

[REDACTED]

From: Steve Baker (Place) [REDACTED]
Sent: 31 March 2026 10:17
To: James Stannard
Cc: Rachel Robinson; Planning (HPBC)
Subject: RE: URGENT - HPK/2026/0115 - Land adjacent to Leek Road, Buxton

[REDACTED]

Hi James,
Thanks for this.

There is a Grade II Listed limehouse within the site at SK 0415 7262, likely to be 18th century in date and noted in the listing description as a 'unique survival'. As follows:

"BUXTON

SK07SW MACCLESFIELD OLD ROAD, Burbage 616-1/1/90 (South side (off)) Limehouse at NGR SK 0415 7262

II

Limehouse. Late C18. Quarried lime refuse and remnants of stone walling. Simple rectangle, open to front and partially open to right-hand, with overhanging roof. There are traces of stone walling to front right-hand. Unique survival of the noted limehouses recorded in contemporary literature from 1780s onwards. A description of 1797 records them as often having 3 or 4 rooms and being built next to the limekiln. An example is illustrated in A Jewitt's "History of Buxton" 1811. Other descriptions were given by the geologist Faujas St Fond and Murrays Handbook 1874. This example is reputed to have been occupied at the time of the 1841 census. (Murrays Handbook for Travellers in Derbys.: 1874-; Jewitt A: History of Buxton: 1811-).

Listing NGR: SK0415072620"

The following image is available online:



Although the listed structure occupies only a small part of the site it appears to sit within a landscape associated with lime burning, with extensive further earthworks visible on LiDAR and air photos for the site. These setting elements would be considered to contribute towards the significance of the listed structure, because they attest to the contemporary industrial landscape of the limehouse itself.

While it may prove possible to accommodate some housing development within the site with appropriate provision for the listed structure and its setting, this would be a matter of determining a planning balance between benefits and harms, and to do this it would be necessary to view proposals in the round with the appropriate specialist heritage studies to understand the significance of the site in terms of listed structure and its setting (NPPF para 207).

An application for permission in principle is not therefore an appropriate vehicle for a site of this type with a designated heritage asset and extensive associated setting, as we do not have the necessary information to permit planning balance to be judged. I therefore recommend that this application be refused.

Should the applicant wish to pursue development of the site, then in the first instance a heritage survey should be carried out including archaeological desk-based assessment with earthwork survey, plotting and interpretation, to establish the layout, extent and significance of the archaeological resource within the site. In the light of this the applicant might then be advised to take pre-application from the local planning authority (Conservation Officer and archaeological advisor) to establish whether and where there might be potential to accommodate development while conserving the listed structure and its setting.

Regards

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

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CONTROLLED

From: James Stannard
Sent: 30 March 2026 16:06
To: Steve Baker (Place)
Cc: Rachel Robinson
Subject: URGENT - HPK/2026/0115 - Land adjacent to Leek Road, Buxton
Importance: High

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Hi Steve

We have a Permission in Principle application for between 1 and 9 dwellings on this site.

Under this type of application, we are only able to consider matters of Location, Land Use and the Amount of Development.

A Grade II Listed Building is located within the red edge and therefore we must consider whether there are any objections in principle with regards to the impact on the setting of this asset.

However, can I also ask you to comment with regards the principle of development having regard to archaeological assets.

Given the upcoming Easter weekend and that this application must be determined by 15th April, I would ask that you forward comments to me at the earliest opportunity please.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel [REDACTED]

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