

From: Steve Baker (Place) [REDACTED]
Sent: 24 June 2026 14:11
To: Planning (HPBC)
Cc: Rachael Simpkin
Subject: DOC/2026/0036 Land South of Hollin Cross Lane Glossop Discharge of conditions 3, 4, 11, 12, 14, 15, 16, 18, 19, 20, 22, 23, 24, 26, 27, 29, 31, 32, 33, 35, 36, 37, 42 & 43 relating to HPK/2023/0025 - archaeology

Categories: [REDACTED]

Dear Rachael,

Thank you for consulting on the above request to discharge conditions. In relation to archaeology, the relevant condition is Condition 43, which reads as follows:

43. No development hereby approved shall be commenced until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions including:

- The programme and methodology of site investigation and recording;*

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- The programme for post investigation assessment;*
- Provision to be made for analysis of the site investigation and recording;*
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- Provision to be made for archive deposition of the analysis and records of the site investigation, and,*
- Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.*

The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and the analysis, publication and dissemination of results and archive deposition shall have been secured prior to first occupation of the development.

Reason:- In the interests of conserving and enhancing the historic environment (below ground) and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

The applicant has provided a WSI for archaeological evaluation. However, this is a stage of archaeological pre-works, comprising sample trenches to test archaeological survival. If significant archaeology is identified – in this case relating to the former Roman road course – then a mitigatory stage of work would be required to be delivered on site before commencement of development, in accordance with a subsequent WSI. The WSI submitted is therefore enabling in character and cannot be argued to discharge the pre-commencement part of Condition 43. Indeed, the WSI itself acknowledges this at 1.1.7:

The evaluation is a first stage of archaeological investigation, with further mitigation fieldwork to be carried out in the event that significant archaeology is identified. Any additional works, if required, will be scoped in consultation with the Planning Archaeologist following the evaluation. The additional works will be covered by an additional WSI, and the current WSI does not therefore discharge the planning conditions quoted in paragraph 1.1.4 and, therefore, is not to be submitted to High Peaks Borough Council in pursuance of condition discharge.

No part of condition 43 is therefore discharged on the basis of this submission.

Regards

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

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