

From: [Baker, Stephen \(Economy Transport and Communities\)](#)
To: [Planning \(HPBC\)](#)
Cc: [Plant, Faye](#)
Subject: HPK/2017/0189 Land On, Bank Street, Glossop. Proposed construction of one detached dwelling - archaeology comments
Date: 30 May 2017 15:11:10

Dear Faye,

I am writing with some comments on the above planning application.

The proposal site includes part of the route of an early paved cart-way (Derbyshire HER 33345) thought to be of early post-medieval date (late 16th-early 17th century) and to run between Old Glossop and Charlesworth. Part of this road is visible in the vicinity of Bank Farm, immediately east of the current proposal site, where it was recorded by Glossop and Longdendale Archaeological Society (GLAS) in 2015 and found to comprise two parallel lines of rectangular sandstone blocks or slabs laid end to end, and exposed where a later concrete covering had broken up. 19th century Ordnance Survey maps show the route as a Roman road, and it was clearly therefore of some antiquity by the time it was surveyed in 1838. However, the build is not consistent with Roman work in the region, and it seems more likely that the road represents post-medieval reinforcement of part of the ancient way between Charlesworth and Old Glossop, which may have medieval origins. Within the current proposal site the cart-way is not visible, but is likely to be present at a shallow depth as on the adjoining site.

The existing consent for the site places the proposed new house just to the south of the extrapolated route of the cart-way, and it is likely therefore to fall within the garden area to the north. The revised proposals however place the building further to the north, where it will impact a length of the cart-way across its footing. The 'Heritage statement' document does not identify this undesignated heritage asset within the footprint of the development, and the application does not therefore meet the requirements of NPPF para 128, because the bare minimum of consultation with the HER has clearly not taken place.

With regard to the aspiration at NPPF para 131 that new development seeks to conserve and enhance the setting of heritage assets, the previously proposed footprint is clearly preferable in minimising the impact of the development upon the known heritage asset. The local planning authority may wish to seek some degree of justification from the applicant for the design and footprint changes, so that heritage impacts/harms can be weighed against benefits of the proposed development in terms of NPPF para 135.

Should the proposed changes be granted consent, I recommend that the local planning authority secures a scheme of archaeological work by planning condition, in line with NPPF para 141, to record and enhance understanding of the significance and character of the early road on the site. This should comprise some research-led excavation of the line of the road where it will be impacted by the proposed new house, to examine in more detail the evidence for its construction and phasing.

In this case, the following condition should be attached to any planning consent:

"a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until

any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured."

Regards

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