

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/91817/E
Site Address:	Low Farm, Wakefield Road, Grange Moor, Huddersfield, WF4 4BB
Description:	Discharge of details reserved by condition 19 (WSI) on previous permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 09-Jul-2026

Application: 2026/91817

Application Site: Low Farm, Wakefield Road, Grange Moor, Huddersfield, WF4 4BB

Proposal: Discharge of details reserved by condition 19 (WSI) on previous permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements.

Overview

Officers note that Discharge of Condition application 2023/91185 has previously sought to discharge condition 19 (Archaeological Investigations) of permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements. A split decision was issued on 26/06/2023.

This decision was based on the partial discharge of Condition 19, which is a multi-part condition, with the first step requiring:

- 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 submitted Specification for a Post Determination Arkeological Evaluation by Trial Trenching at Low Farm, Flockton, West Yorkshire was deemed to be sufficient to discharge the above initial requirement of the condition. However, officers were unable to discharge the second part of the condition at that time:

- 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.

Within the submitted covering letter, it states that since the above permission no archaeological works have been undertaken, and that prior to these works the applicant has requested that ASWYAS review and update the WSI where required. This has included changes to any out-of-date policy and guidance elements. Key elements of the WSI such as the trenching plan and methodology have remained the same. This updated WSI has been submitted to again partially discharge Condition 19, and an assessment on this information is made below.

Assessment

Condition 19 (WSI)

19. *Prior to development commencing within areas 2_D and 2_E, as shown on plan titled 'Overview - Coal mining activity AG1581' within the hereby approved Low Farm Geophysical Investigation rev. 2 report, a written scheme of archaeological investigation (WSI) shall be submitted to, and approved in writing by, the Local Planning Authority. The WSI 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*

Reason: *In the interest of the historic environment and archaeological interest, in accordance with Policy LP35 and Chapter 15 of the NPPF. This is a pre-commencement condition (within the given areas) to ensure appropriate investigation and mitigation prior to potentially harmful construction works.*

In support of Condition 19, the following documents have been submitted:

- Specification for a Post Determination Archaeological Evaluation by Trial Trenching at Low Farm, Flockton, West Yorkshire, WYHER No. CWY67, received 01/07/2026.
- Covering Letter, authored by Pegasus Group, Ref: P26-01, dated 23/06/2026, received 01/07/2026.

This document has been reviewed by West Yorkshire Archaeology Advisory Service (WYAAS), who provided comments on 03/07/2026:

I have reviewed the submitted Written Scheme of Investigation (WSI) for archaeological evaluation by trial trenching at Low Farm Flockton West Yorkshire.

I can confirm that the WSI meets the requirements of the condition and is approved by the West Yorkshire Archaeology Advisory Service (WYAAS).

As the scheme of investigation has been agreed, WYAAS has no objection to the commencement of the development works (including preliminary works) in the areas covered by the WSI.

We are happy for this part of Condition 19 (the requirement to submit and have approved a scheme of works) to be discharged/agreed to allow works to proceed.

Note on Full Discharge: Please note that Condition 19 cannot be fully discharged until the archaeological fieldwork has been completed and the final report (including post-excavation assessment and publication proposals) has been submitted to and approved by the Local Planning Authority.

Officers support the above assessment and recommend that the details be approved. However, Condition 19 does have an ongoing requirement and therefore cannot be fully discharged at this time. A note setting out the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve.

Report Dated: 07/07/2026

Decision Notice Text

Condition 19 (WSI)

Pursuant to Condition 19, you have submitted:

- Specification for a Post Determination Archaeological Evaluation by Trial Trenching at Low Farm, Flockton, West Yorkshire, WYHER No. CWY67, received 01/07/2026.
- Covering Letter, authored by Pegasus Group, Ref: P26-01, dated 23/06/2026, received 01/07/2026.

The submitted information is sufficient for the initial requirements of Condition 19 and is hereby approved. However, please be aware that Condition 19 does have an ongoing requirement, listed below, which must be adhered to, to ensure ongoing compliance with the condition:

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