

27/11/2025

2025/92541 Operational development to create development plateau comprising land level changes, highways construction, utilities diversions and drainage construction

Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW

WYAAS Ref: CWY299

Dear Victor,

Thank you for the email of the 21th of November 2025.

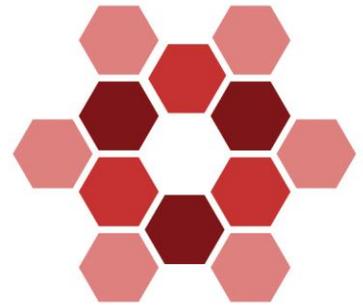
I have reviewed the documents and the information held by the West Yorkshire Historic Environment Record.

A previous consultation on an earlier application (2023/93503) stated that archaeological features were present on site and that works in the vicinity of the enclosure ditch or interior towards the southeastern part of the site were to be monitored. The impact upon the archaeological remains is uncertain until the enclosure is dated. In light of this, it was recommended that a programme of archaeological recording is required within the enclosure area and for 10m around it.

The programme of works for any groundworks that extend down to the base of the topsoil or deeper should comprise a watching brief with provision for strip, map, and sample excavation where any archaeological features are identified.

A Written Scheme of Investigation (WSI) has been produced by the Archaeological Service and submitted as part of this application. This WSI has been approved by WYAAS. It is fit for purpose and must be implemented when construction works take place within the defined area.

WYAAS advises that a condition similar to Condition 28 of application 2023/93503 be placed on the approval, requiring the programme of archaeological works to be undertaken in line with the agreed WSI.



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"

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.



Kind regards,
David Williams
WYAAS Team Manager