Historic England

Mr Nick Hirst
Planning, Investment and Regeneration Service
PO Box B93, Civic Centre 3
Off Market Street
Huddersfield
HD1 2JR

Direct Dial: 01904 601866

Our ref: P01567241

30 October 2023

Dear Mr Hirst

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

NEW HALL FARM, NEW HALL LANE, OVERTON, WAKEFIELD, WEST YORKSHIRE WF4 4RP
Application No. 2023/91838

Thank you for your letter of 13 October 2023 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application site has a great time depth with archaeological deposits from the early prehistoric through to early medieval occupation. In addition, there are the remains of exceptionally significant medieval and post-medieval activity adjacent to the application site, including the moated site at New Hall Farm (Scheduled Monument; NHLE 1010055) and Caphouse Colliery (Scheduled Monument; NHLE 1013407; Grade II* and Grade II listed buildings).

Historic England supports the government's objectives for carbon reduction. We absolutely understand that climate change is one of the most challenging issues facing Kirklees Council.

Nonetheless, we do have some concerns regarding the applicant's current approach to the Historic Environment assessments. We would encourage the applicant to fully consider the following in developing a scheme which better relates to the heritage sensitivities of the area, including:

- whether a study area of 1km is appropriate for the extent of the proposed solar array and the topography of the application site;
- the contribution the setting of New Hall Farm Moat and Fishpond Scheduled Monument makes to its exceptional significance;
- a setting assessment of all affected non-designated heritage assets, especially the historic post-medieval farm buildings at New Hall Farm;

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

- a setting assessment of Hope Pit Conservation Area, rather than just considering the direct impacts of the proposed cabling through the conservation area; and,
- an assessment of the Historic Landscape alongside Archaeology and Built Heritage.

Recommendation
We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 199, 200 and 202 of the NPPF.

In determining this application, you should bear in mind the statutory duties of sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) requires you to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) requires you to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Suzanne Lilley
Inspector of Historic Buildings and Areas
E-mail: suzanne.lilley@historicengland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.