

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0264 - Ollersett Farm, Laneside Road, New Mills
Date: 11 September 2023 10:52:03

Hi

Please see below further comments from DCC Archaeology in relation to HPK/2023/0264

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Reuben Thorpe (Place)
Sent: Monday, September 11, 2023 10:49 AM
To: Stannard, James
Cc: Steve Baker (Place)
Subject: RE: HPK/2023/0264 - Ollersett Farm, Laneside Road, New Mills

Dear James

Thank you for your e-mail. I fully take your point and I am happy to condition in works. My reasoning for asking about development depths etc. was to try and determine whether any condition would be necessary at all by understanding the potential depths of impact against the levels of archaeological survival. Strictly speaking the application does not satisfy the requirements of NPPF because it neither examines potential for survival or what may survive, if the depth of impact were to be relatively shallow or the ground built up for development there might be no need for a condition at all. However, to help in determining the proposal, my revised advice therefore is.

The proposed application is sited within 100m of Grade II listed buildings associated to Ollersett Hall Farm (DDR6297) and the Grade II listed Ollersett Hall Farmhouse (DDR6460) and was probably within the curtilage of Ollersett Hall itself; a 16th century establishment shown on the first ed 1:2500 OS but demolished by the end of the 19th century. You should, however, consult your own buildings and conservation officer in regards to the appropriateness of the proposed development in regards to the setting of the listed buildings.

In terms of below ground archaeology and potential impacts to it, I note that stone, carved "celtic head" (MDR15967) has been incorporated into a wall some 90m to the northwest of the site and this implies early medieval activity on the site in the context of the former hall, which dated to the 1500's. The proposed location of the garage is adjacent to Ollersett Farm and its proposed footprint actually overlies part of the original range of buildings as shown on the 1st edn Ordnance Survey. There is clearly therefore the potential for there to be impacts to below ground archaeology occasioned by the development though this has not been explored the planning application contra the recommendations of para 194 of NPPF. However, in this instance it is fairly clear that the proposed development may have an impact on archaeological deposits

and structures related to a non-designated heritage assets and as such has the potential to physically damage and remove archaeological deposits/structures, which may relate both to the later occupation of the site and its potential earlier medieval occupation. As the level and depth of archaeological survival is, at the moment, a “known unknown” I recommend that further archaeological works will be necessary, in the form of archaeological Observation, Investigation and recording excavations in advance of development during any stripping/ground reduction, with sufficient and appropriate time built into groundworks to allow full, appropriate and proportionate recording . These works could be achieved by attaching a condition to planning, the wording of which might read.

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

The WSI should be compiled in consultation with and approved by this office before enactment. Works should be undertaken by a suitably experienced and demonstrably experienced archaeologist and be undertaken in line with established industry best practice.

I do hope that this is helpful, but happy to discuss as always.

Best regards
Reuben

Reuben Thorpe, MCIfA, FSA | Development Control Archaeologist |
Conservation Heritage and Design Service | Place | Derbyshire County Council |
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 .

Please note that I work half time and am in the office on alternating weeks, Monday – Wednesday and Monday/Tuesday.

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