

From: [Steve Baker \(Place\)](#)
To: [Planning \(HPBC\)](#)
Cc: [Stannard, James](#)
Subject: HPK/2022/0557 Football Ground, Silverlands, Buxton. Extension at first floor level and part ground floor to form a gym and changing room facilities - archaeology
Date: 10 January 2023 15:00:36

Dear James,

Thank you for consulting on the above planning application.

Silverlands Football Ground has an entry on Derbyshire Historic Environment Record (MDR340) in relation to the suggested site of a Roman auxiliary fort. This is based upon the spread of known Roman finds from the surrounding area – dating from the late 1st to late 3rd centuries with a focus on the early part of this date range (Vespasian to Hadrian), which would certainly fit with the vicus of an early post-conquest fort. This theory has never been convincingly proved or disproved, geophysical survey having proved inconclusive. At present the site is immediately adjacent to the Area of Archaeological Interest (High Peak Local Plan) associated with Roman Buxton. We recently commented on application HPK/2022/0250 comprising part of the ongoing renewal of the facilities on site, and recommend a conditioned scheme of archaeological work.

While the current proposals are largely within the footprint of existing buildings on the western side of the ground there are some fairly minor additions to the existing footprint that will involve additional excavation, and the addition of an upper storey may necessitate the existing foundations being widened or deepened, with further impacts. I advise that these relatively restricted impacts could be addressed through archaeological monitoring of the development groundworks where new ground is to be broken or existing impacts deepened. This could be reasonably combined with the archaeological scheme for HPK/2022/0250 to provide economies of scale for relatively little additional cost.

The following condition should therefore be attached to any planning consent in line with NPPF para 205:

“No development shall take place until a written scheme of investigation (WSI) for archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no 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.”

Regards

Steve Baker MA MCIfA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial:

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