

[REDACTED]

Sent: 09 June 2026 11:57
To: Planning (HPBC)
[REDACTED]
Subject: HPK/2026/0185 and 0186 Conduit/Cistern roughly 10m in front of Sainsburys Local at 14 Eagle Parade Buxton - archaeology

[REDACTED]

Dear Stuart,
Thank you for consulting on these planning and listed buildings applications.

The Grade II Listed drinking fountain and cistern is thought to date to the early 19th century. Please be advised by your Conservation Officer in terms of whether the proposals are appropriate in principle and/or require any formal elements of built heritage recording before or during the work.

In relation to below-ground archaeology the site is within the Buxton Area of Archaeological Interest which principally relates to Roman Buxton but also spans the area of the medieval town. The current site may be a little peripheral to the Roman activity (though I note the record for a paved road at South St only about 90m away to the E); it would however be squarely in the medieval centre of the settlement. It is therefore a location of archaeological potential.

The application will involve some substantial excavation to dismantle the cistern for refurbishment. Archaeological monitoring of a trial pit during the planning of this work did not identify any earlier deposits but only infill material associated with construction of the cistern. However, because the proposed works are more extensive it is possible that earlier deposits might be impacted or revealed – and the construction sequence and pipework for the Grade II Listed fountain/cistern is also of some interest and should be recorded.

I therefore recommend that archaeological monitoring of the project groundworks would be appropriate in line with NPPF para 218 (in addition to any recording recommended by your Conservation Officer), and that this should be secured by a planning condition (on each consent) as follows:

“No development shall take place until a written scheme of investigation (WSI) for archaeological monitoring 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. 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.”

Regards

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