

**From:** [Simpkin, Rachael.](#)  
**To:** [Planning \(HPBC\)](#)  
**Subject:** FW: HPK/2023/0025 - Land at Hollincross, Glossop  
**Date:** 01 September 2023 13:25:26

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Hi Planning Support,  
For the file please.  
Kind regards,

**Rachael Simpkin**

**Senior Planning Officer (Majors & Commercial)**

**Development Services**

High Peak Borough Council and Staffordshire Moorlands District Council

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**M:**

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**From:** Steve Baker (Place)  
**Sent:** Wednesday, August 30, 2023 2:40 PM  
**To:** Simpkin, Rachael.  
**Cc:** Planning (HPBC)  
**Subject:** RE: HPK/2023/0025 - Land at Hollincross, Glossop

Dear Rachael,

Thank you for consulting on the above planning application. We previously commented on HPK/2014/0064 and 2020/0334 for the same site.

The site is crossed by the approximate route of the Brough to Melandra Roman road (Derbyshire HER MDR11569) based on the work of Peter Wroe ('Roman roads in the Peak District', in Derbyshire Archaeological Journal 1982). Wroe plotted the above-ground traces of Roman roads in the area, as well as excavating a number of sections through the roads to ascertain their construction.

The alignment of this road through Glossop is uncertain – it has not been traced between Hob Hill Farm, 650m to the south-east, and Adderley Place 1400m to the north-west. However, given these known points it seems certain that the true alignment is located somewhere to the south of Hollin Cross Lane and north of Long Clough Brook, which would inevitably bring the alignment across the current proposal site. Much of this area has been subsequently built up, and the proposal site represents the only sizeable 'window' of substantially undeveloped land along the alignment between Hob Hill and Simmondley Lane.

Although the majority of the site has not been developed the archaeological potential is somewhat reduced by the scattered buildings and landscaping associated with the current care home, and by the substantial tree cover present from the early 20<sup>th</sup> century on. Nevertheless, there are significant areas of open ground which retain archaeological potential.

I recommend that this should be addressed through a conditioned scheme of archaeological work, secured by planning conditions in line with NPPF para 205. The scope of archaeological work will depend on groundworks proposals, but may include monitoring of site stripping, evaluation trenching and/or targeted area excavation.

The following conditions should therefore 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

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

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