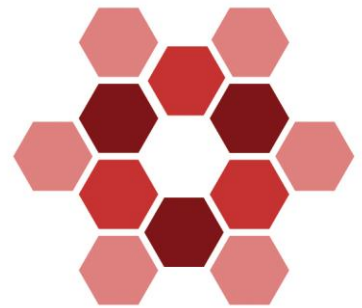




CONSULTATION RESPONSE TO PLANNING APPLICATION

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

For the attention of **Stuart Howden**

Application No. **2021/60/93604/W**

Development **Outline application for erection of residential development (Within a Conservation Area)**

Site Address **rear of, Midway House, 51, Huddersfield Road, Meltham, Holmfirth, HD9 4AF**

THANK YOU FOR YOUR CONSULTATION. AS KIRKLEES COUNCIL'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 historic core of Meltham and lies within the Meltham conservation area. The application site was previously part of proposal, 2020/60/92846/W. Separate applications have now been made for the conversion of Midway House and an agricultural building to its rear (2021/62/93491/W and 2021/62/93622/W). This application covers the building of 4 dwellings to the rear of the retained historic buildings.

Meltham has a medieval origin and a settlement named “*Meltha*” is mentioned in the Domesday Book of 1086 and again in later medieval sources. Houses originating in the late 17th century survive to the east of the site off Huddersfield Road and may indicate the expansion of the settlement at this time. This may also imply a historic core to the settlement may lie to the west (see No.s 68, 70 and 72 and No. 96 Huddersfield Road; National Heritage List for England No.s 1134658 and 1183855 and also West Yorkshire Historic Environment Record PRN 11074).

Narrow, regular strips forming historic property divisions survive here and are shown on early maps including the First Edition Ordnance Survey map of 1854. These are strongly supportive of a medieval origin suggesting dwellings positioned alongside the road or street frontage and farm buildings, yards and small holdings running off to their rear. In the 19th century some of these back plots were developed as yards or terraces of mill workers’ cottages such as Victoria Road to the west of the proposed development. The application site has not been developed and evidence of earlier periods may thus survive.

Midway House and its attendant agricultural buildings were thoroughly modernised in the late 18th or early 19th century. Taken together they probably represent the property of a successful weaver engaged in the dual economy of small scale farming and hand loom weaving. However, it is also likely to overlie an earlier farmstead.



There is some potential for medieval archaeological remains to be present within the application site and the WYAAS recommend that it is the subject an archaeological evaluation prior to determining the application. *Following this further field work, including an archaeological watching brief or archaeological excavation, may be recommended.*

Impact of Proposed Development

Construction of the proposed dwellings and allied infrastructure and access may uncover and destroy important archaeological evidence dating to the medieval and later periods.

Relevant Policies

The National Planning Policy Framework (July 2021), paragraph 194 states that ‘Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

The NPPF then goes on to say that should permission then be granted “Local planning authorities should require developers to record and advance understanding of the 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.” (paragraph 205).

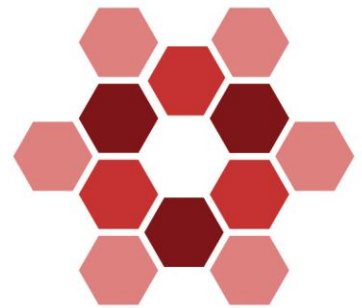
Kirklees Local Plan, Strategy and Policies (February 2019) makes provision for the retention and/or archaeological recording of non-designated heritage assets. Policy PLP 35 reflects the national guidance with regard to justifying loss and states that: “the developer will be required to make adequate provision for excavation and recording before or during development.” (PLP35.2.

Recommended Course of Action

We recommend that, in accordance with the policies cited above, the developer be required to provide the Planning Authority with an archaeological evaluation, based on appropriate analytical methods, of the full archaeological implications of the proposed development. We recommend that this evaluation should be carried out prior to the determination of this application as required by the NPPF.

The evaluation would involve the excavation of a number of archaeological evaluation trenches. This work should be carried out prior to determining the application.

Further archaeological advice will depend upon the results of the evaluation but may vary from: a recommendation for refusal of the application, to carry out archaeological recording in advance of development (an excavation), or to have an archaeologist on site during groundworks to record anything of interest that is revealed (a ‘watching brief’).



We advise that it is in the developer's interests to carry out the evaluation as early as possible, in order that the full implications of any archaeological discoveries can be taken account of when planning the project.

Recommended Planning Condition

The WYAAS' recommends that the site is subject to an archaeological evaluation prior determining the application.

This advice is in keeping with both national and local policy. Should this advice be ignored then the WYAAS recommend the following condition, in accordance with the Department of the Environment's Circular 11/95, is attached to any grant of planning permission awarded:

"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 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. From the 1st 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: 0113 5350300.”

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 15/10/21
WYAAS Contact Officer David Hunter
Telephone 0113 5350300
WYAS AS ref. P/K/21(13.9)

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David Hunter
Senior Archaeological Officer – WYA Advisory Service