

From:
Sent: 12 March 2024 11:34
To: DCAdmin
Cc:
Subject: Consultation Response 2024/90376 Popeley Farm, Muffit Lane, Gomersal
Categories:

Consultation Response Popeley Farm, Muffit Lane, Gomersal, Cleckheaton

This proposal is for the conversion of a barn to residential accommodation. The barn under consideration is modern. This building has no heritage significance. However, the site of Popley farm appears to be the remnant of a former Medieval Hamlet recorded on the West Yorkshire Historic Environment record as MWY3768.

The Hamlet was possibly never more than one or two tenements, and is documented from 12th century onwards. The present farm complex appears superficially to be no earlier than 17th-19th century (MWY6056). Adjacent earthworks are mostly attributable to former quarrying and an underground reservoir; the remainder are not easily interpretable in terms of settlement. The West Yorkshire Historic Environment Record records the following possibilities regarding the remains of the medieval settlement. The medieval settlement was sited under the present farm and the site has been obliterated or the medieval site was located elsewhere and remains to be located.

There is thus the possibility that the medieval settlement is located near to or adjacent to the current farm complex. The West Yorkshire Historic Environment Record records the medieval settlement as a class 3 monument.

Recommended Course of Action

Should the planning application be successful I would request that a watching brief should be undertaken on any ground works undertaken during the proposed conversion of the barn, this would include any foundations or service trenches etc. The watching Brief should monitor all ground excavation works and investigate and record any archaeological remains exposed during ground works.

Should planning approval be granted a condition should be placed on the approval for a suitable programme of archaeological monitoring by watching brief.

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 Kirklees 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.



Glyn Davies | Senior Archaeological Officer

| t: 0113 3782249

| e: Glyn.Davies@wyjs.org.uk

West Yorkshire Archaeology Advisory Service , West Yorkshire Joint Service,
Nepshaw Lane South, Morley, Leeds LS27 7JQ

www.wyjs.org.uk/archaeologyadvisory

