

Heritage Statement

Version	1.1	Date	18 th February 2026
Project	Stephen Betts & Sons Ltd Auro House Unit 2, Staden Business Park Buxton Derbyshire SK17 9RZ	Project No.	STBE/2026

1.00 INTRODUCTION

- 1.01 This Heritage Statement is submitted in support of the Full Planning Application for a Proposed Extension to the industrial unit at Staden Business Park. The extension is considered necessary for the future of the business in these premises and will accommodate new state of the art machinery which is part of Stephen Betts & Sons Ltd investment in their Derbyshire manufacturing site. The application site although not in a Conservation Area is situated in proximity to registered Scheduled Ancient Monument which lies in adjoining land.

2.00 CONTEXT

- 2.01 **Location:** The property known as Auro House, Unit 2 Staden Business Park is situated in the north western section of Staden Business Park. The Staden Earthwork is located at National Grid Reference: SK 06906 72116
- 2.02 **Significance:** The monument consists of the surviving section of a prehistoric linear boundary, situated on the south-eastern slope of Staden Low. It includes an earthwork bank and a ditch, historically significant as evidence of early territorial land division and agricultural organization in the Peak District, likely dating to the Iron Age or Romano-British period. Its primary significance lies in its archaeological potential and its physical evidence of ancient land management.
- 2.03 **Setting:** The setting of the monument has evolved significantly over time. While the wider landscape retains topographical features, the immediate vicinity of the application site is characterized by the established industrial development of the surrounding area. The monument is therefore experienced within a context that has already been altered by modern infrastructure and commercial activity.

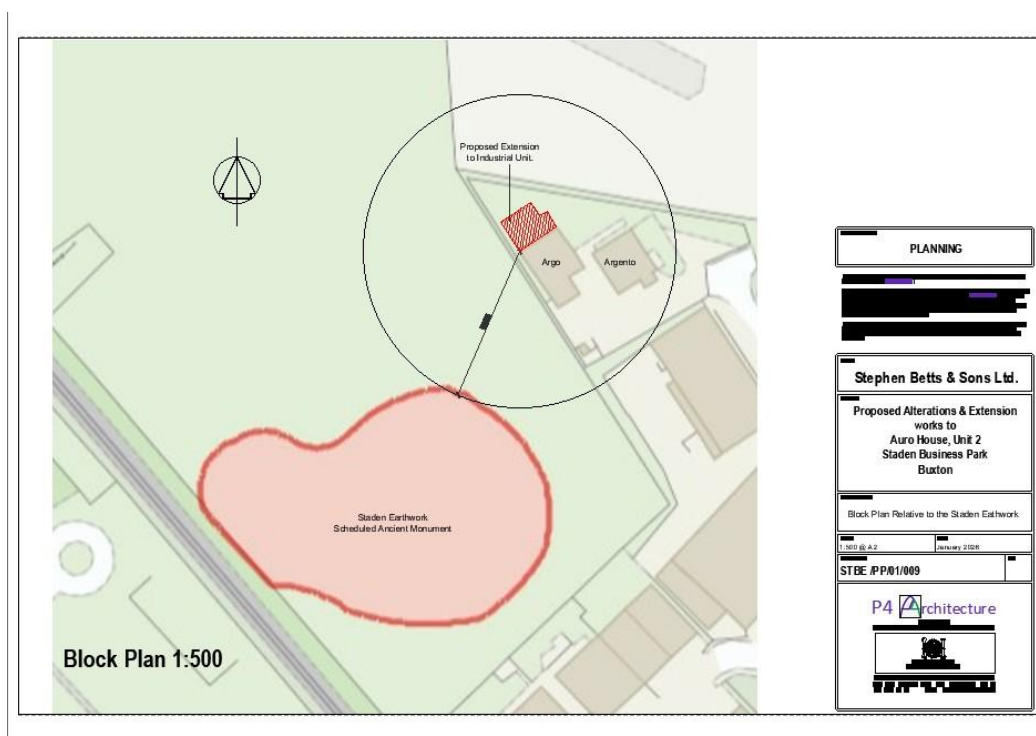
- 2.04 The extension proposed is approximately 44.4m away from the nearest part of Scheduled Ancient Monument site as can be seen from images 1, 2 & 3.
- 2.05 The Scheduled Ancient Monument is registered with National Heritage reference No. 1007032. Staden Low prehistoric earthworks is in a field to the western side of Staden Low hill. Unfortunately records have not yet been reviewed under the Monuments Protection Programme. Research suggests that the present form of a slightly raised circular bank (over 50m across) with a smaller adjoining rectangular bank is a unique enclosure feature of British henges. See LIDAR image 1 produced by the Environment Agency.
- 2.06 The choice of materials to be used in the extension will not only reduce any impact on the Scheduled Ancient Monument, they will match those used on the original portal framed building. The roof area and sides of the building 3.05m above ground levels will be Sage Green plastic coated profile steel sheeting, aligned to the existing sheeting. The lower section of the sides of the building to be constructed in a coursed buff stone blockwork to match existing.

3.00 CONCLUSIONS

- 3.01 It should be noted that the monument site is in private ownership and there is no public access to the Scheduled Ancient Monument. However it is appreciated that visual amenity to the setting is not compromised and that consideration is given to the key sightlines which could be used to interpret or appreciate the monument. It is believed the design of the extension using matching materials would not produce a loss of visual amenity.
- 3.02 It is considered that the Proposed extension to the industrial unit would be consistent with the existing industrial character of the immediate setting and would not further detract from the setting of the Scheduled Ancient Monument.
- 3.03 It is perceived that any minor harm to the setting of the Scheduled Ancient Monument is outweighed by the economic benefit of retaining specialist manufacturing which has existed in the Buxton area for over 30 years. The proposal seeks to secure the long-term viability of the business necessary to accommodate state of the art machinery and retain employment in the local area.



LIDAR Image of the Staden Earthwork (Illustration 1) produced for the Environment Agency



The Staden Earthwork shown in relation to the Proposal (Image 2) Information layered with an extract from the Historic England mapping on an Ordnance Survey extract.



The Staden Earthwork illustrating the slightly raised circular bank. Image 3

