

[REDACTED]

From: Reuben Thorpe (Place) [REDACTED]
Sent: 19 May 2026 15:54
To: Rachael Simpkin; Planning (HPBC)
Cc: Allen, Tim; Steve Baker (Place)
Subject: APPLICATION : HPK/2026/0141: Archaeology

Categories: [REDACTED]

APPLICATION : HPK/2026/0141

LOCATION : Land At Miry Meadow, Chapel-En-Le-Frith.

PROPOSED DEVELOPMENT: Full Planning Permission for the erection of 24 dwellings (Use Class C3), alongside access, car parking, landscaping and other associated works.

Dear Rachel

Thank you for consulting on this application.

- The proposed development lay within the Chapel en-le-frith conservation area (DDR7095), designated in 1971 by the precursor to Historic England.
- The proposed development area lies 60m to the west of the Church of St Thomas, a Grade II* listed building, originally built in the 14th century. This building was also designated by the precursor to Historic England in 1968.

Historic England are statutory consultees for planning proposals that may affect the setting of a Grade II* building and above and you should seek their advice on this proposal. Similarly, you should seek and be advised by your Buildings and Conservation team.

The conservation area in large part defines the oldest parts of the settlement. The proximity of the application area to the Church and the medieval core of the settlement suggests the potential for there to be archaeological deposits and or features within the site potentially affected by the development. When initially consulted in 2023 I advised that "there is some associated archaeological potential which should be quantified as part of a planning application...". The Heritage Assessment submitted with this application however fails to address archaeological potential, impacts and significance entirely. As such it does not meet the benchmark of Para 208 of NPPF as it provides insufficient information to make a determination.

I therefore request a holding objection until such time as a suitable Desk Based Assessment accompanied by geophysical survey has been undertaken and completed.

I hope this is helpful

Best regards

[REDACTED]

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