

From: Steve Baker (Place) [REDACTED]
Sent: 14 January 2026 17:23
To: James Stannard
Cc: Planning (HPBC)
Subject: RE: HPK/2025/0447 - Land at Crossings Road, Chapel-en-le-Frith - archaeology

Categories: [REDACTED]

Hi James,

Thank you for reconsulting on this application. The applicant has submitted some additional information from their consultant, including some more detailed LiDAR and site photography. Although I am not entirely sure that these images show the earthwork enclosure cutting ridge and furrow as suggested by the consultant (the relationship appears rather unclear to me), the LiDAR does demonstrate that the earthworks occur in alignment with other clearly extractive activity in the landscape, notably extending to the NW, and the photography does more clearly demonstrate the irregular shape of this feature, which does appear rather more consistent with mining or quarrying activity than the other possible interpretations.

I am therefore persuaded that this does not reach the bar for needing pre-determination archaeological evaluation, and I withdraw my previous objection under NPPF para 207. I note that the applicant is proposing that the archaeology within the site could be evaluated following outline consent but before submission of reserved matters with details of layout, and I agree that this would be an appropriate and reasonable approach to establish the significance of the archaeology within the site and allow appropriate mitigation to be enacted.

Evaluation trenching to characterise the date and significance of the remains should therefore take place before a reserved matters application for layout – this would allow design changes to incorporate archaeological preservation if necessary. Mitigation excavation in the event of significant archaeology being lost/impacted would then take place pre-commencement on the development as a whole.

The following condition(s) should therefore be attached to any outline planning consent:

Archaeological Evaluation before reserved matters

"No reserved matters application with details of site layout shall be submitted until a programme of archaeological field evaluation has been carried out to a specification approved by the local planning authority in writing, and until the evaluation report has been submitted to the local planning authority"

Archaeological Mitigation before development

"a) No development shall take place until a Written Scheme of Investigation for archaeological work and/or preservation in situ 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/organization 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."

Regards

Steve Baker MA MCIfA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council |
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From: James Stannard
Sent: 13 January 2026 11:11
To: Steve Baker (Place)
Subject: RE: HPK/2025/0447 - Land at Crossings Road, Chapel-en-le-Frith - archaeology

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Good Morning Steve

Please find attached additional information submitted by the applicant further to your comments received in December below.

Can you please confirm whether this further information addresses your comments and if so what conditions you recommend to be applied to any Decision Notice?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: [REDACTED]
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www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Steve Baker (Place) <[REDACTED]>
Sent: 16 December 2025 12:49
To: James Stannard <[REDACTED]>
Cc: Planning (HPBC) <planning@highpeak.gov.uk>
Subject: HPK/2025/0447 - Land at Crossings Road, Chapel-en-le-Frith - archaeology

Dear James,

Thank you for consulting on the above planning application. This is a large housing site of c9ha located on previously undeveloped land to the west of Chapel-en-le-Frith. The applicant has provided a historic environment desk-based assessment and geophysical survey for the site.

The most visible potential archaeological interest in the site is an irregular sub-oval earthwork enclosure located towards the southern boundary, which is visible on aerial photographs, LiDAR and geophysics. In addition, the

geophysical survey has identified some possible archaeological features across the site, with a principal focus in the area of the earthwork enclosure (and therefore a possible archaeological association).

The applicant's desk-based assessment notes that the earthwork enclosure is on a small mapped area of glaciofluvial sands and gravels, and posits a plausible interpretation that the enclosure may therefore represent historic sand and gravel and extraction – i.e. representing an extraction pit and spoil mounds. While entirely plausible, this is not supported by any mapping or aerial photo evidence, and other interpretations are possible: similar enclosures in the Peak District have been shown to be of medieval date (stock and drovers' enclosures for example), or even earlier (prehistoric and/or Romano-British).

Should the enclosure prove to be of archaeological significance it might have a strong bearing on the acceptability in principle of the development, or parts thereof. I therefore advise that under NPPF para 207 some site-based field evaluation is needed to establish the nature, date and function of the enclosure and the associated geophysical features. In the absence of this information at present I object to the proposals on grounds of insufficient information in relation to the significance of archaeological remains against the requirements of NPPF para 207.

Regards

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

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