

Our ref: 794-PLN-HER-01477

Date: 7 January 2026

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James Stannard
Planning Officer, Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

Dear Mr Stannard,

LAND AT CROSSINGS ROAD, CHAPEL-EN-LE-FRITH HPK/2025/0477

Tetra Tech RPS have been asked by the applicants to provide a response to the archaeological comments provided by your consultees, DCC Archaeology.

The comments identify the most visible potential archaeological interest in the site as an irregular sub-oval earthwork enclosure towards the southern boundary of the application site; DCC's comments recognise the interpretation of this feature provided in our desk-based assessment as evidence for historic sand and gravel extraction, and acknowledges that this is 'entirely plausible' interpretation although the possibility of other alternative interpretations including medieval stock and drovers' enclosures, or even earlier - prehistoric or Romano-British - enclosures are noted.

The primary concern appears to be that the 'enclosure' might be earlier in date and not related to gravel / sand extraction, and the county's response advises that further archaeological field evaluation should be undertaken to clarify the interpretation of the earthworks.

Following our receipt of the consultee comments from the applicants, we have re-examined the relevant information used in our desk-based archaeological assessment – submitted with the application. The LiDAR shows a clear truncation of the agricultural trends visible within the field – suggesting that the feature post-dates these; we note that there are no obvious breaks or 'openings' in the earthworks which might be expected of an functional enclosure, and the feature has a very variable profile, depth and planform. These aspects of the earthworks are clearly illustrated in the set of LiDAR images [1 & 2] and the site photo [3] which accompany this letter.

We remain satisfied that quarrying remains the most likely explanation of the feature, and we would draw attention to the further evidence of extraction visible to the west of the Site in the LiDAR data – as illustrated in accompanying image [4].

Certainly, it would appear unlikely that any remains of national interest are present, and that any impact resulting from the scheme would be to remains of local interest at most - engaging paragraph 216 of the current NPPF.

As the scheme is at an outline stage, and as the weight of evidence strongly suggests that the earthwork feature is unlikely of great antiquity or archaeological interest, it would be appropriate and reasonable in our view that further testing of the archaeological potential is undertaken as a condition of outline planning permission, prior to a reserved matters application. The currently-provided information is sufficient to allow an informed decision on the current application.

Further testing of the site's archaeological potential can be secured by a suitably-worded condition attached to consent, commencing with a programme of archaeological trial trenching. In the unlikely event that the trial

trenching identifies remains of sufficient significance to merit some form of preservation in-situ, such design measures can be incorporated into any reserved matters application.

Yours sincerely,

for Tetra Tech Consulting Ltd

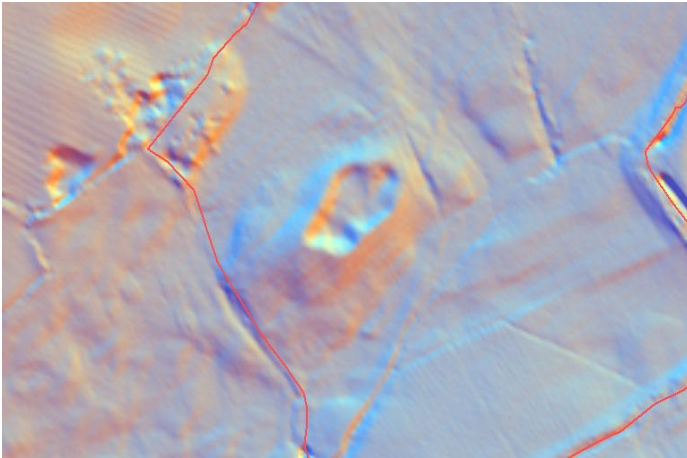


Director - Heritage

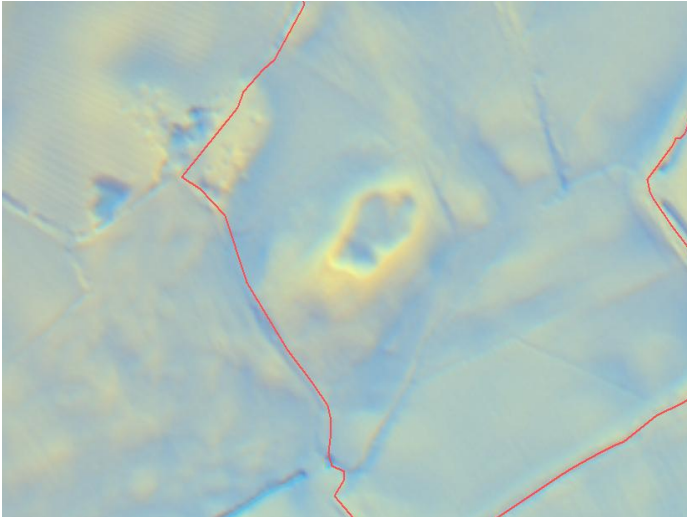
michael.flitcroft@rps.tetrattech.com

cc Seth Price Tt RPS, Emily Sykes Emery Planning

IMAGES 1 & 2: LiDAR images of irregular earthworks within application site, illustrating the irregular plan-form, variable internal nature, and absence of any potential breaks in the surrounding earthwork 'enclosure'



1. Multi-directional Hillshade composite DTM LiDAR output



2. SLRM/Multi-directional Hillshade composite DTM LiDAR output



IMAGE 3. Photograph of the irregular earthworks, facing south

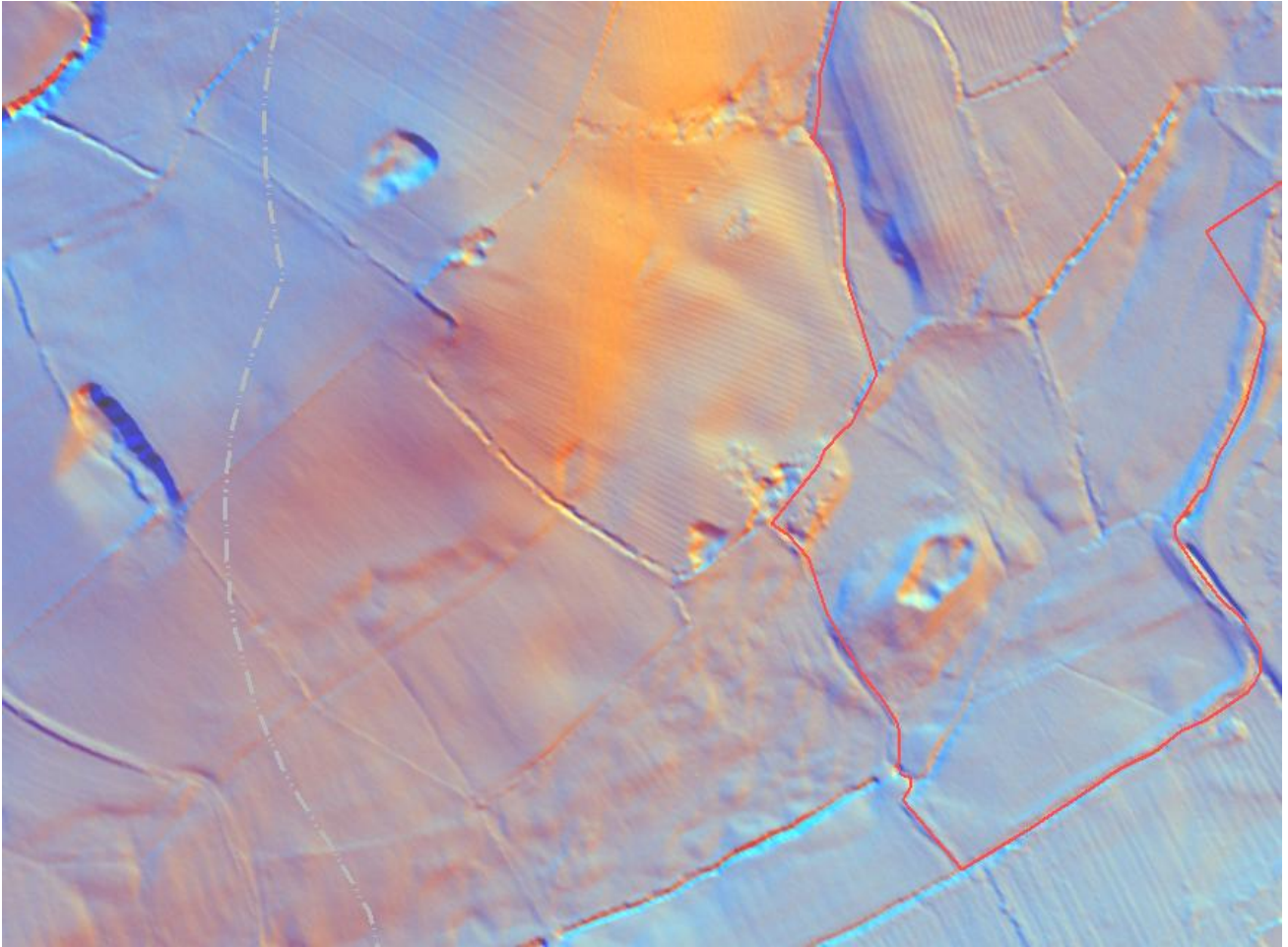


IMAGE 4. Multi-directional Hillshade composite DTM LiDAR output *showing earthwork feature at south end of Site in wider context, with other similar extraction features to northwest and west (outside application site)*