

[REDACTED]

From: Reuben Thorpe (Place) [REDACTED] >
Sent: 22 April 2026 15:25
To: James Stannard; Planning (HPBC)
Cc: Steve Baker (Place)
Subject: Application number: HPK/2026/0128: Archaeology

[REDACTED]

Application number: HPK/2026/0128

Site address : Laneside Farm, LANESIDE ROAD, NEW MILLS, DERBYSHIRE, SK22 4LU

Proposal: Proposed re-development of stables, all-weather outdoor riding arena and horse walker, to construct a self build custom build 3-bedroom bungalow with small stable block, amended access and landscaping

Dear James

Thank you for consulting on this application. Laneside farm, an 18th century farmstead, is recorded on the Derbyshire HER (MDR21717) as a heritage asset, it is also Grade II listed (1977) (MDR21717). Interestingly, the farmstead was arranged as a cluster of buildings and has a dispersed plan located within or in association to a hamlet. The main farmhouse is the only surviving traditional structure of this complex. Recourse to historic mapping suggests that the proposed groundworks and landscaping plan associated with development will have an impact on former outbuildings associated with the farmstead recorded on the 1st Edn 1:2500 Ordnance survey. Given this I do feel that there is a below ground archaeological interest in this site. Previous development of the site is likely to have impacted any preserved archaeology but the degree of impact and thus the impact on significance of any archaeology is unknown. The submitted heritage assessment has not considered below ground archaeology or potential impacts and so falls short of the benchmark to meet para 207 of NPPF.

On balance however it is unlikely that the presence of archaeology on the site will be an impediment to development, based on current state of knowledge loss can be offset and I think any archaeological concerns can be addressed by the implementation of archaeological monitoring and recording during/in advance of groundworks, enabling works, landscaping, having an impact on the current ground surface. These works would be to address para 218 of NPPF and can be secured by condition which should be worded.

A "No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

B. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI."

All works should be in accordance with a pre-approved WSI, compiled by the contractors engaged to undertake the work in the field, in full consultation with this office. All works should be undertaken by archaeologists suitably and demonstrably experienced and be to both current industry standards and in line with methodological guidelines in archaeology.

I hope this is helpful

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | **Development Control Archaeologist** |
Conservation Heritage and Design Service | Place | Derbyshire County Council |
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