

HERITAGE IMPACT ASSESSMENT

Land at Dinting Vale, Glossop, Derbyshire

ARS Report N^o: 2022/117



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RESEARCH SERVICES LTD
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Archaeological Research Services
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

e. admin@archaeologicalresearchservices.com
w. www.archaeologicalresearchservices.com

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HERITAGE IMPACT ASSESSMENT: LAND AT DINTING VALE, GLOSSOP, DERBYSHIRE

ARS LTD REPORT 2022/117



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Prepared on behalf of: Wain Homes (North West) Ltd
Date of compilation: August 2022
Compiled by: Joseph Empsall MA MRes
Checked by: Dr Ian Wyre
Approved for issue by: Lucie McCarthy
Planning Reference: N/A (Pre-Planning)
Local Authority: High Peak Borough Council
Site central NGR: SK 03493 94059

EXECUTIVE SUMMARY

Project Name:	Heritage Impact Assessment: Land at Dinting Vale, Glossop, Derbyshire
Planning Authority:	High Peak Borough Council
Planning Reference:	N/A (Pre-planning)
Location:	Dinting Vale, Glossop, Derbyshire, SK13 6PA
Parish:	Glossop
Site central NGR:	SK 03494 94059
Date of Report:	August 2022

Archaeological Research Services Ltd was commissioned by Wain Homes (North West) Ltd (the clients) to produce a Heritage Impact Assessment (HIA) of a proposed development at land to the south-west of Dinting Vale, Glossop, Derbyshire, SK13 6PA. This is in advance of the submission of a planning application for a housing development on the site. This HIA concerns the potential impacts to the setting of the Grade II Listed Holy Trinity Church (NHLE 1384221).

The assessment has identified that the Grade II Listed Holy Trinity Church draws significance from its immediate setting in a number of ways. The building has a commanding position on the busy road of Dinting Vale, and represents the focal point within this dense urban setting. There is an attractive and cohesive use of traditional materials within the surrounding area, as seen with the church and the neighbouring vernacular terraces. The tranquil church yard with the bordering Glossop Brook, also creates an important disconnect with the busy roadside, with the natural sounds of the Brook softening the urban noise, allowing the Early Gothic Revival style of the building to be appreciated. These represent key elements of the church's immediate setting, which contribute to its significance.

Overall, the proposed development has been deemed to have a negligible impact to the setting of the church. The development makes use of the existing tree line and slope to the south of Dinting Vale, which creates a natural buffer with the dense urban environment and the open fields to the south. There may be some visibility of the church's spire from the proposed development area, but this should not be deemed to impact upon the church's important setting. It is recommended to retain as many of the existing trees within the northern portion of the PDA as possible, in order to maintain the barrier between the setting of the church and the fields to the south.



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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Wain Homes (North West) Ltd to produce a Heritage Impact Assessment for a proposed housing development at land to the south-west of Dinting Vale, Glossop, Derbyshire, SK13 6PA, with regard to how this might affect the setting of the Grade II Listed Holy Trinity Church (NHLE 1384221).

1.2 Site Location

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on **Figure 1**, is c.4.7ha in area, and is centred at NGR SK 03493 94059. The PDA is bound to the northeast by the A57 and existing residential housing, by woodland to the west, further housing to the south and woodland and housing to the east.

The PDA consists generally of a grassland pasture field with an area of woodland to the north. The topography of the PDA is sloped with the south western corner of the site being sloped north to south from c.155m Ordnance Datum (aOD) to c.147m aOD. Along the western boundary of the PDA there is a depression that measures c.153m aOD to c.151m aOD. The centre of the site boundary is gently sloped south to north from c.153 aOD to c.146m aOD, while the northern corner of the site is steeply sloped south to north c.146m aOD to c.130m aOD. The Grade II Listed Holy Trinity Church, which is the subject of this setting study, is situated c.0.1 miles to the north-east of the PDA, bounding Dinting Vale to the north.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises Marsden Formation – Mudstone and Siltstone with a small area of Huddersfield White Rock - Sandstone in the southeast section (British Geological Survey 2022).

This is overlain by a superficial deposit of predominantly Till, Devensian – Diamicton over the majority of the proposed development area with a small band of Alluvium – clay and silt along the northeastern edge of the site boundary (British Geological Survey 2022).

The soils of the PDA are classified by the Soilscape's free interactive online viewer as belonging to the Soilscape's 17 soils unit. These soils are described as '*Slowly permeable seasonally wet acid loamy and clayey soils*' (Cranfield University 2022).

2 METHOD STATEMENT

2.1 Approach

This assessment of the setting of the Grade II Listed Holy Trinity Church (NGLE 1384221) was undertaken in accordance with National Planning Policy as enshrined in the *National Planning Policy Framework (NPPF)* (MHCLG 2019a).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical (either illustrative or associative), aesthetic or communal*. Reference is also made to '*heritage significance*' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2019, 71).

2.2 Methodology

The assessment also follows the guidelines set out in *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets (Second Edition)* (Historic England 2017), which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets:

- ◆ Step 1: identify which heritage assets and their settings are affected.
- ◆ Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- ◆ Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- ◆ Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- ◆ Step 5: Make and document the decision and monitor outcomes.

For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting, which may help to elucidate its contribution to the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset (Historic England 2017, 11). This checklist is reproduced in Table 1 below.

Table 1. Assessing the contribution of setting to the significance of heritage assets

The asset's physical surroundings	<ul style="list-style-type: none"> ◆ Topography ◆ Aspect ◆ Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) ◆ Definition, scale and 'grain' of surrounding streetscape, landscape and spaces ◆ Formal design e.g. hierarchy, layout ◆ Orientation and aspect ◆ Historic materials and surfaces ◆ Green space, trees and vegetation ◆ Openness, enclosure and boundaries ◆ Functional relationships and communications ◆ History and degree of change over time
Experience of the asset	<ul style="list-style-type: none"> ◆ Surrounding landscape or townscape character ◆ Views from, towards, through, across and including the asset ◆ Intentional intervisibility with other historic and natural features ◆ Visual dominance, prominence or role as focal point ◆ Noise, vibration and other nuisances ◆ Tranquillity, remoteness, 'wildness' ◆ Busyness, bustle, movement and activity ◆ Scents and smells

	<ul style="list-style-type: none"> ◆ Diurnal changes ◆ Sense of enclosure, seclusion, intimacy or privacy ◆ Land use ◆ Accessibility, permeability and patterns of movement ◆ Degree of interpretation or promotion to the public ◆ Rarity of comparable survivals of setting ◆ Cultural associations ◆ Celebrated artistic representations ◆ Traditions
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Similarly for Step 3, the guidance provides a detailed, but non-exhaustive checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset (Historic England 2017, 11). (Historic England 2017, 13). This checklist is reproduced in Table 2 below.

Table 2. Assessing the effect of the proposed development.

Location and siting of the development	<ul style="list-style-type: none"> ◆ Proximity to asset ◆ Position in relation to relevant topography and watercourses ◆ Position in relation to key views to, from and across ◆ Orientation ◆ Degree to which location will physically or visually isolate asset
Form and appearance of the development	<ul style="list-style-type: none"> ◆ Prominence, dominance, or conspicuousness ◆ Competition with or distraction from the asset ◆ Dimensions, scale and massing ◆ Proportions ◆ Visual permeability (extent to which it can be seen through), reflectivity ◆ Materials (texture, colour, reflectiveness, etc.) ◆ Architectural and landscape style and/or design ◆ Introduction of movement or activity ◆ Diurnal or seasonal change
Other effects of the development	<ul style="list-style-type: none"> ◆ Change to built surroundings and spaces ◆ Change to skyline, silhouette ◆ Noise, odour, vibration, dust, etc. ◆ Lighting effects and 'light spill' ◆ Change to general character (e.g. urbanising or industrialising) ◆ Changes to public access, use or amenity ◆ Changes to land use, land cover, tree cover ◆ Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc.

	<ul style="list-style-type: none"> ◆ Changes to ownership arrangements (fragmentation/permitted development/etc.) ◆ Economic viability
Permanence of the development	<ul style="list-style-type: none"> ◆ Anticipated lifetime/temporariness ◆ Recurrence ◆ Reversibility

The checklists presented in Tables 3 and 4 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. The GPAN states that:

‘It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record’ (Historic England 2017, 15).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 Methodology

Information from the associated Written Scheme of Investigation (Rigby 2021) has been drawn upon to place the proposed development area and the Holy Trinity Church within their historical context. This included a Historic Environment Record search of the immediate area, a map regression, and a review of aerial photographs. In the discussion that follows, where sites recorded on the Derbyshire HER are described, the relevant HER preferred reference number is provided, whilst for those sites that are only recorded on the NRHE, the NRHE reference number is provided instead. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers.

3.1 Prehistoric – Romano-British (-1,000,000 to 410 AD)

In the North Derbyshire Dark Peak area, there are a number of Mesolithic sites known from the moorland between 220 and 550m aOD (Hart 1984; 33). A Mesolithic site has been recorded, c. 1.2km to the northwest of the development area, on the gravel hill overlooking the river Etherow, adjacent Melandra Castle Roman fort (NHLE 1004595). This was a flint working site of the late Mesolithic period (7000 to 4000 BC) comprising finds of flakes and blades of brown flint, white patinated flint and dark chert (HER MDR 573).

There is no substantial evidence of later Prehistoric activity within the environs of the site boundary, though a possible Bronze Age barrow has been recorded c.1km to the north-east of the PDA, which is documented as containing the skeleton of ‘a very large and strongly built man’ in addition to a possible beaker or drinking cup (Addy 1908, 129).

During the Iron Age/early Romano-British period, much of the Peaks were a part of the Celtic kingdom of the Brigantes. Appearing to be more of a confederation of amalgamated tribes rather than a single kingdom, Brigantia was incorporated into the Roman Empire in the mid AD70s, some 20 years after the Roman army’s invasion of Britain (Nevell and Redhead 1999). A ringwork in Castlehill wood (NHLE 1011431), also known as Mouselow Castle Motte, is located c.1.5km to the north-east of the PDA and

was probably a Celtic fort, reused during the Roman occupation (Cox 1905). Within the Dinting area, several Iron Age/early Romano-British Celtic stone heads have been recorded, one of which was unearthed at Melandra and is referred to as the ‘*horned god of the Brigantes*’ (Burpoe 2018).

The Romano-British period provides the most substantial evidence of prehistoric remains within the Glossop and Dinting areas. A short distance to the northwest of the proposed development area lies the Roman fort of *Ardotalia* (Melandra Castle) and associated *mansio* to its east (NHLE 1004595; Webster 1971; 65-70). An earth-wood fort of Agricola (late 1st century AD) date at least partly rebuilt in stone under Trajan (early 2nd century AD), excavations indicate that the fort and associated *vicus* housed a substantial cohort and civilian population. Excavations and artefactual evidence reveal that the site was demolished and abandoned during the first half of the 2nd century, probably c.AD140, when the garrison was required elsewhere (Stephenson 2006).

Despite not occupying a key position in the overall strategy of the Northern Military Zone, *Ardotalia* lies at an important strategic point, roughly equidistant from the fortlet at Castleshaw in Saddleworth and Roman Manchester to the north and west respectively; and also equidistant from the town of Buxton (*Aquae Arnemetiae*) and the fort at Brough (*Navio*) to the south and south-east (Webster 1969, 98; Frere 1978; 150). One of the key reasons for the Roman occupation of Derbyshire was the rich Derbyshire lead orefield, and forts such as *Navio* and *Ardotalia*, and their associated road networks, were part of the wider infrastructure for the lead industry. The Romano-British lead mining site of *Lutadarum* is known to exist in the Derbyshire orefield from inscribed lead ingots found across the Roman Empire, but has never been satisfactorily located.

The connectivity of this area during the Romano-British period is demonstrated by two Roman Roads, Buxton (*Aquae Arnemetiae*) to Melandra (*Ardotalia*) and Brough (*Navio*) to High Moor (via Glossop). The Derbyshire HER shows the possible alignment of the *Ardotalia* to *Navio* road running through the northern part of the PDA on a southeast-northwest trajectory (HER MDR 11569). An alternative route has also been postulated, with this latter route (NRHE 1326350) documented by the NRHE as running on the same southeast-northwest trajectory c.105m to the north of the route suggested by the Derbyshire HER. The exact route of this Roman Road has not been confirmed through ground investigations, but it may potentially be present within the northern half of the PDA.

There is a further projected route for the Buxton (*Aquae Arnemetiae*) to Melandra (*Ardotalia*) Roman Road c.500m to the south of the PDA (NRHE 1326356). Peter Wroe notes the following about this route:

‘This Roman Road lies in a hollow-way originating by Cloud farm and fed by traffic coming down both east and west of Horse Clough. This is evidently the original "Green" lane, and it can be traced north-westwards beyond the end of the deep clough, to be finally cut short by the railway.

It is likely that the Roman road lies somewhere along the line of this hollow-way, but so much erosion has now occurred that the original ground level over a large part of it has completely altered. The roads found during recent excavation (Webster, 1967; Webster, 1969; Webster, 1971) near Melandra are, unfortunately, not much help.

Only the middle one is pointing to Simmondley, but the line is not a good one, following low uneven ground, and for the present the last lap of this fine road remains lost’ (Wroe 1971; 51).

Based on the above, there is the potential that remains of Romano-British date may survive within the PDA boundary. The prominent position of the natural landscape to the northwest at Melandra Castle suggests that the wider landscape, including the PDA, would have been favoured during this period.

3.2 Medieval – Modern (410 AD to Present)

Whilst physical evidence for activity dating to the period following the Roman withdrawal is scarce, with no early-medieval sites recorded within the study area, place-names within this area attests to

early-medieval occupation across the county. The area of Glossop and Dinting stood in the northern part of the Anglo-Saxon kingdom of Mercia, on the border of Northumbria. The name Glossop is thought to derive from the Old English (OE) personal name Glott or Glot and hop or 'valley', translating as 'Glott's valley' (Cameron 1959, 103; Ekwall 1960). However, the place-name Dinting, or Dentinc, is thought to have a pre-English derivation, with the first element of this possibly a personal name of Celtic origin (Cameron 1959; Brotherton 2003).

There is a possibility that an Anglo-Saxon settlement was developed, in the vicinity of Melandra Castle Roman fort, reusing existing Romano-British infrastructure (e.g. roads). This was common in the early-Saxon period, although there is currently no physical evidence to support this (Hanmer and Winterbottom 1993). However, settlements are recorded as having already been established by the time of the 1086 Domesday Survey at Glossop and Dinting. They were two of twelve hamlets within the area of Longdendale that were split between seven Anglo-Saxon proprietors, which together totalled six carucates of land to the geld. The Domesday Book notes that Lyfing owned 4 bovates of land in Old Glossop and Leofnoth had 2 bovates of land at Higher and Lower Dinting (Williams and Martin 1992, 743). By 1086, these lands had been granted to William Peveril, son of William the Conqueror, with the hamlets now being part of the Manor of Glossopdale.

During the 12th century, ownership of the Manor was passed to the Abbots of Basingwerke in Flintshire, who retained these lordship rights until the late 15th century. Glossop, Dinting and the other hamlets of the Manor remained relatively small during the medieval period, with the rights of the manor being passed in the 16th century to first the Talbot's and later the Howard's, the latter of whom remained Lords of the Manor until the early 20th century (Burpoe 2018, 5).

From the 16th-18th centuries, the textile cottage industry underwent a national expansion, with the population of Glossop increasing markedly in the late-18th century. It is documented that in 1784, there was one mill recorded in Glossop, with this number rising to 54 by the early 19th century (Nixon 1969, 255). Two such mills can be found within the wider study area, with Dinting Vale Printworks (NRHE 1364782) and Greenfield Cotton Mill (NHRE 1078431) recorded c.450m and c.500m to the northwest of the PDA respectively.

This growth of mills also included the substantial increase in related infrastructure was necessary for connectivity, with a number of new roads and railways being constructed during this period. The Woodhead Railway was constructed in 1836-1845 and connected Sheffield, Ashton-under-Lyne and Manchester (HER MDR 22446). The construction of new railways necessitated other infrastructure projects, including rail stations and viaducts, with Dinting Station, Dinting Vale Viaduct and an engine shed, c.400m north of the site boundary (HER MDR14382, MDR 670 & MDR 12804). The railway track is depicted on historical mapping as the Great Central Railway. A former coal-fired Electricity Generating Hall and Tramway Hall is also recorded, c.280m east of the PDA, built in 1903 (HER MDR 13031).

Holy Trinity Church (NHLE 1384221),, representing the building which is the subject of the setting study, was built between 1873-5, and was officially consecrated in July 1875. The building is situated c.0.1 miles to the north-east of the PDA's northern borders. The 1887 *OS Map* shows that the church and its immediate vicinity has been altered little up to present day. The church yard is bounded by the Glossop Brook to the north, with a school to the west, with terraced housing to the east, and with Dinting Vale to the south.

A map regression of the PDA has revealed that the area was previously subdivided into four fields in 1872. The field system layout remained the same until 1971, where the former field boundaries are no longer depicted. Historical OS maps depict a former field subdivision, in the north of the site boundary, which separates an area of land from Adderley Place and terminates at the domestic housing to the north. In the centre of the PDA, two further former field boundaries are illustrated that bisected the site from east to west and northeast to southwest subdividing the area into three further former fields. The 1921 *OS Map* shows an earthwork or road on a northwest to southeast alignment,

to the south of Adderley Place that appears to collocate with the current road that divides the site boundary. While in the north western corner of the site, a footpath is depicted running northeast to southwest from the houses along the A57 to the houses at Adderley Place.

4 SETTING ASSESSMENT

4.1 Step 1: Identify which heritage assets and their settings are affected

Historic England's *Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets* (2017, 9) states that:

'It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- ◆ *indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or*
- ◆ *specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or*
- ◆ *advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected'.*

In the case of the proposed development, the only designated heritage asset that has the potential to be affected is the Grade II Listed Holy Trinity Church (NHLE 1384221), which is situated c.0.1 miles to the north-east of the PDA's northern border, on Dinting Vale.

4.2 Step 2: Assess whether, how, and to what degree these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

This section will provide an overview of the historical background to the Grade II Listed Holy Trinity Church and the historical development of its landscape setting. This will address the question as to how, and to what degree, the setting and views to and from the asset contributes to its significance, and allows this to be appreciated.

The building is of regional to national significance, as evidenced by its Grade II status, with the list description noting the following regarding the church (Historic England 1998).

"Anglican church. 1897, extended 1931. By Mills and Murgatroyd, of Manchester, architects, for the Wood-Sidebottom family, patrons. Coursed squared gritstone with ashlar dressings, with a Welsh slate roof covering. STYLE: Early English Gothic Revival.

EXTERIOR: aligned north-west to south-east, with entrance tower and spire at west corner, nave, liturgical north and south aisles, apsidal chancel, vestry and choir vestry. 3-stage tower with full-height angle buttresses with set-offs, terminating at gabled pinnacles at the angles of crenellated parapets. Tall octagonal spire with weather vane. 5-bay nave with steeply-pitched roof and coped gables. Clerestory with triple lancets to each bay. Aisles with lean-to roofs and coupled lancets to each bay, bay divisions delineated by stepped buttresses.

INTERIOR: nave arcades of circular gritstone columns with simply-moulded capitals, support light-coloured brick walling with decorative red brick banding. Tall panted and stepped chancel arch, with irregular gritstone quoining. Arched roof trusses carried on corbels at clerestory cill level. Chancel with roof trusses carried on corbels with carved figures. Pointed arched organ

recess to right, with organ of 1882. Altar with wooden reredos, choir benches with fitted overthrows carrying candles and patterned floor tiling below altar. Nave with complete set of benches and partially glazed screen with church wardens' pew at west end. Font at west end of south aisle with circular Bath stone bowl set upon a shaft of red Cork marble."

The listing description notes that the church dates to 1897, however, this is an error, with the church constructed between 1873-1875, with the building officially consecrated in July 1875. The building and its immediate setting has altered little since its construction, with the building sited within a church yard, which is bounded by the Glossop Brook to the north, with a school to the west, with terraced housing to the east, and with Dinting Vale to the south. On the southern side of Dinting Vale, there are further rows of terraced housing and cottages. These terraces are likely to have been built in association with the mills, providing local accommodation for the mill workers.

The church is located within a dominant position on Dinting Vale, representing the focal point of this area (**Photographs 1 & 2**). The *aesthetic value* of the building, deriving from its Early English Gothic Revival style, makes an important contribution to the immediate setting on Dinting Vale road. It is the largest structure within the vicinity, with the large railway bridge situated c.0.2 miles to the north-west (**Photograph 3**). Dinting Vale comprises a busy, densely populated road, which sees a strong degree of vehicular traffic and activity (**Photograph 4**). This creates a great deal of vehicular noise within the roadside area of Holy Trinity Church, creating a bustling urban setting. The spire of the church can be viewed to the north-west and south-east on this road, with trees from the church yard blocking the main structure from view (**Photographs 5 & 6**). The immediate vicinity of the church is also positioned close to traditional terraced housing, which are constructed in the vernacular style (**Photographs 7 & 8**). The cohesive use of traditional materials within buildings along Dinting Vale, with the church and terraces both utilising rough-tooled coursed gritstone blocks with ashlar stone dressings, contributes to the immediate vernacular setting. To the south of Dinting Vale, the landscape rises in topography and is lined with trees, which blocks visibility from the church to the south. This creates a sense of enclosure within the roadside vicinity of the church.

The church yard of Holy Trinity represents a quieter, more secluded space, particularly to the north with the area that is bounded by the Glossop Brook (**Photographs 9-11**). From these areas, there is a disconnect between the busy Dinting Vale road. The treeline bordering the perimeter of the church yard blocks a degree of visibility towards the busy road. The natural sounds of the running Glossop Brook also soften the noise of vehicles from the roadside, which create a more tranquil and private setting. This allows the Early Gothic Revival style of the building to be fully appreciated (**Photograph 12**). Visibility of the Brook also contributes to this, forming a natural, picturesque setting (**Photograph 13**). The immediate church yard constitutes a key element of the church's setting, which makes a strong contribution to its significance.

4.3 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

This assessment on the effects of the proposed development should be read in conjunction with the proposed development plans, presented within **Appendix III**. The proposed development area is situated c.0.1 miles to the south-west of Holy Trinity Church. The PDA is c.4.7ha in area, and is bound to the north-east by Dinting Vale and existing residential housing, by woodland to the west, further housing to the south, and woodland and housing to the east (**Photographs 14-16**). The topography of the site is sloped, rising to the south, and with a steep hillside to the north, which creates a border with Dinting Vale. There is a road running west to east through the centre of the PDA, noted as a conjectural Roman Road within the Derbyshire HER (MDR11569) (**Photograph 17**).

The proposed development would see a new access road added to the southern side of Dinting Vale, positioned c.100 yards to the north-west of Holy Trinity Church (**Photograph 18**). This access road would be carved into the steep hillside, retaining the existing range of trees, as well as the surrounding hillside slopes. The proposed housing development would be set back from Dinting Vale by c.100 yards

to the south-west. This would see a range of 100 housing plots added, sprawling to the south on the large and open landscape of the PDA. The buildings are proposed to be constructed of Darlstone buff, with grey roof tiles.

From the immediate vicinity of the church, there would be no visibility of the new housing development. Views would be blocked by the existing terraced housing and cottages, as well as from the steep hillside with treeline bounding these buildings to the south (**Photograph 8**). The retention of the majority of the trees and existing steep slope, means that the immediate vicinity of the church should not be impacted. There will be minor visibility of the new access point to the housing development on Dinting Vale (**Photograph 18**). However, this is positioned to the north-west and will be predominantly hidden from view. The church draws significance from its immediate setting, mainly from its commanding position on the road, from the cohesive use of traditional materials within the surrounding area, and from the tranquil setting created within the churchyard. The proposed development would therefore have no impact to this important setting.

From the PDA, there is a single minor glimpse of the spire, to the north of the central postulated Roman Road (**Photograph 20**). However, the church is predominantly shielded from view by the treeline and overgrown vegetation, and could not be glimpsed from other parts of the site (**Photograph 21**). Once these elements have been stripped back to allow for the housing development, there may be some visibility of the spire. However, this should not be deemed to have an impact upon the setting that contributes to the building's significance.

4.4 Step 4: Explore ways to maximise enhancement and avoid or minimise harm

In order to minimise the impact to the setting of the Grade II Listed Holy Trinity Church, it is advised to retain as much of the existing treeline and slope to the south of Dinting Vale. These features form a natural buffer, separating the urban setting of the church with the open fields of the south of the PDA.

4.5 Step 5: Make and document the decision and monitor outcomes.

This report documents the decision-making process with regard to this assessment, but the outcomes cannot be considered until after the application has been determined and therefore this is outside the scope of this assessment.

5 CONCLUSIONS

This assessment has identified that the Grade II Listed Holy Trinity Church draws significance from its immediate setting in a number of ways. The building has a commanding position on the busy road of Dinting Vale, and represents the focal point within this dense urban setting. There is an attractive and cohesive use of traditional materials within the surrounding area, as seen with the church and the neighbouring vernacular terraces. The tranquil church yard with the bordering Glossop Brook, also creates an important disconnect with the busy roadside, with the natural sounds of the Brook softening the urban noise, allowing the Early Gothic Revival style of the building to be appreciated. These represent key elements of the church's immediate setting, which contribute to its significance.

Overall, the proposed development has been deemed to have a negligible impact to the setting of the church. The development makes use of the existing tree line and slope to the south of Dinting Vale, which creates a natural buffer with the dense urban environment and the open fields to the south. There may be some visibility of the church's spire from the proposed development area, but this should not be deemed to impact upon the church's important setting. It is recommended to retain as many of the existing trees within the northern portion of the PDA as possible, in order to maintain the barrier between the setting of the church and the fields to the south.

6 STATEMENTS AND ACKNOWLEDGEMENTS

6.1 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

6.2 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

6.3 Acknowledgements

Archaeological Research Services Ltd would like thank Claire Campbell of Wain Homes (North West) for commissioning the work and for providing access to the site.

7 REFERENCES

7.1 Primary Sources

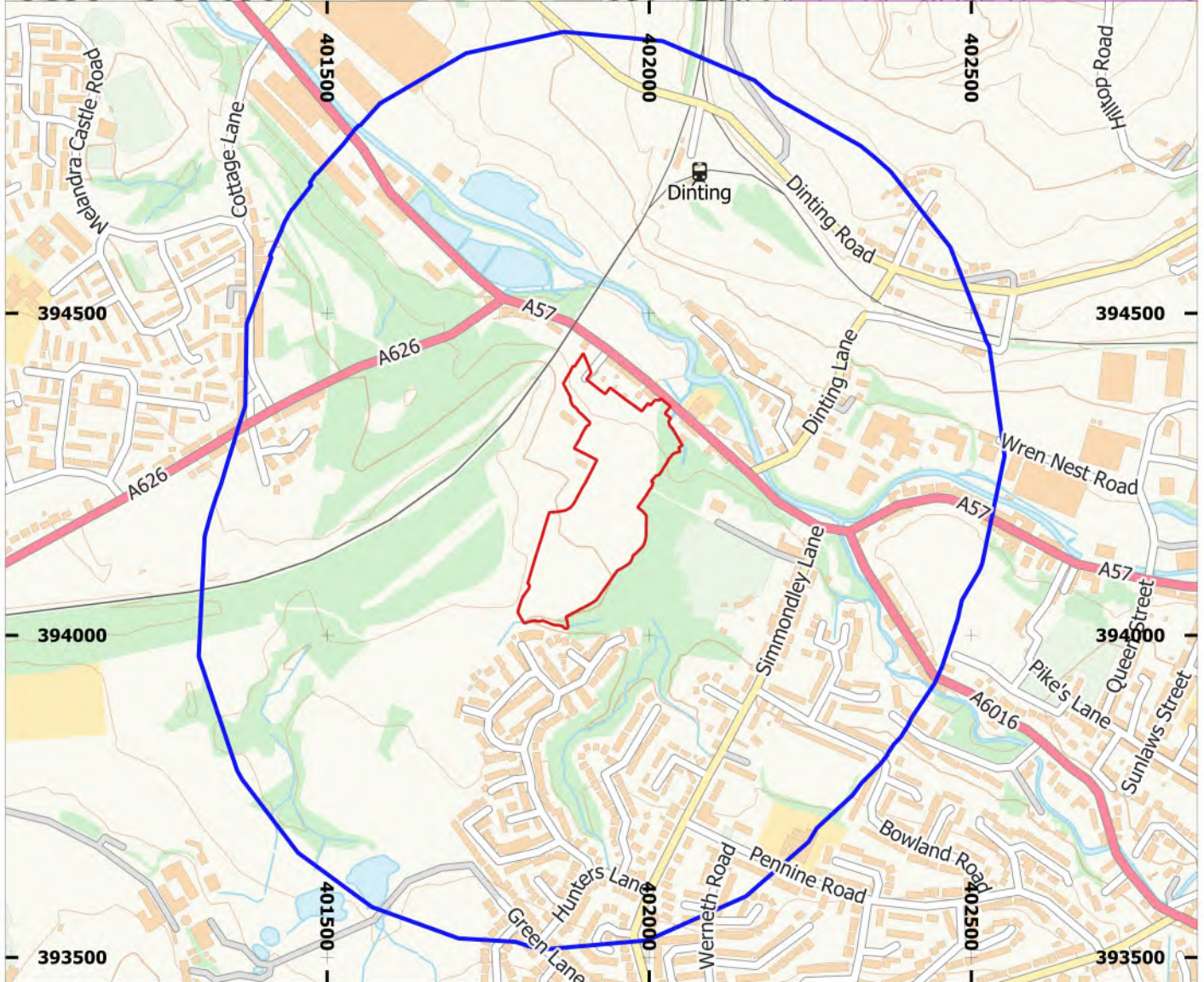
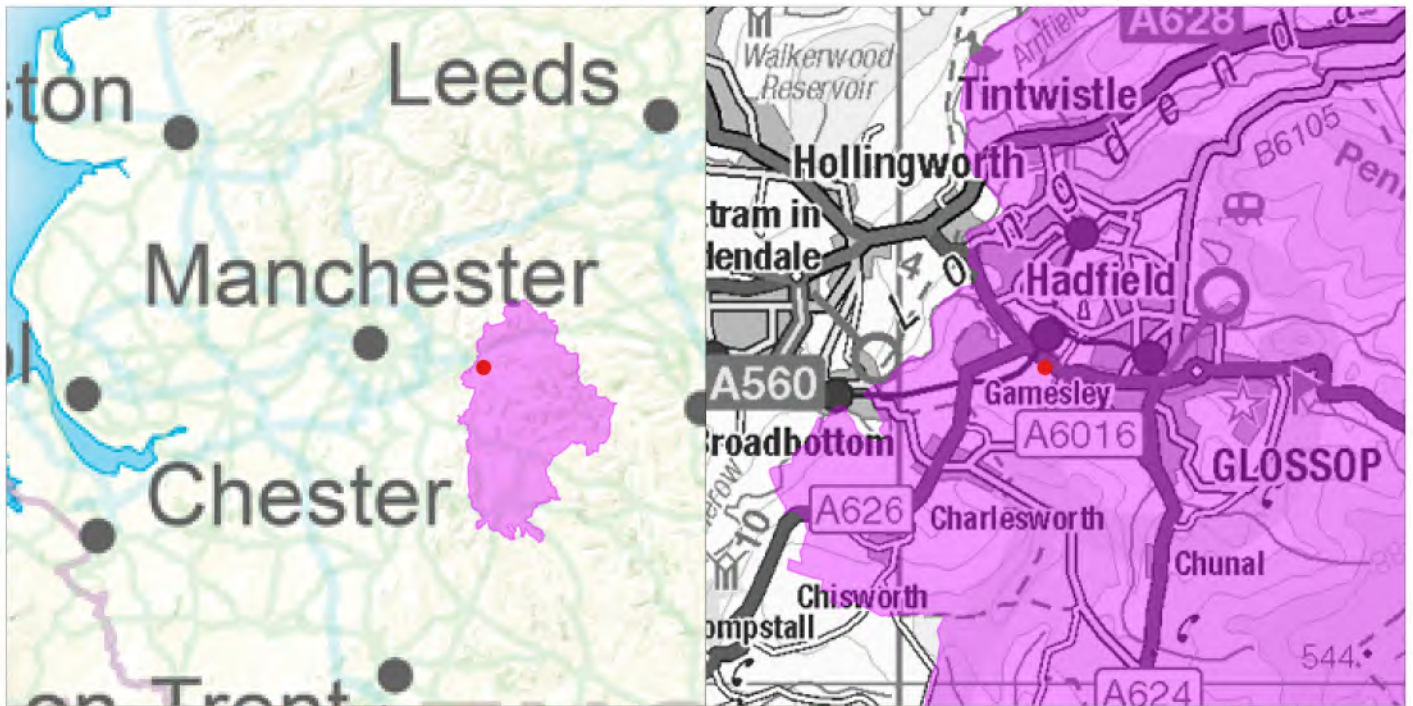
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APPENDIX I FIGURES



Site name: Dinting Vale, Glossop
 Date: November 2021
 Drawn by: WR
 Scale: Varies

- Site Boundary
- High Peak District
- 500m Study Area



Archaeological Research Services Ltd

Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB



ARCHAEOLOGICAL
 RESEARCH SERVICES LTD
 Digging with Purpose

Tel: 01629 814540

www.archaeologicalresearchservices.com

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Figure 1:
Site location

APPENDIX II PHOTOGRAPHS



Photograph 1: View of the Grade II Listed Holy Trinity Church on Dinting Vale, taken facing north



Photograph 2: View of the Grade II Listed Holy Trinity Church on Dinting Vale, taken facing north-east



Photograph 3: View of the railway bridge to the north-west of Holy Trinity Church, taken facing north-west



Photograph 4: View along Dinting Vale from the front of Holy Trinity Church, taken facing north-west



Photograph 5: View of the Holy Trinity Church spire (highlighted), taken from the south-east on Dinting Vale



Photograph 6: View of the Holy Trinity Church spire (highlighted), taken from the north-west on Dinting Vale



Photograph 7: View of the traditional terraces and cottages on the southern side of Dinting Vale, taken from the front of Holy Trinity Church facing south



Photograph 8: View of the traditional buildings opposite Holy Trinity Church, on the southern side of Dinting Vale. Taken facing south-west



Photograph 9: View of the southern portion of the church yard, bounded by Dinting Vale, taken facing south-east



Photograph 10: View of the west portion of the church yard, bounded by the school to the west, taken facing north-east



Photograph 11: View of the northern rear of the church yard, with the Glossop Brook bounding to the north. Taken facing north-west



Photograph 12: View of Holy Trinity Church from the northern portion of the church yard, taken facing south-west



Photograph 13: View facing north-west along the Glossop Brook, which bounds Holy Trinity's church yard to the north



Photograph 14: View of the PDA from the central postulated Roman Road, taken facing south



Photograph 15: View to the south within the PDA



Photograph 16: View to the north-east within the PDA, taken to the south of the postulated Roman Road, facing towards Holy Trinity Church



Photograph 17: View of the postulated Roman Road of the PDA, taken facing south-east



Photograph 18: View of the proposed access point to the housing development on the southern side of Dinting Vale, taken facing south-west



Photograph 19: View towards the proposed access point for the development on Dinting Vale (highlighted), taken facing south-west from Holy Trinity Church

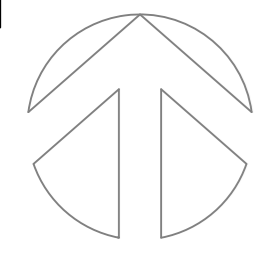


Photograph 20: View of the minor glimpse of Holy Trinity Church (highlighted), taken from the northern portion of the PDA facing north-east

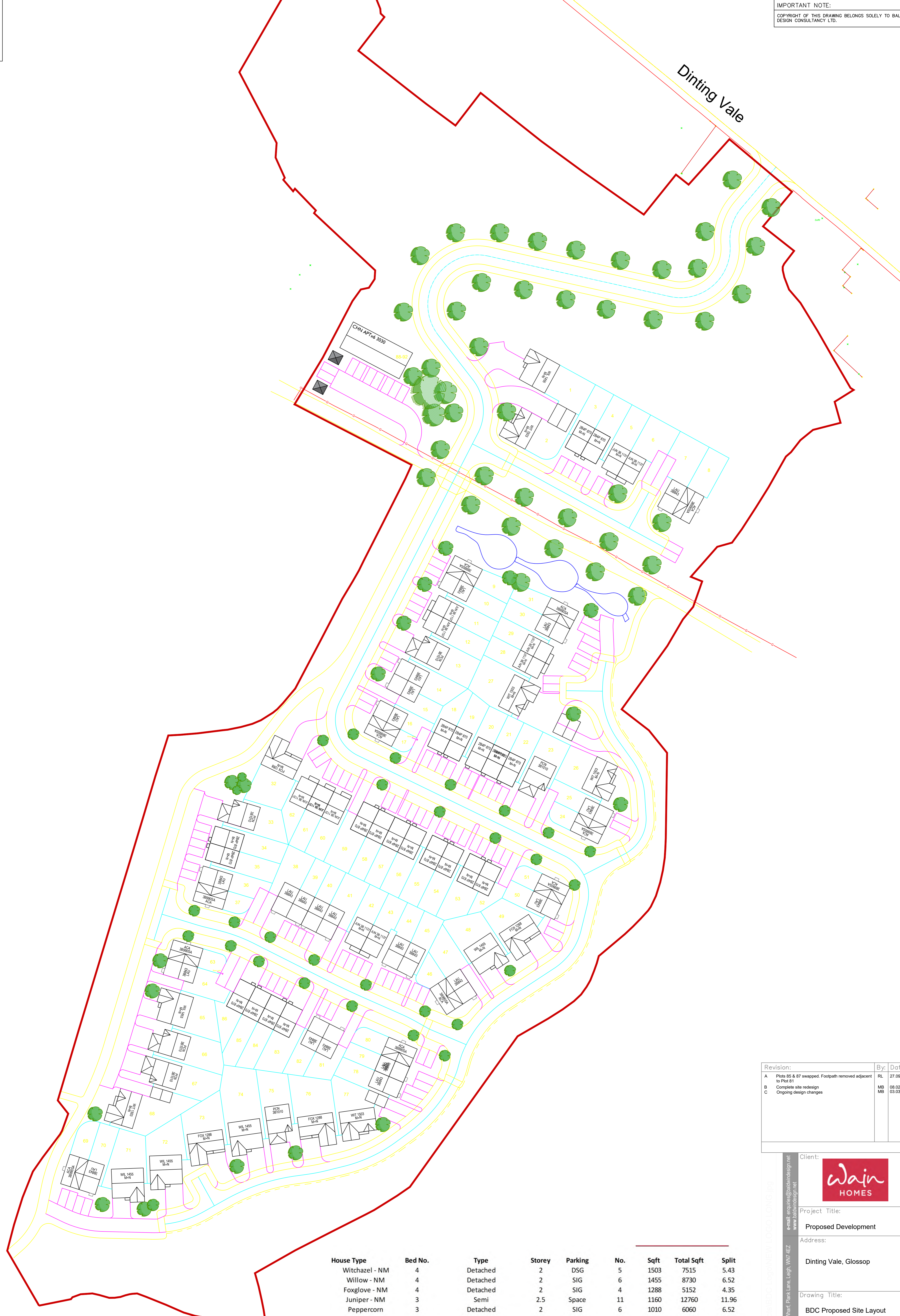


Photograph 21: View towards Holy Trinity Church from the north-eastern portion of the PDA, taken facing north

APPENDIX III PROPOSALS



Dinting Vale



House Type	Bed No.	Type	Storey	Parking	No.	Sqft	Total Sqft	Split
Witchazel - NM	4	Detached	2	DSG	5	1503	7515	5.43
Willow - NM	4	Detached	2	SIG	6	1455	8730	6.52
Foxglove - NM	4	Detached	2	SIG	4	1288	5152	4.35
Juniper - NM	3	Semi	2.5	Space	11	1160	12760	11.96
Peppercorn	3	Detached	2	SIG	6	1010	6060	6.52
Acacia	3	Semi/Mews	2	Space	11	992	10912	11.96
Laurel	3	Semi/Mews	2	Space	22	843	18546	23.91
Satinash - NM	2	Semi/Mews	2	Space	21	870	18270	22.83
Chinley	1	Apartment	2	Space	6	3030	3030	6.52
Total					92		90975	100.00

Revision:	By:	Date:
A Plots 85 & 87 swapped. Footpath removed adjacent to Plot 81	RL	27.09.22
B Complete site redesign	MB	08.02.23
C Ongoing design changes	MB	03.03.23

Client: **Wain HOMES**

Project Title: **Proposed Development**

Address: **Dinting Vale, Glossop**

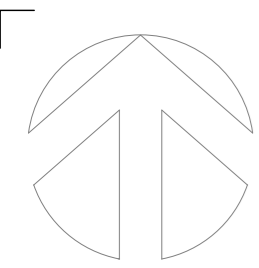
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Drawing No: **WH/DV/PSL/01**

Dwn: MB Ckd: CC Date: 14/06/2022

Scale: 1:500 Paper Size: A1 Rev: C

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 e-mail: enquiries@baldwinpsl.com
 www.baldwindesign.net



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MATERIALS PLAN

- Legend**
- Denotes 'Darlstone Buff Black Pitched' Artstone
- ROOF TILES**
- Denotes Grey roof tile



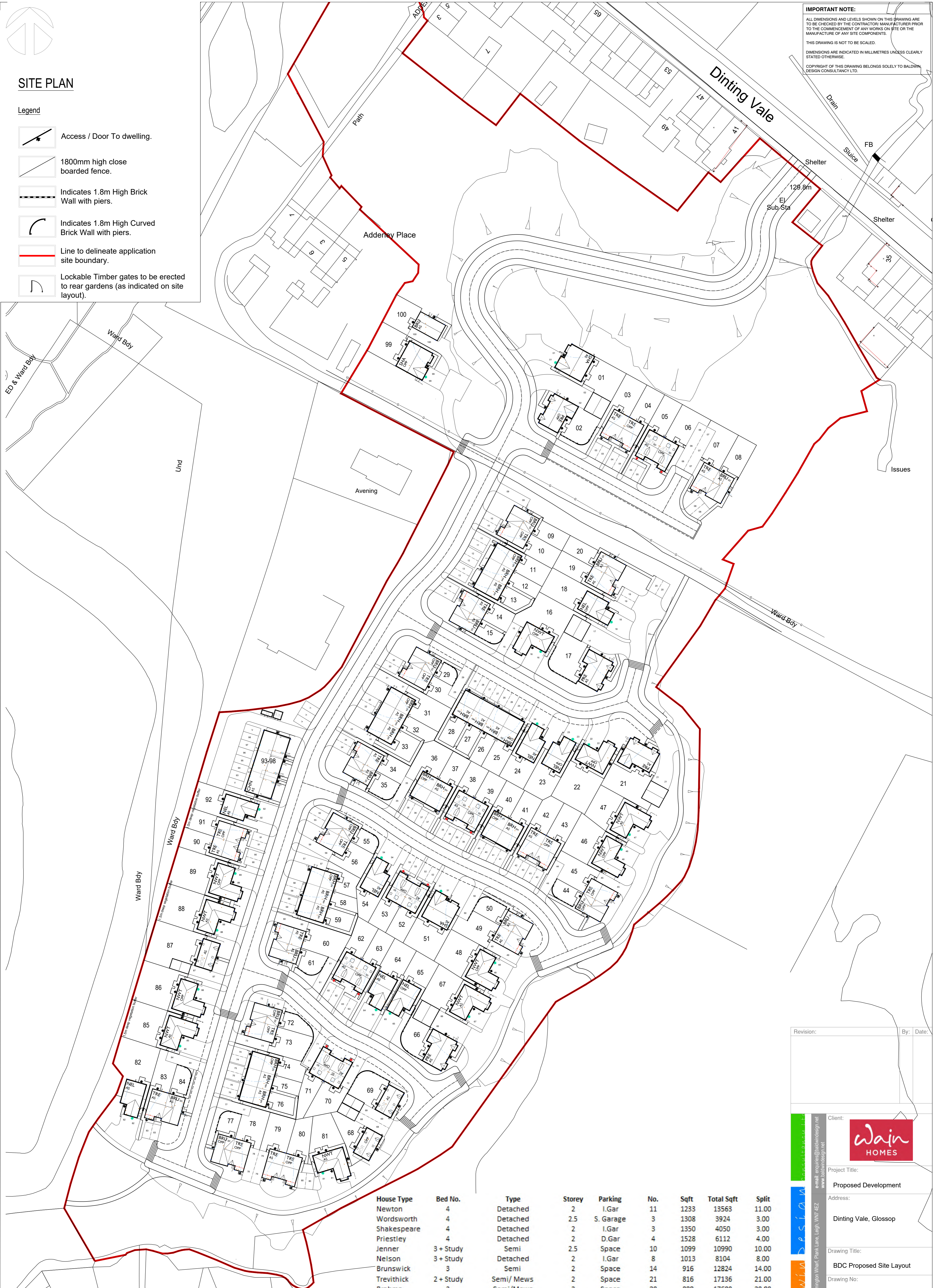
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 4 Marina Walk, Parnington Wharf, Plank Lane, Leigh, WY7 4EZ Tel: 01925 747615 e-mail: enquiries@baldwindesign.net www.baldwindesign.net	Client:				
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	Address:	Dinting Vale, Glossop			
	Drawing Title:	BDC Materials Plan			
	Drawing No:	WH/DV/MP/01			
Dwn:	MB	Ckd:	CC	Date:	14/06/2022
Scale:	1:500	Paper Size:	A1	Rev:	

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SITE PLAN

- Legend**
- Access / Door To dwelling.
 - 1800mm high close boarded fence.
 - Indicates 1.8m High Brick Wall with piers.
 - Indicates 1.8m High Curved Brick Wall with piers.
 - Line to delineate application site boundary.
 - Lockable Timber gates to be erected to rear gardens (as indicated on site layout).



House Type	Bed No.	Type	Storey	Parking	No.	Sqft	Total Sqft	Split
Newton	4	Detached	2	1.Gar	11	1233	13563	11.00
Wordsworth	4	Detached	2.5	S. Garage	3	1308	3924	3.00
Shakespeare	4	Detached	2	1.Gar	3	1350	4050	3.00
Priestley	4	Detached	2	D.Gar	4	1528	6112	4.00
Jenner	3 + Study	Semi	2.5	Space	10	1099	10990	10.00
Nelson	3 + Study	Detached	2	1.Gar	8	1013	8104	8.00
Brunswick	3	Semi	2	Space	14	916	12824	14.00
Trevithick	2 + Study	Semi/ Mews	2	Space	21	816	17136	21.00
Brahms	2	Semi/Mews	2	Space	20	880	17600	20.00
Chinley	1	Apartment	2	Space	6	3020	3020	6.00
Total					100		97323	100.00

Revision:	By:	Date:

Client:

Project Title: **Proposed Development**

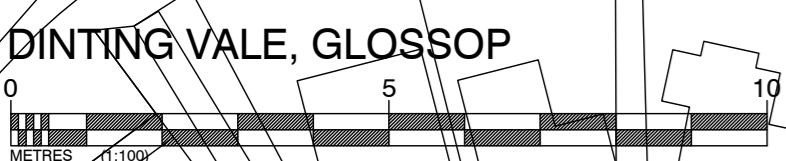
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Drawing Title: **BDC Proposed Site Layout**

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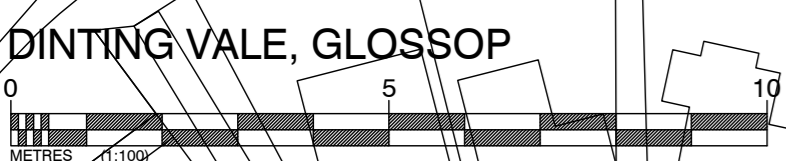
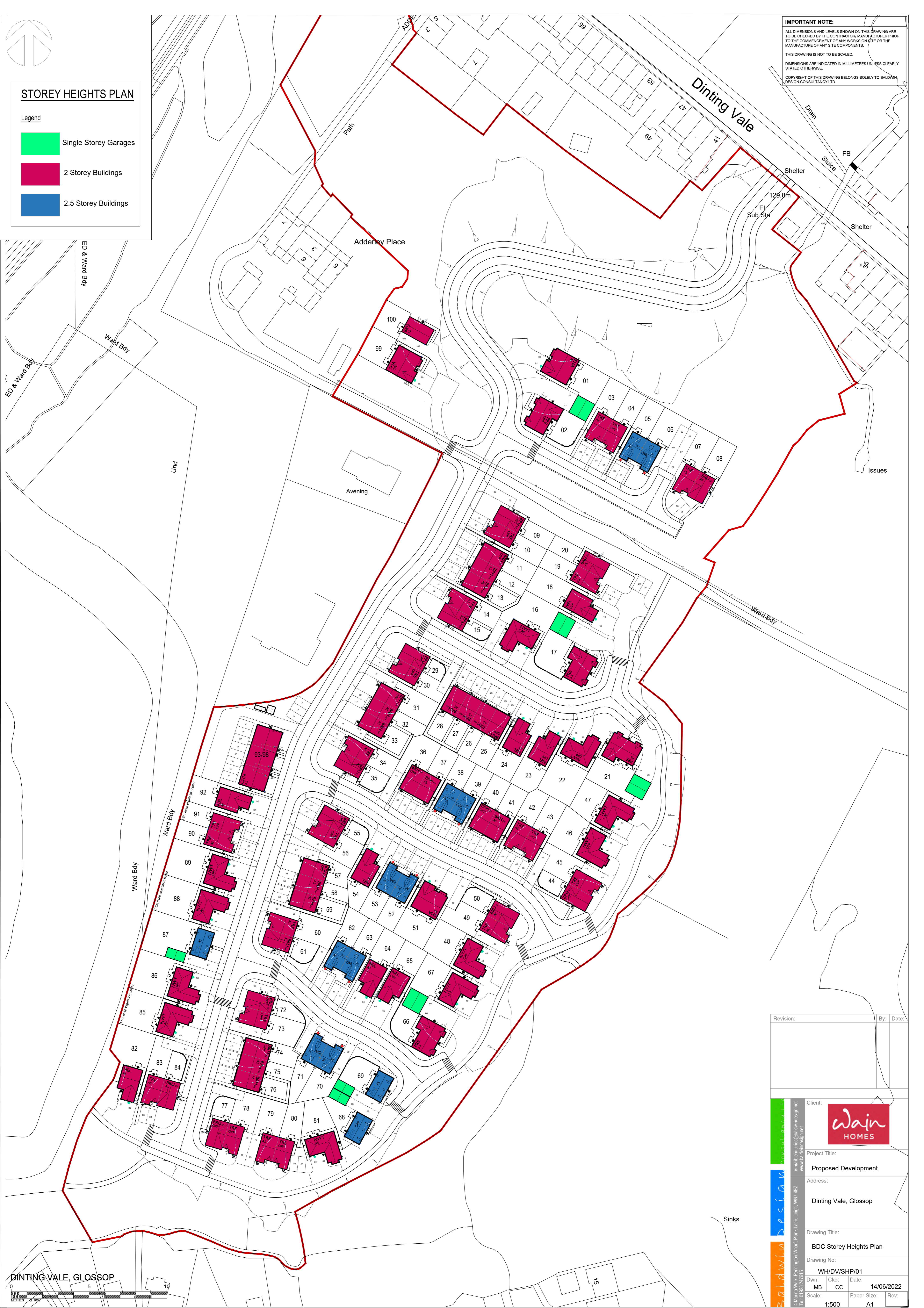


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STOREY HEIGHTS PLAN

Legend

- Single Storey Garages
- 2 Storey Buildings
- 2.5 Storey Buildings



Revision:	By:	Date:

Client: **Wain HOMES**

Project Title: **Proposed Development**

Address: **Dinting Vale, Glossop**

Drawing Title: **BDC Storey Heights Plan**

Drawing No: **WH/DV/SHP/01**

Dwn: **MB** Ckd: **CC** Date: **14/06/2022**

Scale: **1:500** Paper Size: **A1** Rev:

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Street Scene A-A



Street Scene B-B



Street Scene C-C

Locator 1:2



Revision: _____ By: _____ Date: _____

Client: **Wain HOMES**

Project Title: **Proposed Development**

Address: **Dinting Vale, Glossop**

Drawing Title: **Site Sections**

Drawing No: **WH/DV/SIS/01**

Dwn: MB Cnt: CC Date: 22/06/2022

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