

DC Admin

From: Williams, David <David.Williams@wyjs.org.uk>
Sent: 21 October 2025 09:31
To: DC Admin
Cc:
Subject: Consultation Response Kirklees Ref: 2025/92605 - Upper Holme House Farm

Categories:

2025/92605 - Upper Holme House Farm, Hirst Lane, Cumberworth, Huddersfield, HD8 8GA Erection of stables and garage and formation of riding manege

(WYAAS Ref: CWY572)

Having reviewed the application there is some potential for archaeological remains to be encountered and further information is required.

I have checked the West Yorkshire Historic Environment Record, and the proposed development is located in an area of known archaeological potential. Upper Holme House is the site of a possible medieval settlement of Holme; documented as a personal name in 1315. (MWY1848). The settlement evidence is likely to represent a single or small hamlet settlement. The proposed plans indicated that part of the manege (Northern side) will include a cut and fill exercise this therefore has the potential to disturb any archaeological deposits that are present in the area that is subjected to the ground reduction. In a similar fashion the proposed new stable buildings could also have an impact upon below ground archaeological remains when the beam/footings are created. Any structures or settlement evidence would be the predecessors of the modern farms, and important evidence of Upper Holme's origins.

Recommended Course of Action

In the first instance the application site's archaeological potential should be appraised and an archaeological evaluation carried out. I recommend that a programme of archaeological evaluation. Ideally this would comprise trial trenching to assess the archaeological potential of the site. This would help confirm the date and function of any archaeological remains such anomalies.

This evaluation should be undertaken prior to determining this application so the data from the trial trenching can be used in assessing the significance of the archaeology on site and assessing the impact of the proposed development on that archaeology.

Should it not be possible to undertake the evaluation prior to determination the evaluation could be undertaken post determination with the proviso that further works may well be required after evaluation that should further investigate any features of significance.

Alternatively, an archaeological watching brief could be undertaken during the construction should evaluation trenching not be possible.

Recommended Planning Condition

The WYAAS recommends that should planning consent be granted for the development. This work can be secured by the attachment of a suitable condition to any grant of planning permission awarded. In accordance with the Department of the Environment's Circular 11/95, we recommend that the condition be worded as follows:

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 Investigation

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 the Kirklees Planning Department’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.

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: David Williams, West Yorkshire Archaeology Advisory Service: 0113 535 3257”

We would strongly suggest that the developer be 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
Dave

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