

Niall Mellan

From: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Sent: 17 January 2023 10:50
To: Niall Mellan
Cc: Steven Gunn-Russell; Emily Wentworth; Claire Campbell; Nick Brookman; Marc Hourigan; Lucie McCarthy
Subject: RE: HPK/2022/0456 Dinting Vale, High Peak

Hi Niall,
Thanks for this.

The issue is that well-preserved remains of a Roman road could easily be schedulable – we have a site near Kirk Langley where this recently happened in the context of a housing development. In terms of NPPF policy and your risk management as developer this information needs to be in the mix at the point of determination. So I certainly can't agree at this stage that any trial trenching be deferred post-consent.

I suggest that you do the geophysics first and show us the results – we can then take a view based on this. Geophysics can miss archaeology but a well-preserved road is likely to show if the best technique for the conditions is used. You also could usefully talk to your consultants about the best technique for identifying the road as mag survey missed the Kirk Langley road and GPR or ER might be a more reliable technique.

If there are potential 'Roman road' features in the geophysics I would certainly advise these being tested by trenching pre-determination so that we have a clear indicator on significance as per NPPF para 194.

If the optimal geophysics technique is used and identifies no likely targets then we may be able to take a more relaxed approach and defer further work to a conditioned scheme, particularly if you are coming in for outline consent and there is scope for layout change where important remains are identified post-consent. But this would depend on what the geophysics shows.

Best wishes

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773 | 07795 255837
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From: Niall Mellan <Niall.Mellan@houriganplanning.com>
Sent: 17 January 2023 10:22
To: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Cc: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Emily Wentworth <EmilyW@whitepeakplanning.co.uk>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>; Marc Hourigan <Marc.Hourigan@houriganplanning.com>; Lucie McCarthy <lucie@archaeologicalresearchservices.com>
Subject: RE: HPK/2022/0456 Dinting Vale, High Peak

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Hi Steve

Thanks for your further response. The applicant is committed to fully investigating the site however would DCC accept a phased approach to the investigations as follows:

1. A geophysical survey to be carried out now and the results submitted ASAP **prior to determination**.
2. Subject to the results of the geophysical survey demonstrating there are no issues then any further investigations required would be carried out **pre-commencement** secured by a planning condition.

I look forward to hearing from you.

Kind regards

Niall Mellan BA (Hons) MSc MRTPI
Associate

0333 939 8057
niall.mellan@houriganplanning.com



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From: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Sent: 13 January 2023 11:19
To: Niall Mellan <Niall.Mellan@houriganplanning.com>
Cc: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Emily Wentworth <EmilyW@whitepeakplanning.co.uk>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>
Subject: RE: HPK/2022/0456 Dinting Vale, High Peak

Hi Neil,
Apologies for the delay.

The WSI provides a sensible methodology for the evaluation work needed to establish the archaeological significance of the site in line with NPPF para 194, in advance of determination.

The work should be carried out and results made available before determination of the application in line with previous comments.

Best wishes
Steve

Steve Baker MA MCiFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773 | 07795 255837
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From: Niall Mellan <Niall.Mellan@houriganplanning.com>
Sent: 12 January 2023 09:42
To: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Cc: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Emily Wentworth <EmilyW@whitepeakplanning.co.uk>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>
Subject: RE: HPK/2022/0456 Dinting Vale, High Peak

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Dear Steve

Further to the below have you had a chance to review the submitted WSI and provide updated comments?

We look forward to hearing from you.

Regards

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Associate

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From: Niall Mellan
Sent: 12 December 2022 16:35
To: Steve.Baker@derbyshire.gov.uk
Cc: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Emily Wentworth <EmilyW@whitepeakplanning.co.uk>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>
Subject: RE: HPK/2022/0456 Dinting Vale, High Peak

Hi Steve

Your below response to the above planning application has been passed on to us from the planning officer (cc'd in).

I'm not sure if you reviewed the WSI that was submitted our planning application so I have attached it for ease.

Can you please review and update your comments as necessary?

Regards

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From: Steve Baker (Place) Steve.Baker@derbyshire.gov.uk

Sent: 17 November 2022 12:27

To: Planning (HPBC) planning@highpeak.gov.uk

Cc: steven.gunn-russell@highpeak.gov.uk

Subject: HPK/2022/0456 Land at Dinting Vale, Dinting, Glossop. Proposed residential development comprising 100 dwellings including areas of public open space, landscaping and associated works - archaeology

Dear Steven,

Thank you for consulting on the above planning application.

The proposal site crosses a record on Derbyshire HER (MDR11569) for the Roman road between Brough and Melandra. The line shown on Derbyshire HER is indicative and the line suggested by Wroe is more properly on the line of the – clearly embanked – lane to Adderley Place through the proposal site. Wroe has recently reviewed his work however and is of the opinion that the true line may lay slightly to the north, and that there may be two alignments – one earlier and one later – both of which could potentially run across the current proposal site.

Although the potential for a Roman road or roads is noted in the applicant's heritage statement this seems to get lost in the conclusions which relate to setting issues with no mention of below-ground archaeology.

A well-preserved Roman road would be nationally important and potentially designatable – there are Scheduled sections elsewhere in the county including one recently identified as part of housing proposals at Kirk Langley. This would potentially therefore be a constraint on development and must be understood more fully at the point of determination in line with NPPF para 194.

The application therefore requires archaeological field evaluation to establish archaeological significance and impact across the site in line with NPPF para 194, with specific reference to one or possibly two Roman road alignments which may or may not be on the line of the existing lane. An appropriate non-

intrusive geophysical technique (perhaps GPR or earth resistance) should be carried out across the whole site insofar as it is accessible, but this will also need supplementing with trial trenching to establish hard and fast data on preservation and levels.

In the absence of this information I object to the application as it currently stands, as there is insufficient information to understand significance and impact in relation to potentially nationally important archaeological remains (NPPF para 194).

Regards

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773 | 07795 255837
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