

From: [Reuben Thorpe \(Place\)](#)
To: [Rachael Simpkin](#); [Planning \(HPBC\)](#)
Cc: [Steve Baker \(Place\)](#)
Subject: APPLICATION: HPK/2024/0401: Archaeology
Date: 28 October 2024 14:16:03

APPLICATION: HPK/2024/0401

LOCATION: Land Off Cottage Lane, Gamesley, Glossop

PROPOSED DEVELOPMENT: 51 dwellings, comprising one bedroom flats and two and three bedroom houses.

Dear Rachael

Thank you for consulting on this application.

The proposed development area is recorded on the Derbyshire HER as overlying the route of the Roman road between the Roman forts at Brough on Noe in the Hope Valley and Melandra (MDR11569) to the northwest of the application area. The proposed development area is also adjacent and to the west of the now dismantled branch line opened in 1879 of the Great Central Railway Dinting which served the industrial sites, mainly cotton mills, on the River Etherow between Tintwistle and Woolley Bridge, also recorded on the Derbyshire HER (MDR 686).

Because development on this site may impact known and hitherto unknown heritage assets further archaeological work will be necessary.

I note in the application that the intention is to retain several mature trees within the site, while others will be removed. The groundworks to remove the trees will impact on below ground archaeology, if there is any below ground archaeology, yet the tree cover and ground cover would impede any archaeological reconnaissance to determine the presence and significance of any below ground archaeology. This then leaves us with something of a slightly tricky situation. It is unlikely that any archaeological remains within the site will be of suitable significance to warrant planning refusal though it is conceivable that if the Roman road is present within the site, and its preservation is sufficient to warrant it being retained in situ and possibly scheduled, then there must be some flexibility brought into the design of the scheme to avoid impacts. In addition archaeological remains of Roman date may also be preserved on the site in the form of extra mural burials and potentially shrines. Because of the potential for archaeological remains to be preserved within the site and the absence of a heritage statement or impact assessment my recommendation for further archaeological work is that.

1. A WSI, or Project Design for staged archaeological work is developed. This should include
 - a section which identifies the potential for archaeology to be present within the site
 - should identify which trees will be retained and which felled.
 - Identify the below present ground level maximum depths of impact occasioned by the provisions of drainage, services, house foundations, roads, and what and where impacts of landscaping may affect any below ground archaeology. This should also be shown on a plan.
2. The WSI should then outline a programme for undertaking geophysical survey of the site once undergrowth has been cleared but before ground works start. This could be undertaken between the felling of the trees (once branches, trunks etc have been removed from site) and the grubbing out of any tree stumps.

Depending on the results of the geophysical survey it may be necessary to undertake additional work which may include archaeological trial trenching and mitigation.

These staged archaeological works, can be achieved by the inclusion of a suitably worded condition to any planning consent; this in keeping with para 200 and 211 of NPPF the wording of the condition should read.

"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/organisation 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."

All works should be in accordance with an approved Project Design for Archaeological works prepared specifically to the needs of this site and the development, 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 qualitative standards of field practice and recording as outlined in current key methodological literature (for example Barker 1993, Roskams 2001). All archaeological works should be undertaken by a suitably experienced archaeological organisation with suitably and most importantly demonstrably experienced archaeologists undertaking the work on the ground.

I hope this is helpful but happy to talk this through

Best regards

Reuben

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