
From: Reuben Thorpe (Place) <[REDACTED]>
Sent: 09 September 2026 11:34
To: James Stannard; Planning (HPBC)
Cc: Steve Baker (Place)
Subject: HPK/2026/0088 - Land West of Hardybarn Lane, Fairfield, Buxton

Application number: HPK/2026/0088

Proposal: Proposed alterations and extension works to form a larger workshop

Site address; AURO HOUSE , STADEN BUSINESS PARK , Staden Lane , Buxton , Derbyshire , SK17 9RZ

Dear James

Thank you for consulting on this application. The proposed development site lies c.44m to the north of the Staden Earthwork (MDR274) which is a scheduled ancient monument (NHLE100732) which is no longer physically visible. Please also check with your Conservation Officer and Historic England on the proposals impacts to the setting of the monument. Though I see the proposals, being relatively small, as having little effect on setting the same cannot be said of the potential impacts on below ground archaeology. The site is adjacent, to the south, of a Romano-British settlement site (MDR319), dated from previous excavation elsewhere to the mid second century AD. In addition the line of the Roman road (MDR11318) from Buxton to Derby lies 420m to the south-west, the remains of medieval lynchets and settlement 350m to the south east (MDR325; MDR326), the remains of a shrunken medieval village (MDR304) 360m to the east and Staden Low (MDR308) 280m to the east-north-east. Given the context of the site it is likely that development may impact archaeological remains, as the area of impact is relatively small at 88.5msq I do not object to this application. Archaeological works, comprising archaeological monitoring and recording, should be undertaken in advance of development, in accordance with HE10 para 1b of NPPF (2026). The appropriate wording for the condition should read.

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.”

I hope this is helpful but happy to discuss.

Yours sincerely

Reuben

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