

From: [Steve Baker \(Place\)](#)
To: [Planning \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: HPK/2023/0192 Land at Hogshaw Fairfield Buxton Construction of 99 dwellings with associated landscaping and engineering works - archaeology
Date: 06 August 2024 16:29:38

Dear Rachael,

Thank you for consulting on the above planning application. We have provided previous advice on this site in the context of local plan housing allocations and pre-application requests in 2021 and 2022. I have also corresponded with the applicant's archaeological consultant during 2023 and 2024 in agreeing a trench plan for archaeological evaluation of the site (albeit not yet carried out).

In terms of archaeological sensitivities, the site is crossed by the likely course of the Buxton to Melandra Roman road (MDR343 and MDR11199) both north and south of Nunsfield Farm. This is a fairly well established alignment based on the work of Peter Wroe in the 1970s and 80s. Despite this no evidence for the road was found in advance of the Nestle water pipeline across the site, and this may suggest patchy preservation or (less likely) a different alignment. Other archaeological potential in the site stems from known prehistoric activity in the area, with a stone axehead found recently at Buxton Sidings and the extensive Mesolithic/Neolithic site at Waterswallows Lane (MDR13275). Nunsfield Farm (formerly Nuns Farm) is of unknown date (at least 19th century) and may have undesignated buildings of historic significance, and/or archaeological potential below ground.

In relation to the Hogshaw allocation Local Plan policy DS17 requires:

- Archaeological desk-based assessment and field evaluation pre-application;
- Buildings appraisal and assessment of non-designated heritage assets.

Given the size of the site and the historic/archaeological sensitivities detailed above I recommend that this requirement is reasonable and proportionate and that the above information needs to be submitted as part of a planning application in support of NPPF para 200. The application as it stands does contain an archaeological desk-based assessment which recommends geophysical survey and further trial trenching evaluation, but this work has not yet been undertaken or reported to my knowledge (although as noted above I provided advice in scoping the trial trench layout).

The information submitted on archaeology does not yet therefore meet the heritage information requirement at NPPF para 200 or High Peak Local Plan policy DS17, in that no archaeological field evaluation results are present. I therefore object to the application in its current form.

Regards

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

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