

Barber, Teresa

From: Baker, Stephen (Economy Transport and Communities)
<Stephen.Baker@derbyshire.gov.uk>
Sent: 12 April 2017 11:15
To: Plant, Faye
Cc: Planning (HPBC)
Subject: RE: HPK/2017/0110 Land at Leek Road, Buxton. Outline planning application for up to 120 dwellings including the realignment of part of Macclesfield Main Road and its junction with Leek Road (all matters reserved except access) - archaeology comments

Dear Faye,

Thank you for re-consulting on the archaeological desk-based assessment (DBA) submitted by the applicant.

The DBA demonstrates a number of possible strands of archaeological evidence within the site: Palaeolithic material within karstic hollows caused by the geological character of the site, Neolithic and Mesolithic material in the area close to the southern bank of the River Wye (as elsewhere in Buxton), historic mining for barytes, alongside the possibilities outlined in my previous response for activity associated with the 19th century reservoirs (including navvy camps) and the settlement of 'Canholes' at the site's south-eastern edge.

I recommend that the local planning authority should seek a level of understanding of the significance of archaeological remains within the site in determining the application (in line with NPPF para 128), and that on a site of this scale and with multiple strands of evidence this is best addressed through archaeological field evaluation (as provided for at NPPF para 128). Different strands of evidence are suited to different evaluation techniques and the applicant's archaeological consultant may wish to consider the various options and make proposals: however, I suggest that a geophysical technique might prove efficient for evaluation of the location of possible karstic hollows, mining evidence and other more substantial archaeological remains, and that trial trenching or shovel test-pitting of the area closer to the River Wye would be more suited to detecting Neolithic or Mesolithic activity.

Once the evaluation report is submitted I should be re-consulted on the application.

Regards

Steve Baker MA MCIFA, **Archaeologist – Derbyshire County Council**,
Conservation, Heritage and Design, Shand House, Dale Road South, Matlock, Derbyshire DE4 3RY
01629 539773 steve.baker@derbyshire.gov.uk

From: Plant, Faye [mailto:Faye.Plant@highpeak.gov.uk]
Sent: 11 April 2017 09:40
To: Baker, Stephen (Economy Transport and Communities)
Subject: RE: HPK/2017/0110 Land at Leek Road, Buxton. Outline planning application for up to 120 dwellings including the realignment of part of Macclesfield Main Road and its junction with Leek Road (all matters reserved except access) - archaeology comments

Hi Steve,

Thank you for bringing it to our attention that the assessment was missing, ive attached the assesement submitted with the application, apologies for the omission,

Please can you provide comments,

Many thanks

Faye Plant

Planning Officer
High Peak Borough Council & Staffordshire Moorlands District Council
(tel: 01298 28400 ext 4995)
Please note that my working days are Monday-Wednesday

From: Baker, Stephen (Economy Transport and Communities) [<mailto:Stephen.Baker@derbyshire.gov.uk>]
Sent: Monday, April 10, 2017 4:34 PM
To: Planning (HPBC)
Cc: Plant, Faye
Subject: HPK/2017/0110 Land at Leek Road, Buxton. Outline planning application for up to 120 dwellings including the realignment of part of Macclesfield Main Road and its junction with Leek Road (all matters reserved except access) - archaeology comments

Dear Faye,
Thank you for consulting on the above planning application.

The proposal site is adjacent to the River Wye at its northern edge; in the area of Buxton the Wye is associated with Mesolithic/Neolithic activity (the Scheduled site at Lismore Fields is about 1.3km downstream on the same side). The Derbyshire Historic Environment Record has two prehistoric findspots in the near vicinity: a Neolithic axe (HER 31120) and a hammerstone (HER 2862). Both findspots are approximate only and though the HER places them just to the south of Macclesfield Main Road they may in fact have been within the proposal site.

Aerial photographs suggest that there are earthwork features within the site – some of these may relate to a 19th century reservoir shown on historic mapping in the central part of the site, and possibly also to construction of the larger Burbage reservoir immediately to the west. Other earthworks may relate to earlier activity. There is also therefore potential within the site for the remains of navvy camps associated with reservoir construction.

Historic mapping gives the place name 'Canholes' at the south-eastern corner of the site, and this may suggest an early settlement in this area; *Place Names of Derbyshire* gives the earliest documentary reference as 1842, so this perhaps most likely to reflect a post-medieval quarrying settlement.

These three strands of evidence suggest that the site has potential for below-ground archaeological remains, and is therefore subject to the information requirements at NPPF para 128. No archaeological information is submitted with the application as it presently stands, so it does not meet the requirements of NPPF paras 128/9.

To address this omission, the applicant should submit in the first instance the results of archaeological desk-based assessment of the site (the planning statement suggests that one has been produced but it does not seem to be among the application documents). Once this has been submitted for consultation the applicant may also need to submit the results of archaeological field evaluation to meet the requirements at NPPF para 128.

Regards

Steve Baker MA MCifA, **Archaeologist – Derbyshire County Council**,
Conservation, Heritage and Design, Shand House, Dale Road South, Matlock, Derbyshire DE4 3RY
01629 539773 steve.baker@derbyshire.gov.uk

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