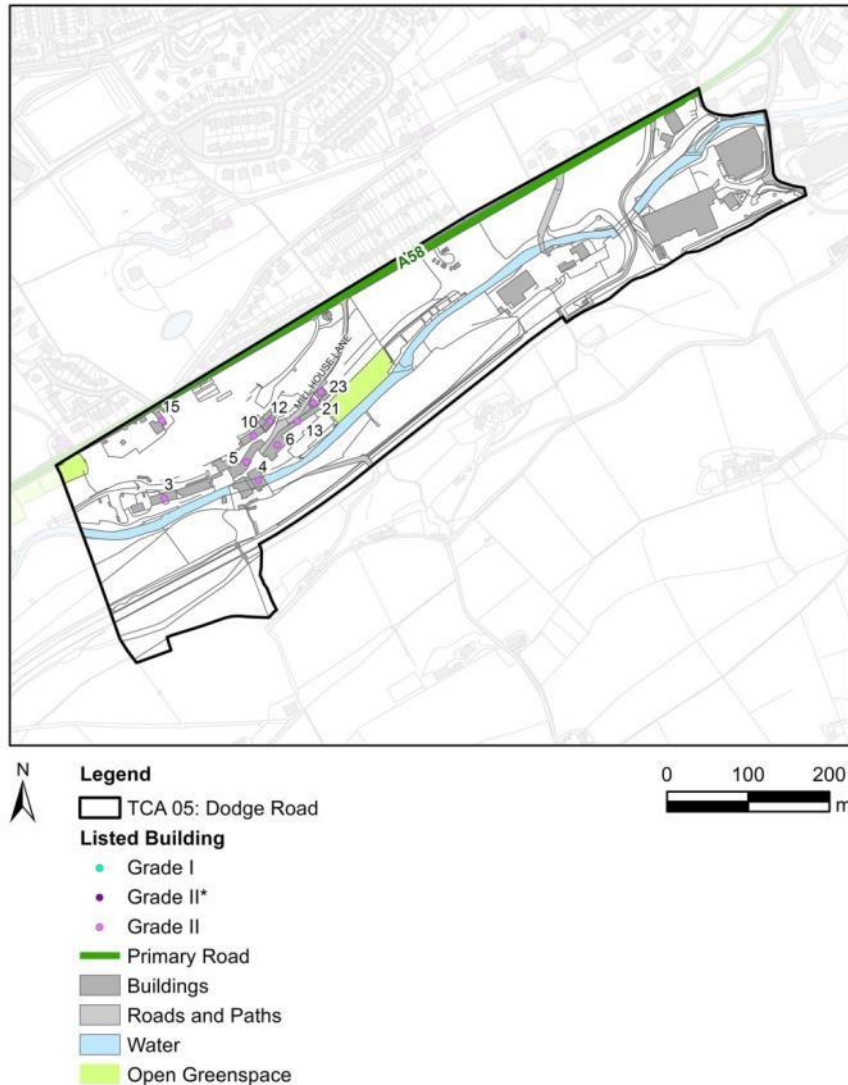


Figure 8 TCA 04: Dodge Royd

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Natural Factors

5.5.2 Topography and hydrology

Dodge Royd lies within the Ryburn Valley and occupies an area of valley floor along the River Ryburn. The TCA lies south of TCA 05: Brockwell on the southern slope of the ridge. The highest point within the TCA lies at Rochdale Road at approximately 94m AOD while the lowest lies on the River Ryburn at approximately 88m AOD. The River Ryburn is the only water course in the TCA, although historic interventions around Mill House Mills include a former mill race.

Cultural and Social Factors

5.5.3 Movement and connectivity

The A58/Rochdale Road is the only road passing through this TCA, with two access roads to the industrial units within Dodge Royd Wood. As a consequence, activity within the TCA is mainly confined to the A58/Rochdale Road and the industrial units. Elsewhere, the woodland precludes activity.

There is no existing railway route in the TCA, but the former line to Rishworth, which closed in 1958, lies south of the river. It now forms part of a permissive bridleway, offering a level recreational route towards Triangle and linking to the wider rights of way network.

Footpath Sowerby Bridge 094a extends south across the River Ryburn to Doldram Lane and Goose West Lane outside of the TCA. South of the river, footpath Sowerby Bridge 134 extends from Longley Lane west through Dodge Royd Wood to Stansfield Mill Lane.

5.5.4 Land use



Photograph 42 Industrial buildings in Dodge Royd

The former 19th century textile mills are now occupied by a range of businesses, resulting in a large concentration of industrial land use that also includes more modern buildings. Much of this is however screened from view by Dodge Royd Wood which covers the much of the remainder of this TCA. Businesses include Aflex Hose, Belmont Waste Recycling Centre, Calder Valley Skip Hire, HX Vito's and ContraCut, all at the end of short access roads.

Residential properties are very limited, but include the late 18th/18th century Bullace Trees Cottage and Mill House Lodge, which is also distinctive and of heritage interest. An open field and a group of garage buildings lie to the east.

5.5.5 Urban Structure and built form



Photograph 43 Light industry and Dodge Royd woodland surrounding

This TCA is characterised by the wooded valley slopes and floor along the River Ryburn juxtaposed with historic and modern built form. The dense woodland comprises native species including beech, sycamore, ash, willow, mountain ash, birch, yew, and horse chestnut. Short access roads from Rochdale Road provide access to the stone-built, mainly 19th century mill buildings and later steel-portal frame structures.

5.5.6 Heritage assets

The TCA represents the valley floor of the River Ryburn, where development in the valley has historically been—and remains today—industrial in character. With the exception of two houses on the southern side of Rochdale Road, buildings are exclusively associated with continuing industrial and commercial uses.

While industrial activity in the valley is now varied and non-specific to the region, activity has historically been related to the woollen textile industry. Of note are the surviving mills associated with the Mill House Estate in the west of the LCA, although no longer in use for the manufacturing of woollen textiles (Photograph 44).

A total of ten heritage assets are located in the LCA, all of which are listed buildings.



Photograph 44 Surviving mills associated with the Mill House Estate

Listed Buildings

Of ten listed buildings located in the LCA, all are Grade II listed and nine are associated with Mill House Mills. The integrated mill complex at Mill House was established in the 1780s and the surviving buildings largely dated to the early to mid-19th century, including offices, mill buildings, warehouses, dye and acid stores, and a caretaker's cottage. Buildings are constructed of coursed and dressed stone, and hug closely to the Ryburn valley floor.

The final listed building in the LCA is Bullace Trees Cottage (NHLE 1134500), constructed of coursed and dressed stone with a flag roof. The house is made up of multiple ranges, mostly in a polite style, and is dated to the late 17th to early 18th century and modified in the late 18th and early to mid-19th century.

5.5.7 Green space and public realm



Photograph 45 Dense woodland along the River Ryburn

The woodland around the existing industrial buildings has amenity value where it is crossed by footpaths, although compromised by the influence of adjacent industrial activity. Public realm is limited to the footway along the A58, although the gritstone walls along most of its length are well-maintained.



Photograph 46 The A58/Rochdale Road

Tree groups and woodlands within Dodge Royd Wood and a row of trees along Rochdale Road are protected by Tree Preservation Orders.

5.5.8 Views

While views along the length of A58/Rochdale Road are long, a combination of topography and tree cover makes intervisibility for this TCA very low. Views are severely curtailed by woodland within the TCA with longer views to surrounding countryside in the south unavailable. Views northwards from the periphery of Dodge Royd Wood are limited by the steep slope to the north in the neighbouring TCA 02. Housing along Rochdale Road dominates views northwards with mature trees beyond effectively screening further landscape from view. As a result, the TCA is typical of wooded valley bottoms in having an enclosed character.

Land to the south of Rochdale Road is within a Most Sensitive Green Belt Parcel as shown on Calderdale Councils Green Belt Review. A definition of this within the Replacement Calderdale Unitary Development Plan (RCUDP) was not found.

5.5.9 Positive aspects of character

- A large number of historic buildings survive in the area, associated with the region's woollen textile industry heritage.
- The dense woodland provides visual and amenity value, reflecting the natural qualities of the TCA.

5.5.10 Issues to be addressed

- A number of buildings, including listed examples, are in a poor state of repair.
- Poor quality signage to the industrial areas is present on Rochdale Road.
- Public access through the woodland is limited. Access to these between the mill buildings is unattractive and potentially unsafe, due to traffic including HGVs.

5.5.11 Sensitivity to change

- Historic buildings in the area are in poor condition and are susceptible to incremental changes through their continued industrial and commercial use.
- Expansion of industrial activity poses a threat to the density and integrity of the surrounding woodland.

5.6 TCA 06: Brockwell

5.6.1 Key characteristics

The key characteristics of Brockwell are as follows:

- Steep southeast-facing slopes of Ryburn valley with a mosaic of mainly 20th century housing interspersed with relic fragments of grazing fields and isolated older buildings.
- The mill chimney and former porter's lodge as Grade II listed landmarks amid ribbon development along Rochdale Road;
- Varied housing layouts, but mainly with front gardens set back behind gritstone walls, with finishes including red brick, stone, pebble-dash and render;
- Line of distinctive surviving post-war prefabricated houses along Rochdale Road, within ribbon development that also includes older stone-built housing.



Photograph 47 Typical housing, Higher Brockwell

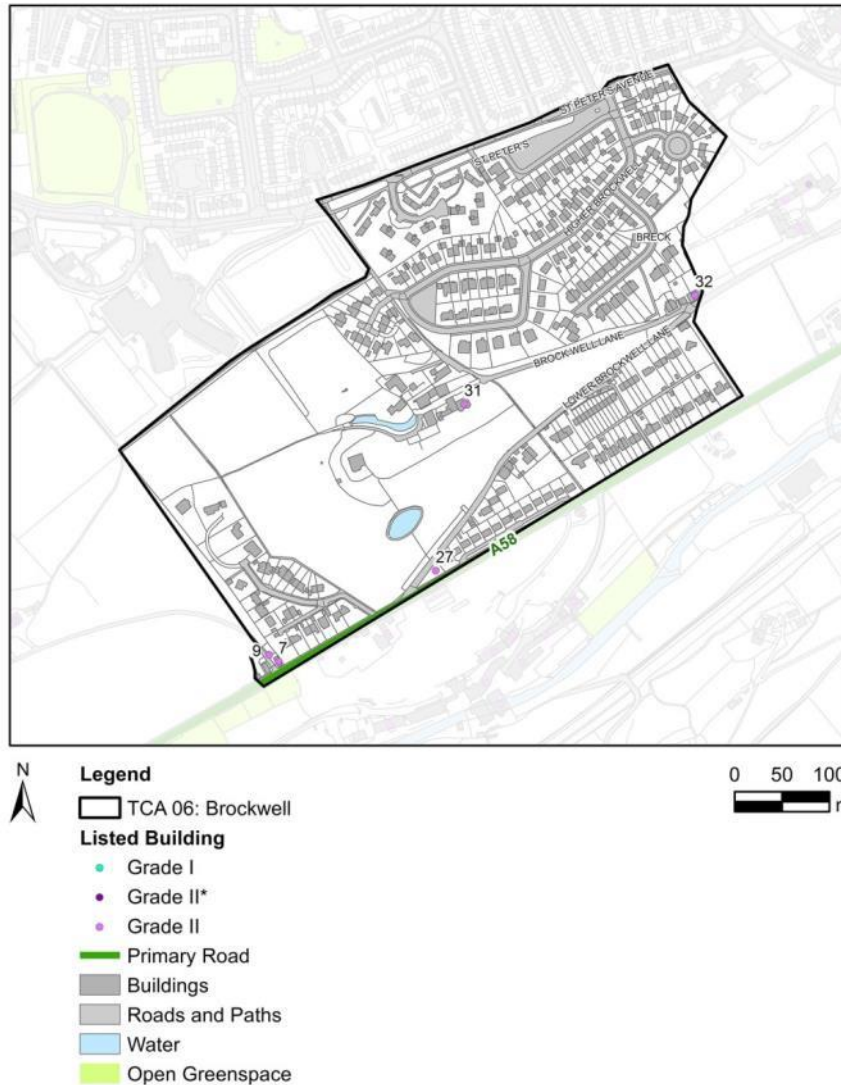


Figure 9 TCA 05: Brockwell

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Natural Factors

5.6.2 Topography and hydrology

Brockwell lies on the southern slope of the ridge between the Ryburn and Calder valleys. From TCA 06: Nether-ends higher up the ridge, Brockwell slopes down to TCA 03: Haugh End in the east. TCA 02: Beechwood adjoins to the north, from where the TCA slopes down to the south and Ryburn valley. The highest point within the TCA lies at the western end of St Peter's Avenue at approximately 178m AOD while the lowest lies at the east on Rochdale Road at approximately 96m AOD. Due to the landform, no water courses or bodies are located within the TCA.

Cultural and Social Factors

5.6.3 Movement and connectivity

Three main routes traverse the TCA: St Peter's Avenue on the northern boundary, the busy A58/Rochdale Road on the southern boundary and Lower Brockwell Lane. The remaining roads are residential access roads: Flower Bank and Higher Brockwell off St Peter's Avenue and Woodlands extending north off Rochdale Road.

No elements associated with railway infrastructure are located within this TCA.

Several footpaths cross the TCA, generally extending north-south. These are Sowerby Bridge 095 between Haugh End Lane and Rochdale Road; Sowerby Bridge 097 between Brockwell Lane and Rochdale Road; and Sowerby Bridge 098 between Brockwell Lane and Woodlands. The latter also connects to Sowerby Bridge 099 south of Ryburn Valley High School. Footpaths within the TCA are sometimes surfaced with setts, reflecting their age and their historic usage as 'ginnels'.

5.6.4 Land use



Photograph 48 Typical housing, Breck Willows

This TCA is dominated by residential land use. To the north the largest area of c.1970s housing is located around Higher Brockwell, Breck Willow and Breck Lea. Smaller adjoining areas exist around Flower Bank and at the western end of Brockwell Gate. Another larger area of lies between Lower Brockwell Lane and the A58/Rochdale Road with a smaller area off Woodlands to the west. Between these areas of housing, south east of Ryburn Valley High School, are areas of undeveloped land comprising small grass fields, separated by and including mature trees.

5.6.5 Urban Structure and built form



Photograph 49 Flowerbank

Five distinct areas of development are located within the TCA: At Flowerbank, Higher Brockwell, Lower Brockwell Lane and Woodlands. Flowerbank is a mix of two storey buildings and detached bungalows set within areas of mown semi-public amenity grass and accessed by footpaths of square concrete paving. Predominantly buff stone with grey slate roofs, the bungalows have gabled porches at their ends. The two storey buildings are brick with concrete roof tiles with two-storey shed roofed porches. Plots are not bounded by fencing or vegetation.



Photograph 50 Higher Brockwell, west of Breck Willows

Higher Brockwell, Brockwell Gardens, Breck Willows and Breck Lea have a mix of buildings styles from different eras, but predominantly date from the 1970s or 1980s. West of Breck Willows, houses on Higher Brockwell are set back behind stone walls, with buff stone to lower facades and neutral painted rendering above. East of Breck Willows houses on Higher Brockwell are mostly two storeys, semi-detached and made of red brick with pebble dashing. More varied in appearance than the western half of Higher Brockwell, other features include red and brown brick, shed-roofed dormer windows, tiling and wood cladding. Some houses have pebble-dashed upper facades, wood clad lower facades and a distinctive shared brick chimney running the height of the building.



Photograph 51 Houses on Breck Willows

Houses on Breck Willows are similar to those to the western end of Higher Brockwell, adding an integrated garage and open porch. Houses on Breck Lea are also buff stone with integrated garages and rendered upper facades painted in neutral-cream tones. These are a mix of two and three-storey semi-detached housing, the latter having dormer windows along their length clad with wood.



Photograph 52 Orchard Rise

Recent development on Orchard Rise is a mix of detached and semi-detached housing. These share a material palette of red-buff stone with buff return quoins and detailing to windows. Varied features include detached/semi-detached garages, and porches with shed/gabled roofs.



Photograph 53 Lower Brockwell Lane

On Lower Brockwell Lane, pebble-dashed terracing is set back behind a roadside gritstone wall. Plots are separated by a mix of features, mainly hedging. Some buildings have hipped roofs.

Below the terraces a uniform row of detached post-War 'pre-fab' bungalows survives along Rochdale Road. Constructed of concrete and painted in neutral tones often with red doors, these have roofs with a shallow pitch and concrete roof tiles and are approached by steps through unenclosed, often well-planted front gardens. In contrast are the interwar houses further east on Rochdale Road. Set back behind gritstone retaining walls with steps leading to the front garden, these buff stone, two storey buildings have three part bay windows to both floors with hipped roofs and a shared chimney.



Photograph 54 Bungalows on the A58/Rochdale Road



Photograph 55 Inter-war houses along the A58/Rochdale Road



Photograph 56 The upper end of Woodlands

Houses at Woodlands are generally set back behind low buff stone walls. These are semi-detached, generally pebble-dashed with several courses of buff stone at ground level, have hipped roofs and share a chimney. Combined square bay windows and open porches are a distinctive feature alongside brick drives in a herringbone pattern.

5.6.6 Heritage assets

Development in the area is a mix of historic properties and post-war housing, which form ribbon development along the Rochdale Road, Lower Brockwell Lane and Rockwell Gate that ascend the steep valley side of the River Ryburn. Buildings here are typically of local stone construction with a few notable exceptions amongst buildings dated to the modern period.

The north of the area is close to the plateau above the river valley, and historically had been open agricultural land. From the 1970s however this was developed as a suburban residential estate and is today contiguous with development outside of the TCA to the north.

Five heritage assets are located in the TCA, all of which are listed buildings.

Listed Buildings

Five listed buildings are located in the area, all of which are considered of special interest and designated Grade II listed. The first of these is located on the Rochdale Road in close proximity to the Ryburn Valley floor, consisting of a mill chimney (NHLE 1313724) dated to the mid-19th century and associated with the Mill House Mills.

The Grade II listed Brockwell House and Brockwell Cottage (NHLE 1134552) consists of a late 18th or early 19th century mill owner's house. The house is constructed of coursed dressed stone with a flag roof, in a Georgian classical style.

The third listed building in the area comprises a terrace of three houses at Brockwell Gate (NHLE 1134541), dated to the early to mid-19th century, of coursed dressed stone construction with ashlar quoins in a polite style.

The remaining listed buildings comprise No. 192, Rochdale Road (NHLE 1313741), dated to 1749 and rebuilt in 1874 of ashlar in an ornate Palladian style; and a well to the north of the house (NHLE 1134464).

Locally Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans.

Although no formal list of buildings of local interest has been adopted by Calderdale Council, a number of buildings have been identified in the report within the TCA which are considered to contribute positively to the character and heritage of the area. These are as follows:

- • 'Prefab' bungalows, Rochdale Road; (Photograph 57);
- • 100-114, Rochdale Road;
- • 1-2, Lower Brockwell Lane (Photograph 58);
- • Stone boundary walls and iron railings on Lower Brockwell Lane; and
- • 1, Brockwell Gate (Photograph 59).

This is not an exhaustive list, and consists of a representative sample of buildings of local interest in the area.



Photograph 57 'Prefab' bungalows, Rochdale Road



Photograph 58 1-2, Lower Brockwell Lane



Photograph 59 1, Brockwell Gate

5.6.7 Green space and public realm

A large area of natural and semi natural green space lies between Ryburn Valley School, Brockwell Gate, Lower Brockwell Lane and Woodlands. This area is allocated for new housing (LP1398 and LP1412). Mature woodland on steeply sloping land adjoins this area extending between Brockwell Lane and Lower Brockwell Lane. Steeply sloping pasture south of Haugh End Lane is also allocated for new housing (LP0435). Elsewhere, development has left pockets of green space usually comprising mown grass with some trees such as at the west end of Higher Brockwell/Breck Willows and the corner of Breck Lea.



Photograph 60 Green space at Higher Brockwell/Breck Willows

The large amount of housing means that public realm mostly comprises roadside paving. This is tarmac and generally in reasonable condition. Elsewhere the public realm is well maintained with Orchard Rise made distinct by a buff and red brick access road in a herringbone pattern. Boundaries tend to be defined by low gritstone walls with flat coping often with hedging behind. Lower Brockwell Lane is lined by characteristic gritstone walls with round-topped coping downhill and gritstone retaining walls uphill. Similar walls with round-topped coping lines part of Woodlands, with wooden picket fencing opposite.

A high number of individual trees are protected by TPOs within the open land between Woodlands, Brockwell Gate and Lower Brockwell Lane. These are generally located in loose rows along the rear of properties within Woodlands, and along the roads. Trees along footpath Sowerby Bridge 098 are protected by individual TPOs while five tree groups located along field boundaries and east of Brockwell are also protected. Woodland around House in the Wood is protected by a Tree Preservation Order.

Green infrastructure is provided by the large amount of trees in the west of the TCA. In conjunction with existing open green space, a strong link to surrounding countryside towards Triangle in the south west exists. Links to the north east and TCA 03:Haugh End weaken with the loss of green space and tree cover that occurs towards the junction of Brockwell Gate, Haugh End Lane and Lower Brockwell Lane.

5.6.8 Views

Generally, local topography in combination with the pattern and density of development curtails views out of the TCA. These are available from the periphery of the TCA and tend to be short-range, due to built form and woodland within neighbouring TCAs. Longer views to the surrounding landscape are glimpsed to the north and south above housing or in gaps between housing. Lower Brockwell Lane has longer, more open views south to surrounding countryside enabled by topography, while views northwards are screened by trees. Other views within the TCA are curtailed by built form and mature trees within the TCA, with a road layout that generally results in short-range views. These elements combine to lend an enclosed character to the TCA.

5.6.9 Positive aspects of character

- Historic ginnels enhance a sense of permeability through the area, and contribute to the distinctive sense of place.
- Historic boundary treatments, including walls and iron railings, are well preserved across the area, particularly on Lower Brockwell Lane and contribute to the legibility of the area's historic development.
- Development in the south of the LCA is generally low density, and gaps between buildings reinforce visual ties to the surrounding rural landscape.
- A proportion of buildings in the south of the LCA are historic or are of high quality. These contribute to the positive character and appearance of development, particularly on Brockwell Gate which forms part of a key approach to the town from the south.
- Pre-fabricated bungalows along Rochdale Road are well-maintained, notable landmarks.
- Topography and mature vegetation limit views between the north and south of the character area, reinforcing a strong sense of place in the Ryburn Valley distinct from other parts of Sowerby.

5.6.10 Issues to be addressed

- Residential estates in the north of the LCA have adopted cul-de-sac layouts, unresponsive to the existing character of the area and reducing permeability. These estates are also higher density and lacking in planting, two key positive characteristics of other 20th century suburban development in the area.
- A number of buildings on Brockwell Gate have been constructed which are a pastiche of historic forms. These employ poor quality materials which imitate vernacular materials, and have not considered the form of existing historic development in the area.

5.6.11 Sensitivity to change

- In the north of the LCA front gardens and landscaping are key contributors to the character of the streetscape, in many instances more than the buildings themselves, and are therefore sensitive to change or loss.
- A proportion of the TCA is allocated for new housing. Two areas (LP1398 and LP1412) are currently open with mature trees, notably to field boundaries, and the remnant rural character of these are sensitive to development that would require removal or alteration of the trees or hedgerows. A further area (LP0435) is gently sloping greenfield land currently designated as Protected Land in the RCUDP and is vulnerable to loss of remnant rural character.

5.7 TCA 07: Swithens

5.7.1 Key characteristics

The key characteristics of Swithens are as follows:

- Large scale built form associated with two schools, but concentrated within one area near the top of the steeply sloping sides of the Ryburn valley;
- Otherwise generally open land used for sports or as rough grazing, affording views to surrounding countryside; and
- Trees commonly along field boundaries.



Photograph 61 Ryburn Valley school from St Peter's Avenue

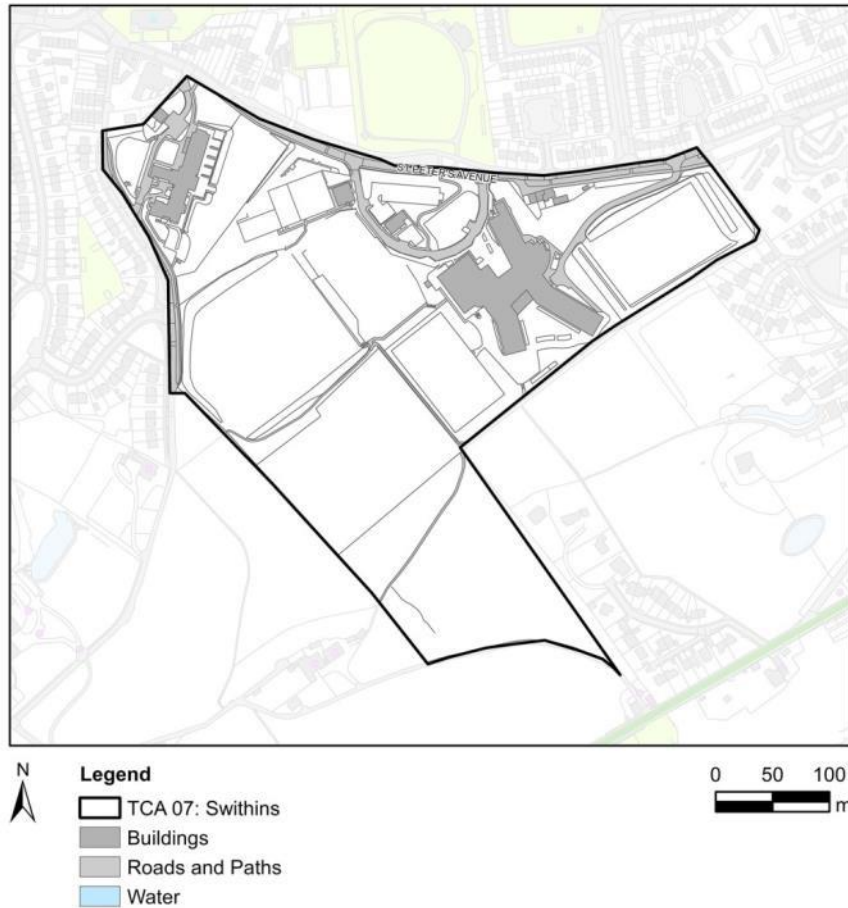


Figure 10 TCA 07: Swithins

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Natural Factors

5.7.2 Topography and hydrology

Swithins lies on the southern slope of the ridge between the Ryburn and Calder valleys, downhill from TCA 01: Newlands and LCA 07: Nether-ends. It slopes down from TCA 02: Beechwood in the north towards the Ryburn valley. The highest point lies near the junction of St Peter's Avenue and Dean Lane at approximately 205m AOD while the lowest lies west of Woodlands at approximately 125m AOD. Due to the landform, no water courses or bodies are located within the TCA.

Cultural and Social Factors

5.7.3 Movement and connectivity



Photograph 62 Ryburn Valley school from footpath Sowerby Bridge 099

St Peter's Avenue and Dean Lane are the main routes through this TCA and form the northern and western boundaries respectively. Elsewhere, short access roads and car parks are associated with Sowerby Village Church of England Primary School, and Ryburn Valley High School. Elements associated with railway infrastructure are not located within this TCA.

Footpath Sowerby Bridge 099 runs east-west through the TCA south of Ryburn Valley School. From the turn in the footpath a farm track runs south-west to the Breck.

5.7.4 Land use

Within this TCA land is predominantly used for educational purposes. To the north, Sowerby Village Church of England Primary School and Ryburn Valley High School adjoin St Peter's Avenue. The latter occupies the larger portion of the TCA with associated areas of car parking and sports fields taking up much of the school site. Remaining land continues to be used for agriculture.

5.7.5 Urban Structure and built form



Photograph 63 Terracing near the school, St Peter's Avenue

Expansive buildings associated with educational dominate, but are concentrated in the north of the TCA. Ryburn Valley High School is the largest structure in the neighbourhood area. It is a loosely 'H' shaped structure in plan. Sowerby Village Church of England Primary School is smaller and simpler in plan. Other associated buildings are small and rectangular.

5.7.6 Heritage assets

The area has historically been open agricultural land south-east of the town. This open character was partly preserved when the playing fields of the Newlands County Primary School and the Ryland County Secondary School were constructed during the post-war period.

There are no designated heritage assets located in the LCA.

5.7.7 Green space and public realm

To the north, sports pitches and fields adjoin Sowerby Village Church of England Primary School and Ryburn Valley High School. The remaining land comprises semi-natural grassland with small pockets of mature trees. Steeply sloped and mostly open, the area is crossed by a public right of way and bounded by residential use in a number of locations. Approximately 40% of this area is designated Open Space and 60% Green Belt.

Fields within the TCA are consistently bounded by mature trees with scattered field trees to the south west towards LCA 08: Sowerby Farmland. Tree Preservation Orders protect tree groups to the boundaries of fields adjoining Ryburn Valley High School and a row of trees along the path north of Orchard Rise.

5.7.8 Views

Despite the openness of the TCA and general slope towards the River Ryburn, views out to surrounding countryside are largely obscured by trees along roads, mature hedgerow trees and field trees within the TCA.

Ryburn Valley High School is prominent within views from inside the TCA and those looking south from St Peter's Avenue. Views across the TCA from Dean Lane are relatively short and/or filtered by tree cover. From locations south of The Newlands, open farmland and lack of built form allows glimpses of the southern side of the Ryburn Valley. Land to the south west and east of Dean Lane is within a Most Sensitive Green Belt Parcel.

5.7.9 Positive aspects of character

- Open space and mature trees define much of the character of the TCA.
- Footpaths link the TCA to surrounding areas and provide amenity.

5.7.10 Issues to be addressed

- Fringe, low-grade farmland that is susceptible to incremental development as agriculture becomes more uneconomic and providing scope for decline in condition and degradation of rural qualities. Sensitivity to change
- Open space and mature trees are vulnerable to development which may require their removal or alteration.
- Footpaths are vulnerable to development which may disrupt or cause significant alteration to their routes.

5.8 LCA 08: Sowerby Farmland

5.8.1 Key characteristics

The key characteristics of Sowerby Farmland are as follows:

- Open, elevated landscape with long distance views ranging from the north to the southwest;
- Upland pastures in a characteristic patchwork of small, regular fields and larger rectangular fields;
- A dense network of gritstone walls to field boundaries;
- Distinctive terraced housing at New Barton on Well Head Lane and Thorpe Place;
- Listed farmhouses and associated outbuildings at Ogden, Lower Breck Farm, Field House & Upper Field House, Long Royd, Toot Hill End, Lower Wood Lane Farm and Jack Hey Farm; and
- Castle Hill motte castle, a Scheduled Monument.



Photograph 64 Open farmland north east of Pinfold Lane

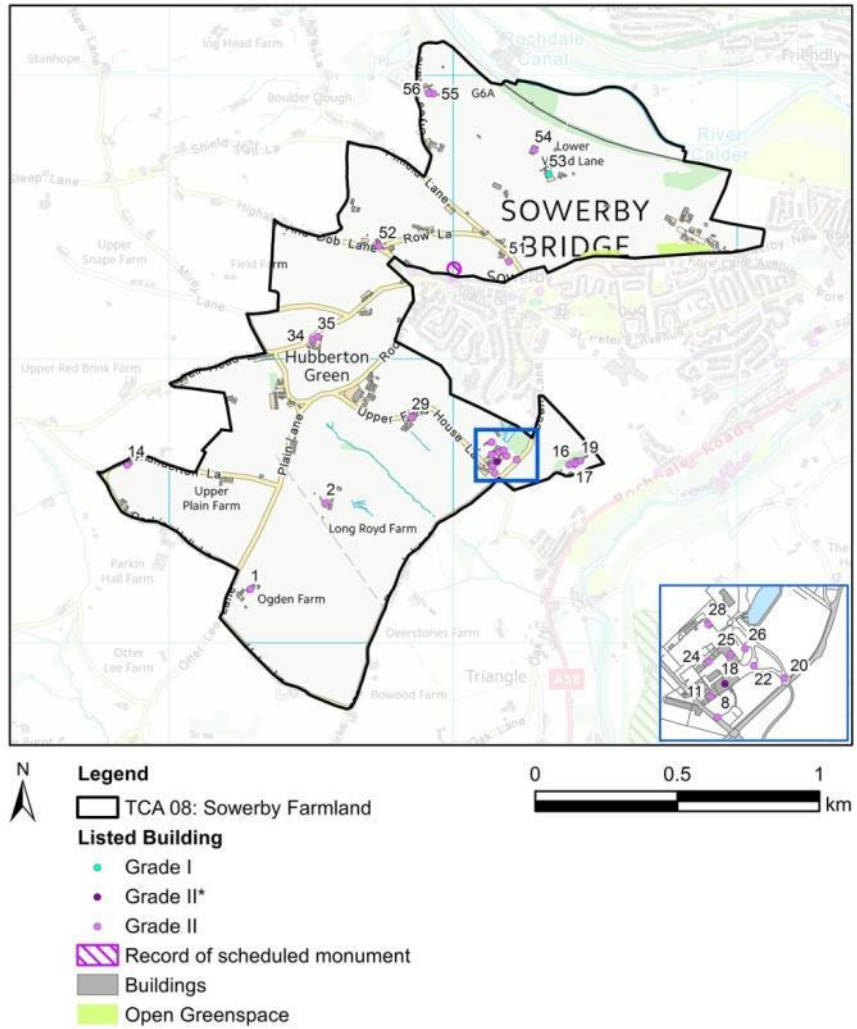


Figure 11 TCA 08: Sowerby Farmland

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Natural Factors



Photograph 65 The Ryburn Valley from footpath Sowerby Bridge 099

5.8.2 Topography and hydrology

Sowerby Farmland extends from TCA 01: Sowerby Village and TCA 03: Beech Wood north to the River Calder; and east from TCA 02: Newlands and TCA 07: Swithens along the upper part of the ridge between the Calder and Ryburn valleys. It includes parts of the north facing slope of the Calder Valley and an uphill part of the south facing-slope of the Ryburn Valley.

The landform results from the two rivers carving their valleys through the underlying Millstone Grit on the northern and southern edge of the neighbourhood area. To the north the land slopes more gently down to the river Calder, proving a wide valley bottom. To the south, land drops away steeply towards the narrow bottom of the Ryburn Valley. The highest point within the TCA lies at the junction of Toot Hill Lane/ Thunderton Lane and Parking Hall Lane at approximately 292m AOD while the lowest lies within the River Calder at approximately 83m AOD. Nether Ends Beck extends from Hubberton Green south east to drain into the River Ryburn outside of the LCA. The River Calder forms part of the northern boundary, no rivers or streams lie within the LCA.

Cultural and Social Factors

5.8.3 Movement and connectivity



Photograph 66 Ryburn Valley from Helm Lane

The main routes through the LCA radiate outwards from the nodal point at St Peter's Church within TCA 01: Newlands. These routes include Pinfold Lane, Higham and Dob Lane, Well Head Lane and Rooley Lane/Plain Lane/ Patten Row Road and Dean Lane/Bowood Lane. These are small rural roads with many in the TCA being single track, occasionally with passing points. Gateways to the LCA lie at smaller settlements and farms on the periphery of the Neighbourhood Area: Upper Gaukrodger Farm, Clough, Higham, Lower Red Brink Farm, the junction of Toot Hill Lane/Parking Hall Lane/Thunderton Lane and the junction of Upper Field House Lane/Dean Lane/ Butterworth Land/Bowood Lane.

A relatively dense network of public rights of way lies within the LCA:

- Footpath Sowerby Bridge 100 continues from Rooley Banks in TCA 02: Newlands and past Upper Field House Farm in this LCA becoming Sowerby Bridge 141 and leading to Long Royd Farm.
- Several footpaths lead off Sowerby Bridge 141 including Sowerby Bridge 140, Sowerby Bridge 141, and Sowerby Bridge 142.
- Sowerby Bridge 152 extends westwards from Upper Gaukrodger Farm becoming Sowerby Bridge 069 before meeting Sowerby Bridge 067 at Wood Lane Hall. This footpath loops around to Jack Hey Farm.
- Sowerby Bridge 069 continues over Wood Lane to Styes Farm. Sowerby Bridge 070 and Sowerby Bridge 071 link Pinfold Lane, Carr Fold, The Dob and Row Farm.
- Footpaths Sowerby Bridge 101 and 103 connect Well Head Lane and Rooley Lane with Sowerby 103 continuing to Back Rigging Lane.
- Sowerby Bridge 102 leads from Well Head Farm west to Field Farm outside of the neighbourhood area.

Sowerby Bridge 112 and 114 connect Thunderton and Old Barton on the LCA boundary to Crutch Nook and Hubberton Green. Sowerby Bridge 115 connects Upper Plain Farm and Parkin Hall Farm.

Green ways, often distinguished by gritstone walls, are scattered throughout the landscape. Examples include those linking Styes Farm and Wood Lane; between Row Lane and Queen Street; from Back Rigging Lane to Well Head Lane and on to Rooley Lane; from Upper House Lane to Rooley Banks; connecting Bowood Lane to Long Royd Farm and Ogden Farm; and leading to the Breck.



Photograph 67 Characteristic boundary walls on Rooley Lane



Photograph 68 St Peter's Church from Pinfold Lane

Secondary routes generally branch off the main roads to smaller settlements. These routes include Row Lane, Back Rigging Lane, Upper Field House Lane, Thunderton Lane, Parkin Hall Lane and Helm Lane on the southern boundary of the LCA. Within the Calder Valley, the Caldervale railway line passes east-west through the TCA.

National Cycle Route 68, the Pennine Cycleway, follows Pinfold Lane from the junction with Sowerby New Road.

5.8.4 Land use



Photograph 69 Pasture overlooking the Ryburn Valley

Land within this LCA is used for agriculture and predominantly consists of pasture and grazing, historically of cattle. To the northern boundary, land at Field House is protected through policies in the local plan as a non-registered Historic Park and Garden. Near the southern boundary a disused quarry lies across Bowood Lane from Bowood Farm. A number of small commercial enterprises and numerous farmsteads are dispersed throughout the LCA.

5.8.5 Landscape Structure and built form



Photograph 70 Pastoral landscape off Ratten Row Road

The pastoral landscape comprises medium to medium-large rectilinear fields enclosed by gritstone walls within an organised pattern that becomes less regular and more piecemeal uphill. Generally this pattern follows the topography. Towards the south, occasional hedgerows and field trees lie within the LCA with woods along Nether Ends Beck being a prominent feature. To the north, sporadic hedgerow trees and field trees lie within the fields, becoming more prevalent nearer the River Calder where fields are generally smaller.

Built form is moderately sparse and well-distributed, often at or near road junctions where it forms small, clustered settlements. A large number of isolated farmsteads are scattered throughout the north and west of the LCA including Upper Gaukrodger, Daisy Lea, Church Stile, Jack Hey, Styes, Town, Rooley, Rooley House, Lower Red Brink, Upper Plain, and Pine Trees Farms. Several of the associated houses are of heritage value with Field House and the Breck (towards the town, being the most notable. Small, linear settlements lie at New Barton and Hubberton Green.



Photograph 71 Farmland on the north facing slope of Calder Valley

5.8.6 Heritage assets

The LCA covers the rural areas of the neighbourhood area, and while sparsely populated contains a large number of well-preserved hamlets and farmsteads. As well as these conspicuous assets the area's winding roads and green lanes, distinctive three post vernacular stiles, walls and footpaths may feel as part of a natural rural landscape; however these elements of the historic built environment form an integral element of the LCA's character.

A total of 23 heritage assets are located in the study area, 22 of which are listed buildings with the remaining heritage asset being a Scheduled Monument.

Listed Buildings

22 listed buildings are located in the LCA, of which a single example is considered of exceptional interest and is Grade I listed. Wood Lane Hall (NHLE 1134490) is dated to 1649 and comprises a hall house with cross wings, constructed of coursed dressed stone with some surviving earlier timber frame. Of note is a projecting entrance bay with first storey wheel window, and crenelated main wing. Wood Hall Lane Farmhouse and barn (NHLE 1320268), dated to the mid-17th century and mid-18th century respectively, are associated with Wood Lane Hall.

Of more than special interest and designated Grade II* listed is Field House (NHLE 1313736), a large house built for the wealthy mill owner George Stanfield in 1749. The Palladian style house is constructed of ashlar stone with a flag roof, with a later perpendicular gothic style kitchen range. The Grade II listed Field House Old Hall (NHLE 1134527) directly adjacent to Field House is dated to the early 17th century, of coursed and dressed stone construction in an Elizabethan style. A further seven Grade II listed buildings are associated with Field House, including gate piers, a fountain, stable range and workshop and barn. Although unregistered, the setting of Field House is a locally designated Historic Park and Garden (Calderdale Local Plan Publication Draft 2018).

The remaining ten listed buildings reflect the agricultural character of the area, and are composed of cottages, farmhouses and agricultural buildings.

Locally Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans.

Although no formal list of buildings of local interest has been adopted by Calderdale Council, a number of buildings have been identified in the report within the LCA which are considered to contribute positively to the character and heritage of the area. These are as follows:

- Rosemary Hall, Rodley Lane;
- 2-5, Higham and Dob Lane;
- The Church Stile Inn, Pinfold Lane (Photograph 72);
- Church Stile Farm, Pinfold Lane;
- Daisy Lee, un-named lane north of New Sowerby Road;
- Lower and Upper Gaukrodger, un-named lane north of New Sowerby Road;
- Church Terraces, Pinfold Lane;
- Styes, Styelane;
- Rooley, Rooley Lane.

This is not an exhaustive list, and consists of a representative sample of buildings of local interest in the area.



Photograph 72 The Church Stile Inn, Pinfold Lane

Scheduled Monuments

A single scheduled monument is located in the TCA: the Castle Hill motte castle 270m north east of Rosemary Hall (NHLE 1016946). The site represents the below-ground remains and surviving earthworks of a medieval motte and bailey castle which historically overlooked the settlement and the Calder Valley. The castle has long since been demolished, and remains re-used for local building over the centuries. No above-ground remains survive.

5.8.7 Green space and public realm

The LCA is entirely rural and dominated by agriculture, with public access to green space beyond Public Rights of Way severely limited. Similarly, public realm is limited to rural roads typically without pavement and in good condition. Consistent buff-grey gritstone walls with round topped coping run along these rural roads and boundary fields that, in conjunction with distinctive stone stiles and water troughs, provides a strong character to the area.

Tree cover is limited and scattered, with notable trees and tree groups having TPOs. In the north these include trees lining the track to and within the vicinity of Woodland Hall; a group of hawthorn east of the associated Squirrel Barn; woodland of beech, ash, sycamore, elm, lime and birch around the allotment gardens off Sowerby New Road; and five sycamore trees along Higham and Dob Lane between Stones Farm and Higham.

In the south TPOs protect woodland around The Breck, including groups along field boundaries; woodland and single trees within fields; and along the avenue leading to the building. Trees, tree groups and woodland adjacent to Field House are protected by TPOs, alongside groups along the boundaries of adjoining fields and along the edge of the field south of Field House Lane.

Reflecting the amenity value to residents of the area, are areas designated as 'Most Sensitive Green Belt Parcels' to both the north and south parts of the TCA, with a 'Mid Sensitive Green Belt Parcel' east of Rooley Lane and north of Upper Field House Lane.

5.8.8 Views



Photograph 73 The Ryburn Valley from Bowood Lane

Elevated, panoramic views across farmland and the Calder Valley towards a mosaic of urban edge, scattered villages, enclosed farmland and the high moorland of the South Pennines are characteristic of this TCA. Settlement across the Calder Valley is clearly seen from areas to the north, but further south this tends to be obscured due to the cumulative screening effects of landform, built form and tree cover. From the northern edge of the TCA and around the elevated area of Thunderton Lane and Parkin Hall Lane, the western fringe of Halifax is observable in the far distance, including the landmark Wainhouse Tower.

Areas in the south of the LCA have occasional views south east over the Ryburn Valley while elsewhere, topography in combination with low tree cover allows long and expansive views. Predominantly pastoral, with elevated views across the Ryburn Valley, development is limited to isolated farms and houses dispersed throughout this part of the LCA, in contrast to other parts of the neighbourhood area. Views from Bowood Lane and Upper Field House Lane often feature scattered individual and groups of trees that lend scale to the expansive and long views, with these opening up further on higher land where tree cover is lower. Further west at Long Royd Road and Ratten Row Road, the western fringe of Halifax can be seen in the far distance.



Photograph 74 Wainhouse Tower at Halifax from Dob Lane



Photograph 75 Well Head Lane and Ball Green Farm

5.8.9 Positive aspects of character

- The primary land use of the LCA has remained agricultural, preserving the historic setting of the designated assets located in the area.
- A high number of historic buildings survive in the LCA, largely representing the rural domestic and agricultural development of the area from the post-medieval to the modern period.
- A number of historic green lanes are preserved, which contribute to the ability to understand the historically rural character of the area as well as enhancing its permeability to pedestrians, cyclists and horse riders.
- Millstone grit dry stone walls, three-post stiles and stone gate posts are also distinctive features of the area and contribute strongly to a distinctive regional character.
- Buildings are typically one or two storeys in height, and trees are typically concentrated in valleys and away from open farmland. This has acted to enhance the extensive views across the Calder and Ryburn Valleys and into the wider rural landscape (Photograph 76).
- Development in the LCA typically comprises building groups and small hamlets around historic farmsteads. These clusters of closely related buildings create a sense of privacy and enclosure in an otherwise open and exposed landscape.
- A number of buildings and groups of buildings are locally distinctive and could inform the design and layout of proposed development. These include terraces at New Barton and at Old Barton Farm in addition to listed assets at Toot Hill End, Ogden Farm, Jack Hey Farmhouse, Lower Wood Lane Farmhouse, and Wood Lane Hall.



Photograph 76 A typical view across the Ryburn Valley



Photograph 77 Terracing at Well Head Lane/Hubberton Green Road junction

5.8.10 Issues to be addressed

- A large number of historic properties have been subject to unsympathetic modern alterations. This includes the insertion of UPVC windows, guttering, as well as extensions of incorrect scale and proportion.
- Unsightly boundary treatments that are very visible in open locations and detract from the rural quality.

5.8.11 Sensitivity to change

- Historic farm buildings are susceptible to incremental unsympathetic changes associated with their continued agricultural use.
- Tree cover is sensitive to reduction or removal of trees throughout. Existing trees, tree groups and woodlands currently protected by a TPO would lose this protection once planning consent is given.
- Open farmland is vulnerable to development which would detract from the pattern of scattered farmsteads and small settlements within open landscape.
- Gritstone walls bounding open fields are distinctive features of the area that are sensitive to removal or alteration.
- Views into and out of the neighbourhood area are sensitive to development including large and /or tall structures.
- Public Rights of Way and green ways are vulnerable to development that would affect their course and impede the amenity value they provide.
- Herb-rich fields are vulnerable to changes in agricultural practice result resulting in their loss.

6. Managing Change

The character of Sowerby described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area have changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Sowerby neighbourhood plan.

6.1 Character management principles

Local character is developed in the neighbourhood area by the open and panoramic views from higher areas; the locally distinctive buildings outside of the town, and the gritstone walls with round topped coping. Within the town, local character is developed by the landmark and structural lynchpin of St Peter's Church; the radial arrangement of roads leading out from the church; the large numbers of mature trees; and the heritage assets—both listed and unlisted—throughout.

Large areas of 20th century development have diluted the local character. These do not reflect local topography; have reduced intervisibility between the town and the surrounding countryside; have a consistent density and unvarying pattern of development, have little variation in appearance and are faced with materials that do not reflect the vernacular, such as red brick and pale render that are visually prominent and incongruous. Modern additions to historic buildings, poor maintenance and/or inappropriate materials detract from the quality of heritage assets. The limited provision of street trees generally exacerbates the built up quality of the town, resulting in a sometimes insular and enclosed townscape.

Unsympathetic development may result in the loss of historic features, heritage assets, mature vegetation and important habitat. Continued erosion of the historic local vernacular, loss of open countryside and changes to key views will further alter the prevailing landscape character.

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which promote intervisibility between the neighbourhood area and the surrounding countryside; that develop tree cover; and develop good design within new development. The following principles should be considered when defining policies with respect to heritage and character.

6.1.1 TCA 01: Sowerby Village

- New development should seek to conserve, and if possible enhance the distinctive character of Sowerby. This should include shop fronts in the historic core of the town where the size, shape, colour and style of signage and materials should be create a coherent and visually appearing commercial streetscape that will help attract both shoppers retailers.
- New residential development in the area that takes a considered and appropriate approach to design should be encouraged. Development which does not properly consider the scale, massing and proportions of existing development in the area and employs poor quality materials should be avoided.
- Surviving historic features should be retained, particularly timber windows and doors in buildings and stone setts or flags to surfaces.
- Hard boundaries, such as stone walling, should be used to enclose and create structure to modern green spaces in the town. This can help restore the enclosed character of the town lost through mid-20th century development.
- The north of Town Gate should be considered for designation as a conservation area, to recognise the special architectural and historic interest of the area. Historic England offer advice on the designation and management of conservation areas: <https://historicengland.org.uk/advice/planning/conservation-areas/>. (Photograph 78).



Photograph 78 Terraces at Well Head Lane/Hubberton Green Road junction

- Article 4 directions applied to individual properties could be an appropriate measure to restrict permitted development rights and prevent incremental change which may negatively impact upon the character and appearance of the area. More information can be found at: <https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>.
- New development should pay close attention to the relationship between the existing townscape of Sowerby and the surrounding countryside, ensuring views out of the enclosed streetscape of the town are maintained or enhanced. Infill development that limits views should be avoided.
- The list of non-designated heritage assets, which have been identified within this report as positively contributing to the character of the neighbourhood plan area, should be considered by any review of the current local list. This must be undertaken in conjunction with Calderdale Council.
- New residential development which takes a considered and appropriate approach to design, in an innovative or contemporary style, is more sympathetic to the historic fabric and townscape of the area than poorly executed historically-referenced designs. New builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate.

6.1.2 TCA 02: Newlands

- Modern development in close proximity to the historic core of Sowerby in the north of the LCA should seek to conserve, and if possible enhance the distinctive character of Sowerby.
- Measures should be undertaken to improve the quality of commercial properties on Town Gate such as development of relevant design codes.
- New builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate.
- High quality design that demonstrates consideration and understanding of the local architecture should be encouraged. Design proposals should aim to reflect locally established patterns of scale, proportion, form, roof type and roof pitch. Design proposals should not reproduce locally distinctive architectural details without regard to these locally established architectural patterns.
- Potential to formalise access to peripheral open spaces, with particular scope to create new footpath links along the southern edge of the residential areas.

6.1.3 TCA 03: Beechwood

- New development should consider the proportions, massing and scale of existing development in the area. Equally the size of plots, and green space incorporated into 20th century development should be reflected by new development in the area.
- Soft landscaping and hedges for boundary treatments at the front of properties should be considered more responsive to the historic character of the area than hard landscaping.

6.1.4 TCA 04: Haugh End

- Development should aim to retain trees, hedgerows and remnant fields as important fragments of the former rural setting of the village and which provide valuable habitat, visual amenity and green infrastructure.
- Large scale new development should be avoided in the area to avoid the coalescence between Sowerby and Sowerby Bridge.
- New development should aim to retain prominent mature trees and gardens that form settings to prominent historic buildings.

6.1.5 TCA 05: Dodge Royd

- A number of buildings associated with Mill House Mill should be considered for inclusion on the Heritage at Risk Register, in order to highlight concerns over their conservation and future sustainability. Historic England advice on the Heritage at Risk Register can be found at: <https://historicengland.org.uk/advice/heritage-at-risk/>.
- Access to rights of way and the current use of buildings associated with Mill House Mill should be considered to improve the amenity value of the area and with regard to the heritage value of the buildings.
- Improvements to the quality of signage from Rochdale Road should be sought in acknowledgment of the amenity function of rights of way within the TCA.

6.1.6 TCA 06: Brockwell

- Development should aim to retain trees, hedgerows and remnant fields as important fragments of the former rural setting of the village and which provide valuable habitat, visual amenity and green infrastructure.
- New development should consider the proportions, massing and scale of existing development in the area. Equally the size of plots, and green space incorporated into 20th century development should be reflected by new development in the area.
- Soft landscaping and hedges for boundary treatments at the front of properties should be considered more responsive to the historic character of the area than hard landscaping.
- More permeable and inclusive street patterns should be favoured by new development. Employing road side verges and trees, as well as curvilinear street alignments, to provide a sense of enclosure and privacy is more typical of post-war development in the area. These street layouts also encourage pedestrian permeability and access by public transport.
- Extensions to properties should be responsive to the scale and massing of the original buildings, and should appear subservient to the primary building.
- The list of non-designated heritage assets, which have been identified within this report as positively contributing to the character of the neighbourhood plan area, should be considered by any review of the current local list. This must be undertaken in conjunction with Calderdale Council.
- New residential development in the area, which takes a considered and appropriate approach to design should be encouraged. Pastiche development which does not properly consider the scale, massing and proportions of existing development in the area and employs poor quality materials should be avoided.
- Surviving historic features should be retained, particularly including timber windows and doors.
- Vegetation surrounding the grade II listed Mill Chimney (NHLE 1313724) at the junction of Lower Brockwell Lane and Rochdale Road should be thinned to enhance views of the structure. As a conspicuous

monument associated with the area's textile manufacturing heritage, the structure is appropriate to signal the entrance into the area and define the approach to the town.

6.1.7 LCA 07: Swithens

- New development should seek to conserve, and where possible enhance, the rural character and appearance of the wider area while retaining trees and hedgerows. .
- Modern development in close proximity to areas of open land and green space should be responsive to the historic rural setting.
- Sensitive contemporary design, which is responsive to historic materials, should be seen as preferable to low quality historically referenced designs which produce an unsympathetic pastiche of historic fabric.
- Green lanes, ginnels, and the distinctive regional three-post stile should be employed to reflect characteristic features of the wider area

6.1.8 LCA 08: Sowerby Farmland

- New development should seek to conserve, and where possible enhance, the distinctive historic character and appearance of the LCA.
- Sensitive contemporary design, which is responsive to historic materials, should be seen as preferable to low quality historically referenced designs which produce an unsympathetic pastiche of historic fabric.
- New development should ensure continued permeability through the area, and act to preserve or enhance the connection between the built environment of Sowerby town and the wider rural landscape.
- Green lanes, ginnels, and the distinctive regional three-post stiles should be employed to ensure this is undertaken in a manner response to the existing form of the area.
- New development should reflect the existing character of development in the TCA, which is formed of small closely related groups of buildings.
- New, isolated dwellings in previously undeveloped sites should be resisted. Boundary treatments should aim to emulate the appearance of those dominant within the TCA.
- Tall structures or visually prominent features that would be very visible from outside the neighbourhood area should be avoided.

7. Next steps and sources of further information

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/> community-infrastructure-levy/.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having the potential to be brought forward by CIL, S106 or other means include:

- Opportunities to enhance or provide new connections for pedestrians and cyclists, integrated with green spaces, should be considered as part of future proposals for residential development;
- Sowerby Gardens is an underutilised area of public realm that could be enhanced to provide amenity of space and/or a multifunctional space that could be used for event such as markets etc.
- Scope to develop strategy to improve the condition and quality of Mill House Mill.
- Improving pedestrian links (including road safety measures) to allow better connections to the former railway line along the Ryburn valley, linked to health and well-being agendas.

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Sowerby Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Calderdale Local Plan.

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes:

- A detailed architectural study of buildings within the neighbourhood area to better understand their value and contribution to the area's history;
- A review of shop frontages and strategy for local retail across the town;
- A Green Space Needs Assessment to determine where and what types of green space are required; and
- Development of design codes for future residential development.

A wealth of further information and support is available to assist Sowerby Neighbourhood Plan Forum in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, July 2018: <https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Housing Needs Assessment (HNA);
- Site Options and Assessment;
- Environmental Impact Assessment (EIA);
- Evidence Base and Policy Development (EBPD);

- Strategic Environmental Assessment (SEA);
- Master planning;
- Design including Design Codes;
- Habitats Regulation Assessment (HRA); and
- Plan Health Check Review.

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality:
<http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

8. References

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Appendix A - Historic maps

Appendix B - Schedule of heritage assets

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
1	1299887	OGDEN FARMHOUSE WITH ATTACHED BARN	II	403286	422190.3608	19/07/1988
2	1313756	LONG ROYD	II	403553	422494.3608	19/07/1988
3	1299738	UNIT 30, MILL HOUSE ESTATE	II	404844	422533.3608	19/07/1988
4	1134502	UNIT 10, MILL HOUSE ESTATE	II	404960	422555.3608	19/07/1988
5	1313723	UNIT 5, MILL HOUSE ESTATE	II	404945	422578.3608	19/07/1988
6	1299722	BLOCK ADJOINING UNIT ONE TO SOUTH WEST AND PARTLY OCCUPIED BY WOODCRAFT, MILL HOUSE ESTATE	II	404983	422599.3608	19/07/1988
7	1313741	PORTER LODGE	II	404726	422600.3608	19/07/1988
8	1134462	GATEPIERS TO SOUTH OF FIELD HOUSE	II	404145.45	422600.5308	15/11/1966
9	1134464	WELL APPROXIMATELY 5 METRES TO NORTH WEST OF NUMBER 190 (PORTER LODGE)	II	404716	422607.3608	19/07/1988
10	1299705	UNITS 17 AND 18, MILL HOUSE ESTATE	II	404954	422610.3608	19/07/1988
11	1134527	FIELD HOUSE OLD HALL	II	404138.08	422624.5168	15/11/1966
12	1134503	BLOCK APPROXIMATELY ONE METRE TO NORTH WEST OF UNITS 17 AND 18, MILL HOUSE ESTATE	II	404974	422628.3608	19/07/1988
13	1134501	UNIT ONE, MILL HOUSE ESTATE	II	405008	422628.3608	19/07/1988
14	1134451	TOOT HILL END AND ATTACHED BARN	II	402852	422628.3608	15/11/1966
15	1134500	BULLACE TREES COTTAGE	II	404841	422629.3608	19/07/1988
16	1134466	OUTHOUSE APPROXIMATELY 3 METRES TO WEST OF THE BRECK	II	404409	422629.3608	19/07/1988
17	1313742	LOWER BRECK FARMHOUSE THE BRECK	II	404430	422633.3608	19/07/1988
18	1313736	FIELD HOUSE	II*	404154.452	422639.6518	15/11/1966
19	1134465	OUTBUILDING APPROXIMATELY 5 METRES TO NORTH EAST OF LOWER BECK FARMHOUSE	II	404448	422643.3608	19/07/1988
20	1134526	GATE PIERS WITH GATES APPROXIMATELY 70 METRES TO EAST OF FIELD HOUSE	II	404222.879	422646.4488	15/11/1966
21	1185251	CARETAKER'S COTTAGE, MILL HOUSE ESTATE	II	405028	422651.3608	19/07/1988
22	1183978	FOUNTAIN APPROXIMATELY 25 METRES TO NORTH EAST OF FIELD HOUSE	II	404188	422660.3608	19/07/1988

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
23	1313722	FORMER MILL BUILDING OCCUPIED BY G AND F ENGINEERING AND FABRICATION COMPANY, MILL HOUSE ESTATE	II	405037	422664.3608	19/07/1988
224	1313737	WORKSHOP AND BARN RANGE TO WEST AND NORTH OF FIELD HOUSE	II	404135.495	422665.2858	15/11/1966
25	1134528	STABLE RANGE TO NORTH EAST OF FIELD HOUSE	II	404161	422673.3608	15/11/1966
26	1134529	GATE PIERS TO BACK YARD AT FIELD HOUSE	II	404177.75	422680.1108	15/11/1966
27	1313724	MILL CHIMNEY APPROXIMATELY 25 METRES TO NORTH EAST OF JUNCTION WITH LOWER BROCK WELL LANE	II	404892	422696.3608	19/07/1988
28	1183971	ORANGERY APPROXIMATELY 50 METRES TO NORTH OF WORKSHOP AND BARN RANGE AT FIELD HOUSE	II	404135	422708.3608	15/11/1966
29	1320021	UPPER FIELD HOUSE FARMHOUSE	II	403853.491	422796.4368	19/07/1988
30	1134530	LONGFIELD HOUSE AND FAIRFIELD HOUSE	II	404284	422805.3608	05/09/1986
31	1134552	BROCKWELL HOUSE AND BROCKWELL COTTAGE	II	404922	422872.3608	19/07/1988
32	1134541	BROCK WELL GATE	II	405166	422987.3608	19/07/1988
33	1184163	OLD HAUGH END OLD HAUGH END COTTAGE	II	405274	423057.3608	15/11/1966
34	1134428	WALL WITH ARCHWAY ATTACHED TO BALL GREEN	II	403505	423069.3608	15/11/1966
35	1134427	BALL GREEN AND BALL GREEN COTTAGE	II	403522.1275	423079.66	15/11/1966
36	1134542	HAUGH END FARMHOUSE	II	405261	423088.3608	19/07/1988
37	1184180	HAUGH END HOUSE	II*	405286	423104.3608	16/11/1966
38	1313775	CHURCH OF ST PETER	I	404288.025	423201.031	15/11/1966
39	1313738	CHURCHYARD WALL WITH 3 PAIRS OF GATE PIERS, 2 WITH GATES, TO CHURCH OF ST PETER	II	404243.7	423211.3608	19/07/1988
40	1134459	SOWERBY HALL	II	404204.462	423220.2928	15/11/1966
41	1186253	SMITH FAMILY TOMB, APPROXIMATELY 30 METRES TO NORTH OF SANCTUARY OF CHURCH OF ST PETER	II	404306	423234.3608	19/07/1988
42	1116544	POLLARD FAMILY TOMB, APPROXIMATELY 37 METRES TO NORTH NORTH WEST OF SANCTUARY OF CHURCH OF ST PETER	II	404297	423236.3608	19/07/1988
43	1134458	LEA FAMILY TOMB, APPROXIMATELY 43 METRES TO NORTH OF SANCTUARY OF CHURCH OF ST PETER	II	404307	423243.3608	19/07/1988
44	1116447	THE ROYD	II	404014.356	423263.0668	15/11/1966
45	1366162	WHITE WINDOWS CHESHIRE HOME	II	405328	423269.3608	15/11/1966

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
46	1134460	CASTLE HILL	II	403985.285	423275.5208	15/11/1966
47	1319946	52 AND 54, TOWN GATE	II*	403994.394	423283.7408	15/11/1966
48	1300295	80 AND 82, DOB LANE	II	403862.468	423305.6908	19/07/1988
49	1366160	84, DOB LANE	II	403855.387	423306.7248	19/07/1988
50	1300297	STUMP COTTAGE	II	403850	423309.3608	19/07/1988
51	1185006	CHURCH TERRACE	II	404195.303	423344.7028	15/11/1966
52	1184216	DOB COTTAGE	II	403737.565	423399.1058	19/07/1988
53	1134490	WOOD LANE HALL	I	404337	423651.3608	19/07/1988
54	1320268	LOWER WOOD LANE FARMHOUSE AND ATTACHED BARN	II	404286	423737.3608	24/01/1986
55	1134447	JACK HEY FARMHOUSE	II	403930	423936.3608	19/07/1988
56	1134448	BARN APPROXIMATELY 4 METRES TO NORTH WEST OF JACK HEYS FARMHOUSE	II	403913	423938.3608	19/07/1988

