

Sent: 05 September 2024 16:07

Subject: Consultation Response 2024/92168 Land south of, Leak Hall Barn, off Leak Hall Lane, Denby Dale,

I have reviewed the Application for this proposed development. The development is for 13 houses south of Leak Hall Lane, Denby Dale.

The site is located on the possible site of a Deserted medieval settlement (MWY2516). In 1977 and 1984 earthwork remains of a possible hollow way, possible building platforms, and agricultural features, including extensive ridge and furrow were visible in the fields that surround Leak Hall. The site was examine in 2012 but the upstanding earthworks were not easily visible due to the presence of long grass but the ground appeared uneven to the south of Leak Hall Farm and this could be the remains of the earthwork features. To the north of the farm remains of ridge and furrow were just discernible at this time.

The current condition of these earthwork features is unknown as are what remains may lie buried on the site.

Recommended Course of Action

Given the potential for archaeological remains to be present on the site, it is recommended that the extent and significance of any archaeological remains is clarified through field evaluation. Given the small area of the site and the current vegetation cover geophysical survey would probably not work. A programme of field evaluation by trial trenching is probably the best option. Trial trenching should be used to confirm the archaeological potential of the site. This should be undertaken prior to determination of the planning application as the data from the field evaluation is needed to determine the significance of any archaeology present and the potential impact of the proposed development.

Following evaluation should planning approval be granted a condition should be placed on the approval for a suitable programme of observation and recording should archaeological remains be identified by the field evaluation.

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.

Yours

Glyn



Glyn Davies | Senior Archaeological Officer

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