West Yorkshire
Archaeology Advisory Service

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2026/90232- New Mills, Brougham Road, Marsden, Huddersfield, HD7 6AZ

Redevelopment of mill complex of 11,584sqm for mixed use development, including building demolition, site clearance, site remediation works, the removal of buildings and floor slabs to open up the River Colne, repairs to retained buildings, conversion of lower ground floor of western mill to Class E (food and non-food retail, restaurant and cafe), new buildings providing light industrial / R&D uses (limited to Use Classes Eg(ii)(iii)), the alteration and repair of an office building (Use Class Eg(i)), the creation of a new public square and associated hard and soft landscaping, circulation and servicing space, car parking and ancillary structures
WYAAS Ref: CWY 663

Dear Victor,

Thank you for the email of the 21st of April 2026 consulting the West Yorkshire Archaeology Advisory Service (WYAAS) on the proposed development at New Mills, Marsden.

We have reviewed the submitted application details, including the Heritage Statement (Bowman Riley, January 2026), alongside the data held in the West Yorkshire Historic Environment Record (WYHER).

Archaeological and Architectural Significance

The site comprises a significant late-19th and early-20th-century textile mill complex (WYHER Ref: MWY[Insert Ref]). Previous archaeological assessment of this site (Haigh, 2007) has established that the interiors of these buildings are relatively unaltered and retain highly significant constructional details, including early line-shafting for power transmission and original 1906 commercial offices.

Furthermore, historic map regression (1st Edition OS 1848-1850) indicates that these structures were built directly over the footprint of an earlier mid-19th-century water-powered corn mill.

Proposed Impacts and Required Mitigation

WYAAS notes the proposed development strategy involves "selective demolition" and comprehensive conversion of the surviving historic fabric. WYAAS advises that due to the high internal significance of the complex, a comprehensive photographic and drawn architectural record of the entire site is required prior to any soft-strip, demolition, or alteration taking place.

Additionally, the development will involve substantial below-ground interventions. WYAAS notes with particular interest any proposals to "open up" or alter the river frontage. This area is highly sensitive, as it is the most likely location for the survival of buried historic water-management features (such as wheel pits, goits, and sluices) associated with the earlier corn mill. Consequently, a blanket archaeological watching brief is required on all intrusive groundworks across the site.

WYAAS Advice to the Local Planning Authority

In accordance with Paragraph 211 of the National Planning Policy Framework (NPPF), WYAAS advises that if the Local Planning Authority is minded to grant planning permission, it should be subject to a condition requiring the implementation of a programme of archaeological and architectural recording.

Specifically, the applicant must commission a suitably qualified commercial archaeological contractor to undertake:

A Comprehensive Historic Building Record (to Historic England Level 3/4 standards) of the entire mill complex prior to any demolition, stripping out, or alteration.

An Archaeological Watching Brief on all groundworks associated with the development, with specific targeted monitoring of any works adjacent to the river channel to record surviving water-management infrastructure.

Recommended 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. 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 or development shall take place until a Written Scheme of Investigation (WSI) covering both the required comprehensive Historic Building Recording and the Archaeological Mitigation (Watching Brief) has been submitted to and approved by the local planning authority in writing. For land and structures that are 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 (comprising both Historic Building Recording and an Archaeological Watching Brief) 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.

Please let me know if you require any further clarification.

Kind regards,

Dave

Sincerely,

David Williams
WYAAS Team Manager