



05/02/2026

2025/93572 - Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN

Outline application with all matters reserved, bar vehicle access into the site, for erection of up to 123 dwellings with associated works including open space, landscaping, drainage infrastructure.

WYAAS Ref: CWY615

Dear Ellie,

Thank you for the email of the 4th of February 2026.

The archaeological desk-based assessment has identified that the site is located within a wider landscape contains significant evidence of early occupation dating from the prehistoric and Roman period. Cumberworth is recorded in the Domesday Survey of 1086, with the place name likely derived from the personal name *Cumbra* (a reference to 'Cymry' or Briton) and *word* (enclosure), suggesting early origins.

The village developed within the ancient parish of Silkstone. While no medieval features are recorded on the site itself, the southern boundary abuts Stephen Wood, an area of ancient woodland likely of medieval origin.

The site lies adjacent to Barnsley Road, the historic thoroughfare of the linear village, suggesting potential for unrecorded medieval settlement expansion or 'toft and croft' activity along the frontage.

The First Edition Ordnance Survey map depicts the site as two fields separated by a boundary path. Crucially, a "large L-shaped farm building, probably a barn" is shown extending into the eastern part of the site from Lane Head Farm. By the 1893 OS map, this building had been significantly reduced in size, and the site has remained as open agricultural fields through to the present day.

The site is a greenfield area that has remained undeveloped agricultural land since the mid-19th century. Consequently, it has some potential for the survival of archaeological



deposits, specifically the subsurface foundations of the demolished 19th-century L-shaped barn and any earlier medieval boundary or settlement features associated with the Barnsley Road frontage.

Recommended Course of Action

Based on the archaeological potential of the site, WYAAS recommends that a programme of archaeological evaluation is undertaken. This should comprise a geophysical survey in the form of a magnetometer survey to identify potential subsurface anomalies. This should then be followed by a programme of trenching to test the geophysical anomalies and assess the archaeological potential of the site.

These works are necessary to confirm the presence, nature, date, and function of any surviving archaeological remains.

We strongly recommend that this evaluation is undertaken prior to the determination of the planning application. The data obtained from trial trenching is essential to assess the significance of the archaeology and accurately quantify the impact of the proposed development. This ensures the planning decision is based on a full understanding of the heritage assets. Should it not be possible to undertake the evaluation prior to determination, the works could be secured via a pre-commencement planning condition.

However, the applicant should be advised that this approach carries a higher risk. If the post-determination evaluation identifies significant archaeological remains, a further stage of archaeological mitigation (such as open-area excavation) would be required before development could proceed.

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