



02/02/2026

2026/90211 - West House, Oxford Road, Gomersal, Cleckheaton, BD19 4AU

Erection of residential development for 9 dwellings with associated works (within the curtilage of a Listed Building)

WYAAS Ref: CWY62o

Dear Ellie,

Thank you for the email of the 27th of February 2026.

I have reviewed the submitted Conservation and Heritage Assessment. WYAAS notes the applicant's conclusion that the construction of 9 new dwellings within the historic grounds will cause "less than substantial harm" to the setting of the Grade II listed West House. We defer to the Local Planning Authority Conservation Officer regarding the acceptability of this harm to the built heritage.

However, WYAAS would suggest that the report's statement that *"No other designated or non-designated heritage assets will be affected"* can not be substantiated. The submitted assessments focus is on the above-ground setting of West House and doesn't consider the site's location within a broader medieval and post-medieval landscape, and the consequent potential for below-ground archaeological remains.

A review of the West Yorkshire Historic Environment Record (HER) indicates that the application site is located on the edge of the historic core of Great Gomersal. The site sits within a landscape of known medieval and early post-medieval significance. Gomersal was a settlement of local importance in the medieval period, recorded as "Gome(r)shale" in the Domesday Survey of 1086. The settlement of Great Gomersal historically formed a high-street development running for approximately 600m along Oxford Road. Mid-19th-century mapping reveals that the land to the east and west of Oxford Road formed extensive open field systems comprised of enclosed strip fields. 17th-Century Occupation is located to the east of Oxford Road and borders this historic



high street, with extant 17th-century houses located immediately to the east. The HER also records the former location of a mid-17th-century stone house (MWY6068) situated towards the south-west of the site. Development in the area that fronts onto Oxford Road (the historic high street) has the potential to encountering medieval or post-medieval boundary features, outbuildings, or domestic refuse pits extending into the site.

Recommended Course of Action

Given the site's location on the edge of the historic core and the high potential for 17th-century below-ground remains within both development footprints, WYAAS recommends that an Archaeological Evaluation is required prior to development. 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

Sincerely,
David Williams
WYAAS Team Manager