



CONSULTATION RESPONSE TO PLANNING APPLICATION

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

For the attention of Jason Hammond

Application No. 2018/62/93554/W

Development Erection of two storey extension (Listed Building)

Site Address Christ Church, Sude Hill, New Mill, Holmfirth, HD9 7ER

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

Christ Church is a grade II listed building and a designated heritage asset (NHLfE No. 1134780) and is described as a newly built “commissioners’ church” dated to 1830. This refers to Anglican churches built or part funded by parliamentary grants disbursed by a commission between 1818 and 1857. The programme aimed to increase the number of churches available for public worship by the less well off. The traditional method of funding rural churches and church livings depended on tithes, a tax on agricultural produce. In more recently established Anglican urban churches rents from pews provided the necessary funds. Neither source adequately provided for Anglican churches in rapidly growing industrial and urban centres where non-conformist religions often provided for the spiritual needs of the working classes.

Christ church is situated in a burial ground. The proposed new structure’s location on the north-west corner of the nave is not traditionally a popular site for burials, and, in this case an existing doorway is positioned here. However, there remains some potential to uncover human remains during the excavation of both footings and new services.

Remains, should they be present and date to before 1900, are of scientific and archaeological interest. Earlier burials may be made in graves considerably shallower than the six foot often expected and remains may have been disturbed by later internments or works.

Burial records should be checked to establish if there is any indication of early burials in the location of the proposed work and new service runs and an archaeological watching brief should be held to prevent any unnecessary disturbance of remains.

Any work should be carried out to the standard described in the Guidance for Best Practice for Treatment of Human Remains Excavated from Christian Burial Grounds in England (Advisory



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Panel on the Archaeology of Burials in England 2017), with a valid Ministry of Justice licence or faculty as necessary and, if necessary, regard for any local environmental health regulations.

Impact of Proposed Development

This development may disturb and destroy early graves which represent important archaeological evidence of the rapid development of New Mill in the 19th century.

Recommended Course of Action

Should planning permission be granted then:

1. Burial records should be sought to identify if the application site was used for burial and the date at which this occurred.
2. Should pre 1900 human remains be suspected then an appropriate level of archaeological observation and recording should be carried during any excavation for footings or service ruins (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

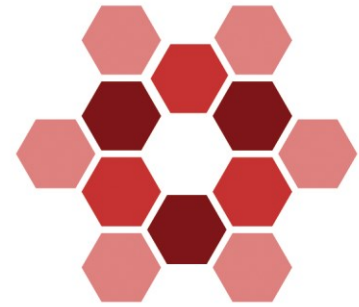
In relation to the recommended archaeological and architectural recording the National Planning Policy Framework paragraph 199 states that local authorities “should require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner 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.”.

This is further supported by Kirklees UDP policy BE10 clause ii “PROPER PROVISION FOR EXCAVATION AND RECORDING NEEDS TO BE MADE BEFORE DEVELOPMENT PROCEEDS”.

Publication Draft Local Plan, Strategy and Policies (November 2016) makes provision for the retention and or investigation of heritage asset. Policy PLP 35 .2 that developers should conserve those element [of a site] which contribute to their [its] significance and “When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.”. The Publication Draft also requires understanding of an asset, 14.11 and 14.15, and an understanding of the development of the landscape, 14.15.

Recommended Planning Condition

If permission is granted an appropriate level of historical research in to burial records and potentially a programme of archaeological observation and recording should be carried out during development (an archaeological watching brief). 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 of architectural and 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 archaeological 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 Authority.

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: 01135350300.”

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 12/12/18
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David Hunter **Senior Archaeological Officer – WYAAS**