



Registry of Deeds, Newstead Road, Wakefield, WF1 2DE  
t: 01924 306798  
e: [dhunter@wyjs.org.uk](mailto:dhunter@wyjs.org.uk)  
[www.wyjs.org.uk/archaeologyadvisory](http://www.wyjs.org.uk/archaeologyadvisory)

## **CONSULTATION RESPONSE TO PLANNING APPLICATION**

**To** Planning Services, Kirklees Metropolitan Council, PO Box B93, Civic Centre, Huddersfield HD1 2JR

**For the attention of**     **Nick Hurst**

**Application No.**                **2016/62/92001/E**

**Development**                **3, Shelley Woodhouse Lane, Shelley, Huddersfield, HD8 8NB**

**Site Address**                **Butterworth Hill Cottage, Slack Lane, Outlane, Huddersfield, HD3 3FQ**

---

THANK YOU FOR YOUR CONSULTATION. AS KIRKLEES DISTRICT'S OFFICIALLY RETAINED PROFESSIONAL ADVISORS ON THE HISTORIC ENVIRONMENT, THE WEST YORKSHIRE ARCHAEOLOGY ADVISORY SERVICE WOULD MAKE THE FOLLOWING COMMENTS –

### **Statement of Significance**

The application site is located in an area of archaeological potential and the suspected site of a medieval and early post medieval settlement (West Yorkshire Historic Environment record PRN 2535). The archaeological potential relates to the documented presence of more than one property or tenement at Woodhouse Farm by the 14<sup>th</sup> century.

Later medieval and post medieval activity is attested to by a timber framed aisled house which was located at Woodhouse Farm until 1973 when it was dismantled for re-erection at the Avoncroft Museum of Building, Worcestershire. Aisled houses are a regionally distinctive group of buildings that date to the late medieval period and are closely associated with the then expanding manufacture of woollen cloth.

Any excavation for footings, services and landscaping should be subject to an appropriate level of archaeological observation and recording (an archaeological watching brief).

### **Impact of Proposed Development**

The application seeks permission to demolish an existing dwelling and construct a new one on a larger footprint. Construction activity may uncover important archaeological evidence of medieval and later activities and occupation.

### **Recommended Course of Action**

The WY Archaeology Advisory Service recommend that an appropriate level of archaeological observation and recording is carried out during the excavation of footings, access tracks, service runs or landscaping (an archaeological watching brief).



This work can be secured by a suitably worded condition being placed on any grant of planning consent awarded by Kirklees Council.

### **Relevant Policies**

In relation to the recommended archaeological work the National Planning Policy Framework paragraph 141 states that local authorities “should also require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”.

### **Recommended Planning Condition**

The WYAAS recommends that a post determination archaeological watching brief is carried out to record any evidence of past activities within the site. This work can be secured by the attachment of a suitable condition to any grant of planning permission awarded. In accordance with the Department of the Environment's Circular 11/95, we recommend that the condition be worded as follows:

*"No development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."*

Or, as an alternative to the above model condition which was first introduced in 1990, the following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

*No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

### **Detail of Archaeological Investigation**

Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning



Registry of Deeds, Newstead Road, Wakefield, WF1 2DE  
t: 01924 306798  
e: [dhunter@wyjs.org.uk](mailto:dhunter@wyjs.org.uk)  
[www.wyjs.org.uk/archaeologyadvisory](http://www.wyjs.org.uk/archaeologyadvisory)

Authority. From the 1<sup>st</sup> of April 2011 in accordance with an agreement of the Council Committee that oversees our work the WY Archaeology Advisory Service will charge for these and concomitant services. Please note that the production of a specification may take up to three working weeks from receipt of a written request. It is in the applicant's interest that they be made aware of this likely timescale.

The WY Archaeology Advisory Service can also provide a list of archaeological contractors who may be available to tender for the work. In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

“For further information please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 01924 306798.”

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work **must** be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

**Copy of decision notice required?** Yes

**Date of Response** 8/8/2016  
**WYAAS Contact Officer** David Hunter  
**Telephone** 01924 306798  
**WYAS AS ref.** P/K/2016(26.6)

**E-mail** [david.hunter@wyjs.org.uk](mailto:david.hunter@wyjs.org.uk)

David Hunter  
**Senior Archaeological Officer – WYA Advisory Service**