

**Subject:** 2023/90668 Erection of B2/B8 Industrial Unit and associated works Grange Moor Coachworks, Barnsley Road, Grange Moor

**2023/90668 Erection of B2/B8 Industrial Unit and associated works Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield**

The WYAAS have reviewed the application for the demolition of the current coachworks site and construction of a new B2/B8 industrial unit and associated works.

The site at Grange Moor Coachworks is located on land south west of the roundabout where Barnsley Road (A637) meets Wakefield Road (A642). The site is currently a yard for the coach works with heavy plant and lorry cabs parked on a mixed tarmac, concrete and gravel surfaces.

There are no known archaeological sites within the proposed development site but there are archaeological remains in the vicinity that are recorded on the West Yorkshire Historic Environment Record and on historic maps. The area diagonally across the roundabout to the north was the site of a 19th Century colliery shown on historic maps. This site will not be impacted by the proposed development. In the field immediately south of the proposed site for the new Industrial unit a quarry is recorded on historic maps. This field is to be the intended location for a surface water balancing pond which has an attenuation discharge that connects to an existing pond in the south east corner of the field. The quarry is not a significant archaeological feature.

The field to the south of the field with a quarry does contain a cropmark feature of uncertain date. This feature is recorded on the West Yorkshire Historic Environment Record as a Class 3 site. The record for this feature describes the cropmark as a large square enclosure, c.75 m.(W-E) and c.72 m.(N-S) (c. 0.54 ha.), but with the south side not showing properly. There is a marked entrance a quarter of way along west side with a ditched entrance lane running westwards from it. This lane meets a broader ditched track which runs roughly north-south. The north-south trackway could thus extend into the field that contains the former quarry and is proposed to contain surface water balancing pond and attenuation discharge. As the details of the cropmark feature are not plotted on the West Yorkshire Historic Environment Record in detail the extent and scope of the enclosure and associated features are uncertain.

Limited fieldwalking has taken place in the vicinity of the enclosure that has recovered a greenstone fragment, possibly a Langdale axe fragment and two Roman pot sherds which suggests a Neolithic or Roman date, but this is not confirmed.

There is therefore the potential for Prehistoric or Roman activity to be present in the field to the south of the proposed surface water balancing pond field and these archaeological features could extend north into the balancing pond field. The proposed works in the balancing pond field are limited but there is the potential to impact on archaeological remains if such remains are present.

### **Recommended Course of Action**

Due to the potential for archaeological remains to be present in the field of the proposed balancing pond the West Yorkshire Archaeology Advisory Service would recommend that a programme of archaeological works is undertaken during development, if the development is approved.

Considering the uncertain date and character of the archaeological remains to the south, and the limited nature of the proposed works in the field, it is recommended that an archaeological watching brief should be undertaken on all excavation groundworks in the field of the proposed water balancing pond.

This approach is in line with the Kirklees Local Plan Policy LP35. This states :

“Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

### **Recommended Condition**

"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 archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological organisation or consultant, 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 Work**

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 Wakefield Council’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 the agreement of the Council Committee that oversees our work the WY Archaeology Advisory Service will charge the developer 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: Glyn Davies, West Yorkshire Archaeology Advisory Service: 0113 3782249."

We would strongly suggest that the developer is 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.

Yours

Glyn



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