

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2022/0572 Land Adjoining 2 Sylvan Cliff, Buxton. Proposed replacement of dilapidated garage building with new garage and workshop with home office space - archaeology
Date: 19 January 2023 10:29:41

From: Steve Baker (Place)
Sent: 18 January 2023 18:08
To: Planning (HPBC) <planning@highpeak.gov.uk>

Subject: HPK/2022/0572 Land Adjoining 2 Sylvan Cliff, Buxton. Proposed replacement of dilapidated garage building with new garage and workshop with home office space - archaeology

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

We previously commented on HPK/2022/0457 for the same site.

The site is within the Buxton Area of Archaeological Interest corresponding to the likely area of the Roman town, and within this is very close to the known Roman settlement site at Holker Rd (Derbyshire HER MDR320).

The proposed building footprint is proportionately much larger than the existing garage and will therefore involve significant areas of new dig foundations, which could impact buried archaeological remains.

This should be addressed under NPPF para 205 by a conditioned scheme of archaeological work, the scope and scale of which will depend on the proposed development groundworks and sequence (so early engagement is advised once these details are known). A reasonable approach might be to excavate a single evaluation trench across the footprint following demolition to slab of the existing building, with provision to expand out to the full footprint if significant archaeology is encountered.

The following condition should therefore be attached to any planning consent:

“No development shall take place until a written scheme of investigation (WSI) for archaeological work 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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