

From: [Reuben Thorpe \(Place\)](#)
To: [Simpkin, Rachael;](#) [Planning \(HPBC\)](#)
Cc: [Steve Baker \(Place\)](#)
Subject: APPLICATION: HPK/2023/0459: Archaeology. Land south of Dinting Road and west of Dinting Lane.
Date: 28 November 2023 11:55:45

APPLICATION: HPK/2023/0459

LOCATION: Land to the South of Dinting Road and West of Dinting Lane, Dinting Road, Higher Dinting, Glossop.

PROPOSED DEVELOPMENT: Development of 5no. new dwellings

Dear Rachael,

Thank you for consulting on the above planning application.

The proposal site lies to the west of a site investigated in 2017 which demonstrated the presence of a medieval/post-medieval trackway, possibly linking dispersed medieval settlements of High Dinting and lower Dinting and there is the slight possibility, given the previous groundworks on the site retrospectively approved under consent : HPK/2018/0015 that further remains associated with dispersed settlement at Dinting may be present.

The proposal site itself is very small at 0.18 Ha, and in line with previous recommendations regarding the adjacent site it is consistent that the archaeological interest is addressed through archaeological monitoring of development groundworks, in this case I would say the removal of the invasive species where said removal involves excavation, as well as the topsoil stripping and the groundworks associated with the creation of access and provision of internal roads. Should these works identify limited areas requiring additional work this should be subject to strip, map and investigate archaeological works if more significant remains are identified. This scheme of works however work can be secured by attaching a planning condition to any planning consent, under Para 205 of NPPF, the wording of which should read.

“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.”

All works should be in accordance with a written scheme of investigation (WSI), pre-approved by this office in writing, before implementation. The WSI should be compiled by the archaeological organisation commissioned to undertake the works in the field and should be undertaken to recognised industry standards, in line with the appropriate levels and standards of field practice and recording. All archaeological works should be undertaken by a suitably experienced archaeological organisation with suitably and demonstrably experienced archaeologists undertaking works on the ground.

I hope that this is helpful

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | Development Control Archaeologist |
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