

**The House, Brassington  
Lane, Old Tupton**

**Heritage Impact  
Assessment**

Client: TAYLOR HOLMWOOD LTD

AB Heritage Project No:10759

Date: 12/02/2016

## The House, Brassington Lane, Old Tupton Heritage Impact Assessment

**Client** TAYLOR HOLMWOOD LTD  
**Project Number** 10759  
**Prepared By** Zoe Edwards  
**Illustrated By** Zoe Edwards  
**Approved By** Hannah Rose

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### Enquiries To:

AB Heritage Limited (Head Office)  
Caerus Suite, 150 Priorswood Road,  
Taunton, Somerset, TA2 8DU  
Email: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)  
Tel: 03333 440 206



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## EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Taylor Holmwood Ltd to produce a Heritage Impact Assessment to cover a proposed development at The House, Brassington Lane, Old Tupton, Derbyshire.

The assessment reviewed readily available documentary, cartographic and known archaeological evidence in order to identify any known and potential cultural heritage receptor(s) within the application site and its surrounding area.

The assessment concluded there to be a low - medium potential for the presence of previously unrecorded archaeology relating to all periods based on earthwork features of unknown date which were found within the site boundary during the site visit [**AB 16 – 18**], and the proximity of the proposed development to other heritage assets [**AB 3 & 4**].

A further programme of archaeological investigative works has been proposed to identify any potential surviving resource.

# 1. INTRODUCTION

## 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Taylor Holmwood Ltd to produce a Heritage Impact Assessment to cover a proposed development at The House, Brassington Lane, Old Tupton, Derbyshire.
- 1.1.2 This assessment will focus on developing an understanding of:
- How the setting of the nearby Egstow Hall [AB 6] relates to the proposed development site;
  - How the area of the proposed development sits within a former landscape of parkland relating to Egstow Hall [AB 6], Tupton Hall [AB 8], and Wingerworth Hall (beyond the study area), and;
  - The potential for the presence of archaeological features buried beneath the surface of the proposed development site, which may relate to a medieval deserted settlement of Tupton [AB 4], or the route of the Rykniel Roman Road [AB 1 – 3] adjacent to the site boundary, part of which is designated a Scheduled Ancient Monument [AB 3].
- 1.1.3 Readily available documentary, cartographic and known archaeological evidence will be examined in order to identify any known and potential cultural heritage receptor(s) within the application site and its surrounding area. A suitable mitigation strategy will be proposed, where such a works are deemed appropriate.

## 1.2 Site Location & Description

- 1.2.1 The House, Brassington Lane is located in the village of Old Tupton, Derbyshire. The proposed development site consists of four areas of grassland associated with The House (see Figure 1) One area has been divided further to enclose a rectangular pond and surrounding vegetation. The proposed development site covers c. 1ha of land with an approximate centre point of SK 39160 65094.
- 1.2.2 The site is bound to the north and east by woodland, while the southern boundary meets an adjacent grassed field. Brassington Lane forms the boundary of the site in the south-west, and a concreted footpath off Brassington Lane forms the boundary in the north-west.
- 1.2.3 The buildings south of the proposed development site are a mixture of historic and modern dwellings, while to the north, the modern housing development of 'Roman Rise' is under construction.

## 1.3 Geology & Topography

- 1.3.1 The majority of the proposed development site lies within a thin band of Parkgate Rock sandstone, which is not uncommon in this area of Derbyshire. This sedimentary rock was formed during the Carboniferous Period, when rivers in the area deposited sand and gravel detritus to form river terrace deposits.
- 1.3.2 The eastern edge of the site is beyond the band of Parkgate Rock, where the geology consists of the mudstone, siltstone, and sandstone of the Pennine Lower Coal Measures

Formation. This bedrock was also formed in the Carboniferous Period, but in a setting of swamps and estuaries in coastal plains.

1.3.3 No superficial deposits have been recorded in the area of the site boundary (BGS 2016).

1.3.4 The proposed development site slopes from a hilltop position in the north-west of the site, towards the south-east. The highest point of c. 140m Above Ordnance Datum (AOD) is recorded in the north west.

#### **1.4 Proposed Development**

1.4.1 The proposed development consists of plans for seven new build dwellings, an access road, and landscaping (Figure 2). An existing building in the south-western corner of the site named 'The House' will be retained, and a new tree line is proposed around the plot of this building in order to provide natural screening to protect the character of Brassington Lane and Egstow Hall [**AB 6**].

1.4.2 The proposed development plans also show that there is an area of Brassington Lane which may be widened, if required, within Public Highway controlled land (see Figure 3).

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## 2. AIMS & METHODOLOGY

### 2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Methodology of Works

- 2.2.1 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies, and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012
- 2.2.2 The Derbyshire Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
  - The Historic England website professional pages, including the National Heritage List For England
  - A site-walk over on the 25th January 2016
  - A setting assessment of Egstow Hall on the 25th January 2016
  - Visit to the Derbyshire Record Office on the 26th January 2016
  - Additional relevant documentary and online historic sources
- 2.2.3 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
  - Information on heritage assets recorded on the Derbyshire HER
  - Readily accessible information on the site's history from readily available historic maps and photographs held at the Derbyshire Heritage Centre

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.3 Consultation

- 2.3.1 On 15<sup>th</sup> January 2016, Zoe Edwards (Assistant Heritage Consultant; AB Heritage) contacted Steve Baker (Development Control Archaeologist; Derbyshire County Council) regarding the specific heritage works required for The House, Brassington Lane, Old Tupon. Mr Baker stated that the heritage impact works should be specifically aimed towards the significance of the of Ryknield Street Roman road [AB 1 – 3] adjacent to the site, and the relationship of the proposed development site with the former landscape of parklands associated with Egstow Hall [AB 6], Tupton Hall [AB 8], and Wingerworth Hall. Mr Baker also made a reference to a possible medieval settlement which may have been in the area of the proposed development site.
- 2.3.2 In earlier correspondence, Mr Baker's suggestions for heritage works were passed on to the client on 22<sup>nd</sup> December 2015 via Denise Knipe (Senior Planner; Aspbury Planning), and were summarised with the following requirements:
- *'An assessment of significance and impact with regard to the historic setting of Egstow Hall and the contribution made by the proposal site;*
  - *Assessment of significance and impact with regard to the Scheduled Monument (Ryknield Street Roman road);*
  - *Assessment of significance and impact with regard to historic landscape (with particular reference to surviving parkland elements);*
  - *Assessment of significance and impact with regard to below-ground archaeological remains, including the results of geophysical survey.'*
- 2.3.3 On 18<sup>th</sup> January 2016, Mr Baker confirmed that a study area of 500 meters from the site centre-point would be sufficient for this assessment.

## 2.4 Assessment of the Cultural Heritage Resource

2.4.1 This Heritage Impact Assessment contains a record of the known and potential cultural heritage resource within the proposed development site. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above

possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

- 2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural

Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Assessment of Setting

2.6.1 The assessment has been carried out in line with the five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3- The Setting of Heritage (Historic England 2015). This approach is defined as:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

2.6.2 Egstow Hall [**AB 6**] is the main focus of this assessment. The effects on the settings of this heritage asset is assessed using a tabulated check-list and short narrative statement for each assessment stage, in line with Historic England guidance (Historic England 2015), and is supported by photographic evidence.

## 2.7 Limitations

2.7.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Taylor Holmwood Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

2.7.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (February 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB

Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

- 2.7.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.7.4 When undertaking the settings assessment of Egtow Hall [**AB 6**], the assessment was made from the best possible position with regard to viewpoint, safety, and remaining on public land. No private property beyond the proposed development boundary was entered as a part of the settings assessment, and therefore the assessment was made at ground level. A personal judgement of the validity of the position of assessment was made during the visit. This was highlighted in the results where necessary, and considered when providing an indication of the potential impact of the proposed development on the setting of the heritage asset, in line with Table 2.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

### **3.4 North East Derbyshire Local Plan 2001 – 2011**

- 3.4.1 While the new Local Plan is being developed, the North East Derbyshire Local Plan 2001 – 2011 is the most recent planning policy for the area which can be referenced. Saved policies from this plan which are relevant to the proposed development are as follows:

#### *BE6 Scheduled Ancient Monuments and Archaeological Sites*

*‘In considering proposals for development the Council will take into account the impact on Scheduled Ancient Monuments and other nationally important sites, their settings and amenity value. There should be a presumption in favour of their physical preservation in situ. Development that would have an adverse effect on a site will be refused.*

*Where possible, other significant sites of archaeological importance should be preserved in situ. In circumstances where this is not feasible or justified, planning permission will be granted provided the developer ensures the appropriate and satisfactory provision for the excavation and recording of the remains prior to development.*

*Where proposals would be likely to affect sites of known or possible archaeology, the Council will require:*

*(a) an archaeological assessment or field evaluation to be submitted with the planning application; and*

*(b) that the nature, extent and significance of the remains and the impact of the proposed development is known prior to granting planning permission.’*

#### *BE9 Development in the Vicinity of a Listed Building*

*‘Development affecting the setting of a Listed Building will only be permitted if it preserves or enhances that setting, and includes where appropriate the retention of trees and other landscape features.’*

### **3.5 Chesterfield Borough Local Plan; Core Strategy 2011 – 2031, CS19: Historic Environment**

- 3.5.1 The planning policy from the Local Plan which is relevant to this proposed development have been extracted and presented below.

*The council will protect the historic environment and heritage assets throughout the borough and seek to enhance them wherever possible. All new development must preserve or enhance the local character and distinctiveness of the area in which it would be situated.*

*The council will do this through the protection of Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens.*

## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Statutory Designated Features

#### *Within the proposed development site*

- 4.1.1 There are no statutory designated features within the boundary of the proposed development site.

#### *Within the study area*

- 4.1.2 There are four statutory designated features within the study area [**AB 3, 6, 7 & 10**], consisting of:
- Two Scheduled sections of the Rykneild Street Roman road [**AB 3**], at c. 40m north-west of the proposed development site, and c. 10m west of the proposed development site
  - The Grade II Listed post medieval Egstow Hall [**AB 6**] at c.30m south-west of the proposed development site
  - A Grade II Listed 15<sup>th</sup> and 19<sup>th</sup> century cruck barn and attached outbuildings [**AB 7**] at c. 40m south-west of the proposed development site (at Egstow Hall [**AB 6**])
  - The Grade II Listed post medieval Pear Tree Farmhouse [**AB 10**] at c. 150m west of the proposed development site

### 4.2 Non Statutory Designated Features

- 4.2.1 No non statutory designated features have been recorded within the proposed development site or the study area.

### 4.3 Historic Environment Record Data

- 4.3.1 The primary source of data on the cultural heritage features within the study area has been sourced from the Derbyshire Historic Environment Record (HER).

#### *Within the Proposed Development Site*

- 4.3.2 There are three cultural heritage features within the proposed development site which have been recorded by the Derbyshire HER [**AB 9, 11 & 12**]. These consist of an area thought to be the extent of the gardens and parkland associated with Tupton Hall [**AB 11**], and two Historic Landscape Character Areas (HLCs) [**AB 9 & 12**], which characterise an area of the gardens and parkland associated with Tupton Hall [**AB 9**], and an area thought to be that of the pre-1880's settlement of Tupton [**AB 12**].

#### *Within the Study Area*

- 4.3.3 There are 12 additional cultural heritage features within the study area which have been recorded by the Derbyshire HER [**AB 1 – 8, 10 & 13 – 15**]. These date from the Roman period to the modern period, and include the four aforementioned statutory designated features [**AB 3, 6, 7 & 10**], and one undated feature [**AB 15**].

#### 4.4 Other Data

- 4.4.1 Three additional features are present within the gazetteer (Appendix 1) which were not recorded in the Derbyshire HER. These consist of earthwork features noted during the site visit [AB 16 - 18] (see Section 4.9).

#### 4.5 Previous Archaeological Works in the Study Area

- 4.5.1 There are no records of previous archaeological works within the boundary of the proposed development site.
- 4.5.2 Previous works within the study area consist of desk based assessments, one of which covered the 'Roman Rise' development c. 40m north of the proposed development site (Event Number EDR3078). The substantial earthwork which forms part of the Roman road [AB 4] (since Scheduled) fell within the site boundary of the Roman Rise study, for which the results suggested potential for related heritage features within the remainder of the Roman Rise site, along with potential features relating to medieval settlement. Further archaeological investigations were recommended.
- 4.5.3 The other archaeological works within the study area did not provide any further detail to the historic baseline of this assessment.

#### 4.6 Features of Specific Interest

##### Egstow Hall & Possible Parkland

- 4.6.1 Egstow Hall [AB 6] is a Grade II Listed post medieval country house situated at c. 30m south-west of the proposed development site boundary. Egstow Hall [AB 6] may be the oldest surviving house on the former Hunloke estate which incorporated Egstow Hall [AB 6], Tupton Hall [AB 8], and Wingerworth Hall, along with the respective parklands of Tupton [AB 9 & 11] and Wingerworth. Egstow Hall [AB 6] is also the smallest of the halls on the Hunloke estate. There is a lack of evidence of any former parkland, it is therefore possible Egstow [AB 6] could represent the least significant of the halls in the Hunloke estate, and/or the least financially successful.
- 4.6.2 Egstow Hall [AB 6] is thought to have been built in the late 16<sup>th</sup> century for Philip Hunloke; the nephew of the builder of Wingerworth Hall which survives c.2.5km north-north-west of the proposed development site. By 1618, the house was in a poor state of repair, which may suggest financial limitations were present, and could also explain the lack of identifiable designated parkland which was later incorporated into the estate at Wingerworth and Tupton Hall [AB 8]. Alterations and extensions were made to the building [AB 6] in the late 17<sup>th</sup> century when it was in the ownership of the Brailsford family. The datestone of 1671 is thought to have been moved to its present position on the south elevation when the 17<sup>th</sup> century extension which was later demolished.
- 4.6.3 The Hunloke family took ownership of Egstow Hall [AB 6] again in 1771. The house was sold as a farm in the 1920's, and it finally became a private residence in the 1950's (Burton 1996).
- 4.6.4 Historic maps indicate that the most likely route of access to Egstow Hall [AB 6] came north along the turnpike road [AB 5] (much of which follows the route of the Roman Road [AB 1]) from the coal mining centre of Clay Cross, c. 2.5km south of the proposed development site.

Parklands of Tupton Hall & Wingerworth Hall

- 4.6.5 The HER indicates that the area of the proposed development lies within the boundary of the former parkland [AB 9 & 11] associated with Tupton Hall [AB 8], albeit a section that was incorporated during the 19<sup>th</sup> century extension of the parkland, as shown in historic maps (see Section 4.8).
- 4.6.6 The parkland associated Wingerworth Hall is not thought to have any significant surviving relationship with the area of the proposed development site, given the distance between the site and the parkland boundary, and the modern development separating them.

Tupton Medieval Settlement

- 4.6.7 Located c. 40m to the south west of the proposed development site is a possible deserted medieval village [AB 4], where visible signs of platforms were noted and added to the HER. It is possible that the record in the Domesday Book as 'Tegestou', meaning 'Ecga's or Ecgi's place' could be reference to this deserted medieval settlement.

Rykneild Street Roman Road

- 4.6.8 Two Scheduled sections of the Rykneild Street Roman road [AB 3] are located within the study area; one at c. 40m north-west of the proposed development site, and c. 10m west of the proposed development site.
- 4.6.9 The reasons for designation given on the NHLE (1021444) includes the following:
- 'The section of Rykneild Street to the north east of Pear Tree Farm has been recognised to be one of the best preserved sections of Roman road in Derbyshire, surviving for over 100m as an upstanding earthwork that is seemingly undisturbed. It constitutes a significant stretch of the road between the Roman forts at Chesterfield and Pentrich. The monument will retain important archaeological deposits which will contribute significantly to our knowledge and understanding of the form of construction of this important feature of Roman infrastructure.'*
- 4.6.10 The non-designated predicted route of the rest of the Rykneild Street Roman road [AB 1] passes through the study area in a roughly north-south orientation, while an additional possible earthwork [AB 2] related to the Roman road lies c. 300m south of the proposed development site (also non-designated).

**4.7 Brief Archaeology & History Background**Prehistoric

There is evidence of activity and settlement in Derbyshire throughout prehistory, including early prehistoric activity at Creswell Crags c. 15km north-east of the proposed development site, to the stone circles and burial mounds of the later prehistoric periods in the Peak District National Park at c. 20km to the north-west of the site. However, no known cultural heritage features of prehistoric date have been recorded within the boundary of the proposed development site or the study area.

### Roman

- 4.7.1 Old Tupton lies between the small town of 'Derventio' (from the river name; now known as the river Derwent) at c. 30km south of the proposed development site, and the Roman fort at Chesterfield c. 5.5km north of the site. A number of Roman roads met at *Derventio*, including the Rykniel Street Roman road [AB 1 - 3] (see Section 4.6), which leads through Old Tupton to Chesterfield (Burnham 1990).
- 4.7.2 While the closest section of Roman road [AB 1 - 3] lies c. 10m to the west of the proposed development site, there are no known cultural heritage features of Roman date within the boundary of the proposed development site.

### Medieval

- 4.7.3 While Derby was the major town of Derbyshire during the medieval period, the largest market of northeast Derbyshire was at Chesterfield, c. 5.5km north of the proposed development site. There is evidence for numerous shrunken and deserted medieval settlements across Derbyshire, but after 1066, more substantial building takes place to form planned towns at the sites of major castles (Barrett 2006a).
- 4.7.4 While there are no known cultural heritage features of medieval date within the boundary of the proposed development site, there is a single record of the possible location of a deserted medieval settlement [AB 4] at c. 40m south-west of the proposed development site. This is defined by possible platforms in the area which were visible at the time of recording, although the current condition is unknown.

### Post Medieval

- 4.7.5 The post medieval period in the north of Derbyshire is characterised by the trade of lead ore, coal, and lime, while the land use in the south of the county remained primarily as farmland (Barret 2006b).
- 4.7.6 The area surrounding the proposed development site can be characterised by coal mining, farmland, and parklands. The coal industry in this area was centred on Clay Cross (Clay Cross Parish Council 2006), which grew after the turnpike road [AB 5] from Derby to Sheffield was authorized in 1756. The turnpike road [AB 5] passed through Clay Cross and passes the proposed development site at c. 160m to the west, along the route which is now the A61.

Many of the known features of post medieval date within the study area consist of those discussed in Section 4.6, including Egstow Hall [AB 6], and the parkland [AB 9 & 11] of Tupton Hall [AB 8] which incorporates the land within the proposed development site. Additional features of post medieval date within the study area include a cruck barn and attached outbuildings [AB 7] at Egstow Hall [AB 6] c. 40m south-west of the proposed development site, and the Pear Tree Farmhouse [AB 10] at c. 150m west of the proposed development site. Both of these buildings hold Grade II Listed status.

### Modern

- 4.7.7 The growth of the coal industry at Clay Cross was further advanced by the construction of the railway through the area in the 19<sup>th</sup> century, while the town around the mines was expanded rapidly to accommodate workers. This was a common occurrence throughout Derbyshire, which is thought to have contributed significantly to the industrial revolution (Sites 2006).
- 4.7.8 Large scale development did not extend to Old Tupton, and there are no known cultural heritage features of modern date within the boundary of the proposed development site. There are however two known cultural heritage features of modern date within the study area [AB 13 & 14], one of which consists of an existing colliery building which has since become a Methodist Church [AB 14], at c. 300m north of the proposed development site. A Quaker burial site [AB 13] is also thought to be of modern date, and is shown on historic maps at c. 140m north of the proposed development site, and is thought to have been moved by the late 19<sup>th</sup> century.

Undated

- 4.7.9 There are three known undated cultural heritage features within the boundary of the proposed development site [AB 16 - 18], and one additional undated feature within the surrounding study area [AB 15].
- 4.7.10 An earthwork mound [AB 15] at c. 100m south-west of the proposed development site has an uncertain origin. It has been suggested that it is a burial mound, although it is more recently suggested that it may be the remnants of a windmill or gazebo mound.
- 4.7.11 The undated features within the proposed development site consist of a linear ditch [AB 16], an earthwork mound [AB 17], and a number of additional earthwork features [AB 18] which may be of archaeological or natural origin. These features were all noted during the site visit, and are detailed further in the Site Visit Section (see Section 4.9).

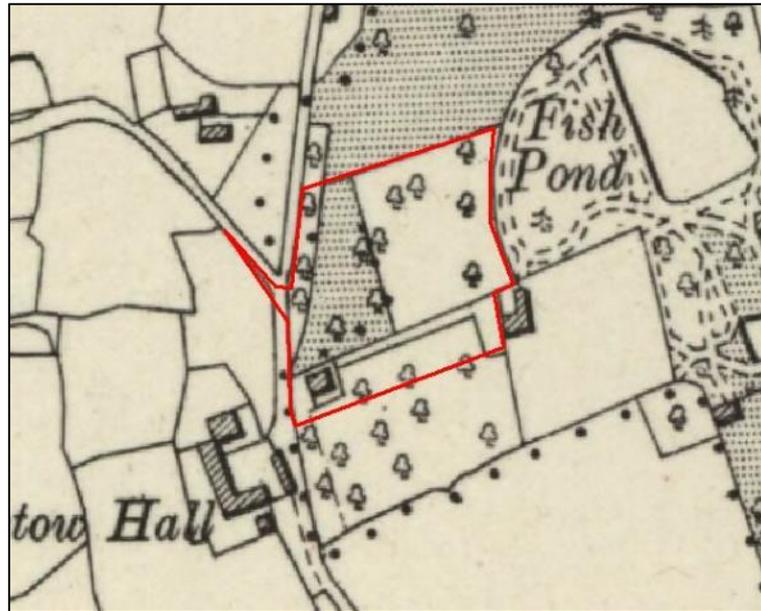
## 4.8 Historic Map Sources

- 4.8.1 The earliest available maps viewed of the proposed development site were the 1843 Tithe Maps of Tupton and Woodthorpe. These maps show that the area of the proposed development was on the border of the Tupton and Woodthorpe parishes. The proposed development consists of pasture, meadow, and orchards with names associated with 'Mussley Croft', and a woodland plantation in the south.
- 4.8.2 The 1884 OS Map of Derbyshire (Plate 1) shows that the area of the proposed development has remained similar to that of the Tithe map. The site of 'The House' in the south-western corner of the proposed development site is now shown to be occupied by a building resembling the footprint of the existing house, while the land east of the building consists of orchards, and a small enclosed rectangular area in the south-east containing small structures. The north of the site appears to be pasture, with a few trees and the 'Track of Hedge' (Tk.H) forming a linear with a right angle which may have formed a previous field boundary on the line of the parish boundary.



**Plate 1: The 1884 OS Map of Derbyshire, Sheets XXX.NW & XXX.NE at 1:10,560, showing the area of the proposed development site in red (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

- 4.8.3 By the time of the 1921 OS Map (Plate 2), the field in the north of the proposed development site has been divided into two, roughly along the former parish boundary and 'Track of Hedge' (Tk.H) shown in the 1884 OS Map (no longer present). The eastern-most of these two fields is shown to be incorporated into the parkland [AB 9 & 11] of Tupton Hall [AB 8]. It is considered to be unlikely that any substantial landscape features relating to the parklands [AB 9 & 11] is present within this area.
- 4.8.4 The south of the site does not appear to be in use as an orchard, and the site of the building in the south-western corner has changed in shape. The structures in the south-eastern corner of the site are no longer present, and what appears to be an access route has been added leading from this area towards the building in the south-west.



**Plate 2: The 1921 OS Map of Derbyshire, Sheet XXX, at 1:10,560, showing the area of the proposed development site in red (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

- 4.8.5 Modern maps show that the field boundaries have since changed again, which is shown in Figure 1. Figure 1 also shows that the footprint of 'The House' has grown, which may represent the addition of a garage.

#### **4.9 Site Visit**

- 4.9.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 25<sup>th</sup> January 2016. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.9.2 For the purpose of this report, the proposed development site has been divided into four areas which consist of the four individual fields shown in Figure 1 and 6. Figure 6 accompanies this section.
- 4.9.3 The proposed development site is accessed from Brassington Lane on the western boundary, where there are two gated entrances. One leads to a driveway for 'The House' in the south-western corner of the site (Photo 1). The existing building appears to be of late 20<sup>th</sup> century date, with a garage on its northern side, and a conservatory on the southern side. The garden to the east of the site is primarily grassed, with a patio area next to the building, and minimal landscaping (Photo 2).



**Photo 1: The gated entrance to 'The House' from Brassington Lane**



**Photo 2: The view of the garden and 'The House' in the south-west of the proposed development site from the north-east of the garden**

- 4.9.4 East of the garden is a further grassed area (Area 1, Figure 6) which was occupied by raised beds, a greenhouse, other garden storage and mature trees and shrubs (Photo 2).



**Photo 3: Area 1 from the north-east corner, looking south-west**

- 4.9.5 A high livestock fence separates Area 1 from Area 2. At the time of the site visit, the ground at the western edge of Area 2 & 3 was significantly disturbed. A few fence posts were present along the western boundary of this area, however the fence is no longer present. The disturbed ground could be explained by the tracked machinery required for the removal of the former fence boundary, the removal of trees along the boundary (perhaps those shown in Plate 2), and the removal of a barn-like structure as advised by the client (Nick Taylor *Pers. Comm* 2016) which was built upon a concrete slab (still present on site) (Photo 4).



**Photo 4: Disturbed area along the western boundary of Area 2 & 3**

- 4.9.6 The east of Area 2 is occupied by a further enclosed area, presumably for livestock, in the south-eastern corner (Photo 5), and the remaining trees from the former orchard (see Section 4.8). Concrete and brick raised water troughs were in the north-west of this area, while a slight linear ditch [AB 16] was noted entering this area from the northern corner, on a north-

west – south-east orientation (Photo 6). A number of tree stumps were noted in this area, as well as within the rest of the proposed development site.



**Photo 5: The enclosed area for livestock in the south-east of Area 2**



**Photo 6: The remaining trees from the former orchard**

- 4.9.7 Area 3 (Figure 6) was also grassed and contained a number of apple trees from the former orchard (Photo 7).



**Photo 7: The view of Area 3 from the east, looking north-east**

- 4.9.8 Area 4 was also grassed and was situated adjacent to a fenced area, which contained an apparent man-made pond surrounded by vegetation. This fenced area was inaccessible during the site visit.
- 4.9.9 Two earthwork features [**AB 16 & 17**] were noted in the north-west corner of Area 4, consisting of a linear ditch [**AB 16**] and a mound [**AB 17**] (Photos 8 & 9). The origin of these remains unclear, although they may relate to the removal of a hedgerow parish boundary which is shown in historic maps to have been located in this area of the site (see Section 4.8). Additional earthwork features [**AB 18**] may be present in Area 4 and within other areas of the site (Figure 6), although this could not be distinguished from natural features during the site visit due to past disturbance and obstruction.

## 5. EGSTOW HALL SETTINGS ASSESSMENT

### 5.1 Aims & Methodology

- 5.1.1 A settings assessment was undertaken on the Grade II Listed Building of Egstow Hall in order to determine the relationship of the setting of the heritage asset with the proposed development, and how the proposed development may impact the setting of the asset.
- 5.1.2 The settings assessment was undertaken in line with the *Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets* (Historic England 2015).
- 5.1.3 The overall level of potential impact upon the setting of Egstow Hall will be assessed in line with the Impact Assessment Criteria of section 2.5, with a suggested mitigation strategy where applicable.

### 5.2 Settings Assessment

- 5.2.1 The settings assessment was conducted by Zoe Edwards (Assistant Heritage Consultant; AB Heritage) on the 25<sup>th</sup> January 2016. The assessment was made from the best possible position with regard to viewpoint, safety, and remaining on public land. No private property beyond the proposed development boundary was entered as a part of the settings assessment, and therefore the assessment was made at ground level.

### 5.3 Step 1 - Identification of Heritage Assets

Table 4: Heritage assets selected for settings assessment

AB Number	Name	Designation	Location
AB 6	Egstow Hall	Listed Building Grade II	c.30m south-west of the proposed development site

### 5.4 Step 2 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- 5.4.1 The key attributes of Egstow Hall [AB 6] summarised below and used to assess whether, how, and to what degree the proposed development might be considered to make a contribution to the setting and significance of the heritage asset. These attributes are shown in Appendix 2.

#### Key Attributes of Egstow Hall [AB 6]

- 5.4.2 The Grade II Listed Egstow Hall [AB 6] is located on a hilltop location surrounded by vegetation and undulating farmland with modern residential development. The surrounding landscape is predominantly rural to the south and is characterised by scattered farmsteads surrounded by farmland and residential properties. The north, west, and east of site is predominately residential. Egstow Hall [AB 6] is currently under private ownership with a narrow access road passing the heritage asset. This road provides access to the monument,

although the asset itself is on private land and not open to the public. Views across the landscape are limited by vegetation, and exist only to the south of the site. There has been considerable change from the original medieval setting of this monument. Later built development (including farms and houses) have been constructed in the surrounding area.

- 5.4.3 Egstow Hall [AB 6] is associated with the route of Roman road [AB 3], which orientates through the building and its curtilage. However, during the site visit, no evidence of the Roman road was visible at the asset. There is also a deserted medieval settlement [AB 4] recorded nearby. These assets, are considered to contribute to the significance of the setting. However, the land occupied by the proposed development site is not currently considered to contribute to the significance of the setting as it is separated from the asset by vegetative screening and Brassington Lane (see Appendix 2).

### 5.5 Step 3 - Assessing the Effect of Proposed Development

- 5.5.1 The proposed development site is bound on all sides by hedgerows and mature trees. The topography of the landscape surrounding the proposed development site is undulated with no open views of heritage assets. The views out of the proposed development site are limited by vegetation to the north, east, and west, while fields of pasture and barns are visible beyond the southern site boundary.
- 5.5.2 The table below assesses the potential attributes of the development affecting the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

**Table 5: Potential attributes of the development affecting the setting of the selected heritage assets**

LOCATION AND SITING OF DEVELOPMENT	
Extent	Proposed development site area covers c. 1 hectare
Position in relation to key views	Proposed development site sits adjacent to the current access route to Egstow Hall, which lies c. 30m to the south-west of the site.
FORM AND APPEARANCE OF THE DEVELOPMENT	
Form of development	<p>The proposed development consists of plans for seven new build dwellings, an access road, and landscaping. An existing building in the south-western corner of the site named 'The House' will be retained, and a new tree line is proposed around the plot of this building in order to provide natural screening to protect the character of Brassington Lane and Egstow Hall [AB 6].</p> <p>The proposed development plans also show that there is an area of Brassington Lane which may be widened, if required, within Public Highway controlled land.</p>

Prominence, dominance or conspicuousness	The proposed development comprises residential houses nestled amongst existing mature trees and hedgerow vegetation along with additional proposed planting to soften the built form in the landscape. Therefore, the development should not be prominent in the landscape as viewed from the surrounding heritage assets.
Seasonal change	Leaf fall in autumn / winter may increase the visibility towards Egstow Hall [AB 6].
<b>OTHER EFFECTS OF THE DEVELOPMENT</b>	
Noise, vibration, dust etc.	<p>Temporary increase in noise, vibration and dust during construction works may affect Egstow Hall [AB 6].</p> <p>Slight permanent increase in noise resulting from increased traffic accessing houses, may affect Egstow Hall [AB 6] but is unlikely to impact the significance to the setting of the asset.</p> <p>Slight permanent increase in noise resulting from recreational activity in the public open space (e.g. play area).</p>
Change to general character	Cumulative increase in housing developments in the surrounding area, including the new development Roman Rise to the north of the site, may lead to change in character from a predominantly rural setting to more residential/suburban character. The proposed development site will change in character from open semi-rural to residential development.
Changes to public access, use or amenity.	No change: There is no public access to Egstow Hall [AB 6]. Existing right of way along the western boundary is retained.
Changes to land use	The site is currently occupied by grassland and remnants of fencing/hedges and dumped material, Change of land use from semi-rural to residential will therefore have an impact on the setting of Egstow Hall [AB 6].

#### Effect of Proposed Development on Egstow Hall [AB 6]

- 5.5.3 Egstow Hall [AB 6] is partially visible from within the proposed development site. It is shielded by vegetation, separated by development (Brassington Lane) and natural topography. As the proposed development site is not considered to currently contribute to the significance of the setting the proposed development is not considered to have a significantly adverse impact upon the setting of the Hall [AB 6].
- 5.5.4 Overall it is considered that the proposed development will alter the setting of Egstow Hall [AB 6] however the proposed screening will be considered to reduce the impact to its significance.

**Table 6: Potential for development to affect setting of heritage assets**

Heritage Asset	Location to site	Visible from site	Visible from proposed housing area	Potential for Setting of Heritage Asset to be affected by proposed development
Egstow Hall [AB 6]	c. 30m to the south-west of the site	Yes	Yes, but proposed screening may prevent this	Yes

## 5.6 Maximising enhancement and minimising harm

- 5.6.1 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from an early stage in project planning. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential risk for project delays and redesign at a late stage.
- 5.6.2 Overall, it is considered that the proposed development may affect the setting of Egstow Hall [AB 6].
- 5.6.3 The proposed development includes strategic use of vegetation screening, including a new proposed tree line along the western boundary. This will help to shield Egstow Hall [AB 6] from views of the proposed development. However, during the autumn / winter months this cover may be reduced and there may be increased visibility between the heritage asset and the proposed development.
- 5.6.4 Guidance from Historic England states that:
- 'Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening'* (Historic England 2015).
- 5.6.5 Therefore, the seasonality and longevity/maintenance of this method of screening should be taken into account. In addition, every effort should be made to ensure that the development scheme takes account of local character (e.g. consideration of vernacular architectural style, appropriate materials etc.) so that the effect of the proposed development be minimised regardless of visual screening.
- 5.6.6 During the construction of the proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect the setting of Egstow Hall [AB 6], Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses, may also affect the setting but is unlikely to impact the significance of the setting of the asset. A slight permanent increase in noise may

result from recreational activity. Suitable mitigation strategies should be discussed with the archaeological advisor and / or conservation officer at the Local Planning Authority.

- 5.6.7 In line with the importance of Egstow Hall (Table 1) and the proposed level of impact (low, Table 2) a minor significance of effect is anticipated (Table 3).

## **5.7 Making and documenting the decision and monitoring outcomes**

- 5.7.1 The true effect of a development on setting may be difficult to establish from a theoretical perspective. Once the development has been implemented, it may be helpful to review the success of the scheme and to identify any 'lessons learned' to aid with the formulation of mitigation strategies for similar developments in the future.

## **6. GEOPHYSICAL SURVEY**

### **6.1 Results (see AB Heritage 2016)**

- 6.1.1 A geophysical survey was undertaken by AB Heritage at the proposed development site at The House, Busk Lane. This took place on the 25th of January 2016.
- 6.1.2 The purpose of this work was to understand the potential for any archaeological remains to survive within the site, and, where possible, identify the form, function and extent of any potential remains.
- 6.1.3 Based on the geophysical survey it is likely that there is low potential for the recovery of significant archaeological remains with the surveyed area.

### **6.2 Known Constraints**

- 6.2.1 Within the site boundary there were multiple factors that affected surveying. Some areas of the site were inaccessible, due to trees, fencing, piles of building debris, artificial bodies of standing water, and greenhouses.
- 6.2.2 Metallic and wooden fencing that was present throughout the site. Through the centre of the site on a north-south axis was an area of laid concrete and disturbed ground, both of which distort the results of magnetometry survey.

## 7. ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 7.1 Known Heritage Resource

#### *Within the proposed development site*

- 7.1.1 The known cultural heritage resource within the proposed development site consists of six features:
- Part of the former gardens and parkland [AB 9 & 11] of Tupton Hall [AB 8], which is considered to be of negligible importance (Table 1) in the area of the proposed development site
  - Part of an area thought to be that of the pre-1880's settlement of Tupton [AB 12], which may be of local importance (Table 1) should remnants of this be present within the site boundary
  - A linear ditch [AB 16] in the north-west of the site noted on the site visit, with an unknown date and origin, and therefore an unknown importance (Table 1)
  - A mound [AB 17] in the north-west of the site which was noted during the site visit, with an unknown date and origin, and therefore also of unknown importance (Table 1)
  - A number of earthwork features [AB 18] which may be of archaeological or natural origin, which therefore have an unknown importance (Table 1)

#### *Within the 500m study area*

- 7.1.2 There are an additional 12 known cultural heritage features within the study area [AB 1 – 8, 10 & 13 – 15] which date from the Roman period to the modern period, and one undated feature [AB 15]. Included in this are three post medieval Listed Buildings [AB 6, 7 & 10] and the Scheduled section of Roman Road [AB 3].
- 7.1.3 The Listed Buildings in closest proximity to the proposed development site are Egstow Hall [AB 6] and its cruck barn and attached outbuildings [AB 7], although no evidence has been found during this assessment to suggest that the land within the proposed development site has any relationship with the original use of Egstow Hall [AB 6], nor the original approach to it.
- 7.1.4 There is evidence for a possible deserted medieval village [AB 4] at c. 40m south-west of the proposed development site, which pre-dated Egstow Hall [AB 6].
- 7.1.5 Although no substantial development was introduced in this area until the modern period, it appears to have been a significant route across the landscape, with the Roman Road [AB 3] between *Derventio* and Chesterfield passing the proposed development site at c. 10m to the west, and the post medieval turnpike road [AB 5] c. 160m west of the site.
- 7.1.6 The known heritage resource within the remainder of the study area can be characterised as an area of farmland which experienced a change of use in the post medieval period with the introduction of the parklands [AB 9 & 11] associated with Tupton Hall [AB 8]. Some presence of the coal mining industry which centred on Clay Cross c. 2.5km south of the proposed

development site is evident within the study area [AB 14], although not in close proximity to the proposed development site.

## 7.2 Past Impacts within the Site Boundary

- 7.2.1 The evidence gathered during the site visit and the examination of historic maps identifies that there is likely to have been impact below the ground surface across the majority of the proposed development site. This is a result of the tree roots from the former use of the site as an orchard, which is still evident on the site in the form of a few remaining apple trees, and scattered tree stumps.
- 7.2.2 Additional impacts are present from the addition and removal of field (and parish) boundaries over time, along with the addition further fenced enclosures during the recent use of the site.
- 7.2.3 The construction of 'The House' and the associated parking area at the west of the site will also have caused below ground impacts.

## 7.3 Potential Archaeological Resource

- 7.3.1 Based on the known archaeological resource within the boundary of the proposed development site, and the extent of the known past impacts in the area, it is concluded that there is an overall low potential for the presence of previously unrecorded archaeological features within the boundary of the proposed development site. These features are most likely to relate to the following:
- A low potential for the presence of previously unrecorded finds and features associated with the Roman Road [AB 3] at c. 10m west of the proposed development site, which may be of regional importance at most (Table 1)
  - A low potential for the presence of previously unrecorded finds and features of medieval date associated with the deserted medieval settlement [AB 4] at c. 40m south-west of the proposed development site, which may be of local importance (Table 1)
  - A low potential for the presence of previously unrecorded finds and features associated with the former gardens and parkland [AB 9 & 11] of Tupton Hall [AB 8], which are considered to be of negligible importance (Table 1)
  - A low potential for the presence of previously unrecorded finds and features relating to the pre-1880's settlement of Tupton [AB 12], which may be of local importance (Table 1)
- 7.3.2 However, there is perceived to be a medium potential for the presence of previously unrecorded archaeological features relating to historic field and/or parish boundaries. Such features may be of local importance (Table 1) at most.
- 7.3.3 Areas of earthwork features [AB 18] have been highlighted in Figure 6. These areas were identified during the site visit however it was not possible to determine form or origin (archaeological or natural) on site due to past disturbance and obstruction. Therefore, there is an unknown potential for the presence of previously unrecorded archaeological features within these areas, which would be of unknown importance (Table 1).

## 7.4 Predicted Impact of Proposed Development

- 7.4.1 The proposed development consists of plans for seven new build dwellings, an access road, and landscaping. 'The House' will be retained, and a new tree line is proposed around the plot of this building in order to provide natural screening.

### Direct Physical Impacts

- 7.4.2 The direct impacts of the proposed development include the construction of the foundations and services below the ground surface, tree and field boundary removals, the planting of trees, and the construction of the road through the site.
- 7.4.3 It is possible that levelling works will need to be undertaken in advance of the construction works. This may also cause direct impacts upon any potential surviving archaeological features which exist within the site boundary.

### Indirect Settings Impacts

- 7.4.4 Egstow Hall [AB 6] was subject to a Settings Assessment
- 7.4.5 The Significance of Effect (Table 3) of the proposed development upon the setting of Egstow Hall has been concluded to be minor at most.

## 7.5 Outline Recommendations

### Mitigation Against Direct Impacts

It is recommended that an archaeological evaluation is undertaken in advance of groundworks at the proposed development site. This will allow for the potential archaeological resource to be assessed further. An appropriate mitigation strategy could then be put in place, if necessary.

### Mitigation Against Impacts upon the Setting of Egstow Hall

- 7.5.1 The Chesterfield Borough Local Plan; Core Strategy states that development should '*preserve or enhance the local character and distinctiveness of the area in which it would be situated*'.
- 7.5.2 As the permanent significance of effect upon the setting of Egstow Hall is perceived to be minor (Table 3) based on the proposed development plans of May 2015, this is not thought to conflict with policy, and therefore no further mitigatory works are recommended.
- 7.5.3 All recommendations are subject to the approval of the Local Planning Archaeologist.

## 8. REFERENCES

### 8.1 Online & Cartographic Sources

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## Appendices

## Appendix 1      Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Derbyshire Historic Environment Record (HER) and other sources within a radius of 500m from the centre-point of the proposed development site.

### Abbreviations

SAM    Scheduled Ancient Monument                      LB      Listed Building  
 NGR    National Grid Reference                                HLC    Historic Landscape Characterisation Area

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Roman	Monument	Possible route of Ryknield Street through Derbyshire		LINEAR	4213, 99016, 14406
2	Roman	Monument	An earthwork excavated in the 1950s, interpreted to be a possible section of Ryknield Street Roman road.		SK 39111 64716	4218
3	Roman	Monument	Two stretches of Scheduled agger in Old Tupton, standing up to c. 1.5m high, and probably one of the best preserved stretches of Ryknield Street in the county	SAM	SK 3909 6514	14408, NHLE 1021444
4	Medieval	Monument	Possible deserted settlement, Brassington Lane, Egstow, Tupton		SK 3908 6495	14405
5	Post Medieval	Monument	Derby to Sheffield (via Duffield) Turnpike Road, authorised in 1756.		SK 39152 57687	99044
6	Post Medieval	Building	Egstow Hall - Country house with a datestone of 1671, although part of it may be earlier.	Grade II LB	SK 39073 65008	14403, 4/3965/079, DDR3000

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
7	Post Medieval	Building	A 15th century and 19th century cruck barn and attached outbuildings at Egstow Hall	Grade II LB	SK 39071 64982	14402, 79468, NHLE 1087791
8	Post Medieval	Monument	Approximate site of an early 17th century tower house of Tupon Hall. It was converted to a school after 1929, but shortly burnt down. It was replaced during WWII, with extensions to the east and south-east by George Henry Widdows. Demolished c.2003/4.		SK 39371 65117	4220
9	Post Medieval	HLC	Historic Landscape Character Area covering the gardens and parkland associated with the former Tupton Hall, Tupton		SK 39209 65124	HDR8242
10	Post Medieval	Building	Pear Tree Farmhouse, dated to 1677 with C19 alterations	Grade II LB	SK 38957 65052	79412, NHLE 1159005
11	Post Medieval - Modern	Monument	Approximate extent of the gardens and parkland surrounding Tupton Hall by the end of the 19th century, having been extended sometime between 1843 and c. 1880.		SK 3946 6505	14410
12	Post Medieval - Modern	HLC	Historic Landscape Character Area covering the area of the pre-1880s settlement of Tupton		SK 39092 65079	HDR7009
13	Modern	Monument	Approximate site of a Quaker burial ground named on the 1st ed. 25" OS map of c. 1880 although apparently already removed by that time.		SK 3904 6531	14409
14	Modern	Building	New Connexion Methodist Church, established in 1843 in an existing colliery building, still extant and in use as a Methodist Church.		SK 3911 6541	14416 - 417
15	Unknown	Monument	Approximate site of a mound described by the antiquarian Pegge as a barrow, but more likely to be a windmill or gazebo mound.		SK 3902 6493	14407

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
16	Unknown	Monument	An earthwork linear ditch within the north-west of the proposed development site, of unknown origin		SK 3911 6511	Site visit notes
17	Unknown	Monument	An earthwork mound within the north-west of the proposed development site, of unknown origin		SK 3911 6510	Site visit notes
18	Unknown	Unknown	A number of earthwork features noted within the proposed development site, which may be of archaeological or natural origin		Various (see Figure 6)	Site visit notes

## Appendix 2 Key Attribute Assessment Table

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Hilltop in undulating landscape
Surrounding Landscape	Farmland with modern development to north (not inter-visible). A few modern buildings exist along Brassington Lane, which is a long narrow road.
Land Use	Immediate landscape of farmland and individual plot dwellings. Residential to north and west
Trees, Vegetation	Farmland with hedgerow and tree boundaries. Woodland on eastern boundary of proposed development site.
Openness, enclosure and boundaries	Enclosed by stone wall boundary and trees
Degree of change over time	Addition of later outbuildings at asset [ <b>AB 7</b> ]. Land further to east and north consists of modern development.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Immediate landscape character of farmland, with modern development beyond this including the Roman Rise development which is currently under construction
Views from, towards, through and across the asset	Views from the asset to the site are primarily of 'The House' which is proposed to be retained within the site boundary. There may also be a view of the access road into to the proposed development. Views from the site to the asset replicate those above. There are no views through the asset due to vegetation.
Visual dominance or prominence	Asset is not dominant from the road due to screening from vegetation
Noise, vibration or other intrusion	Temporary construction noise, vibration, dust, and traffic. Permanent increase in noise from traffic to new homes, and people living within the development.
Accessibility	Narrow road, with widening proposed as a possibility to the north of the asset. Passing traffic may not be substantial, as the A61 is most likely to be the preferred exit from the site which lies to the north of the asset and the proposed development.
Degree of interpretation /promotion to the public	None
Associative relationships between heritage assets	Asset is adjacent to associated Grade II Listed outbuildings [ <b>AB 7</b> ], and a Scheduled section of Roman road [ <b>AB 3</b> ].

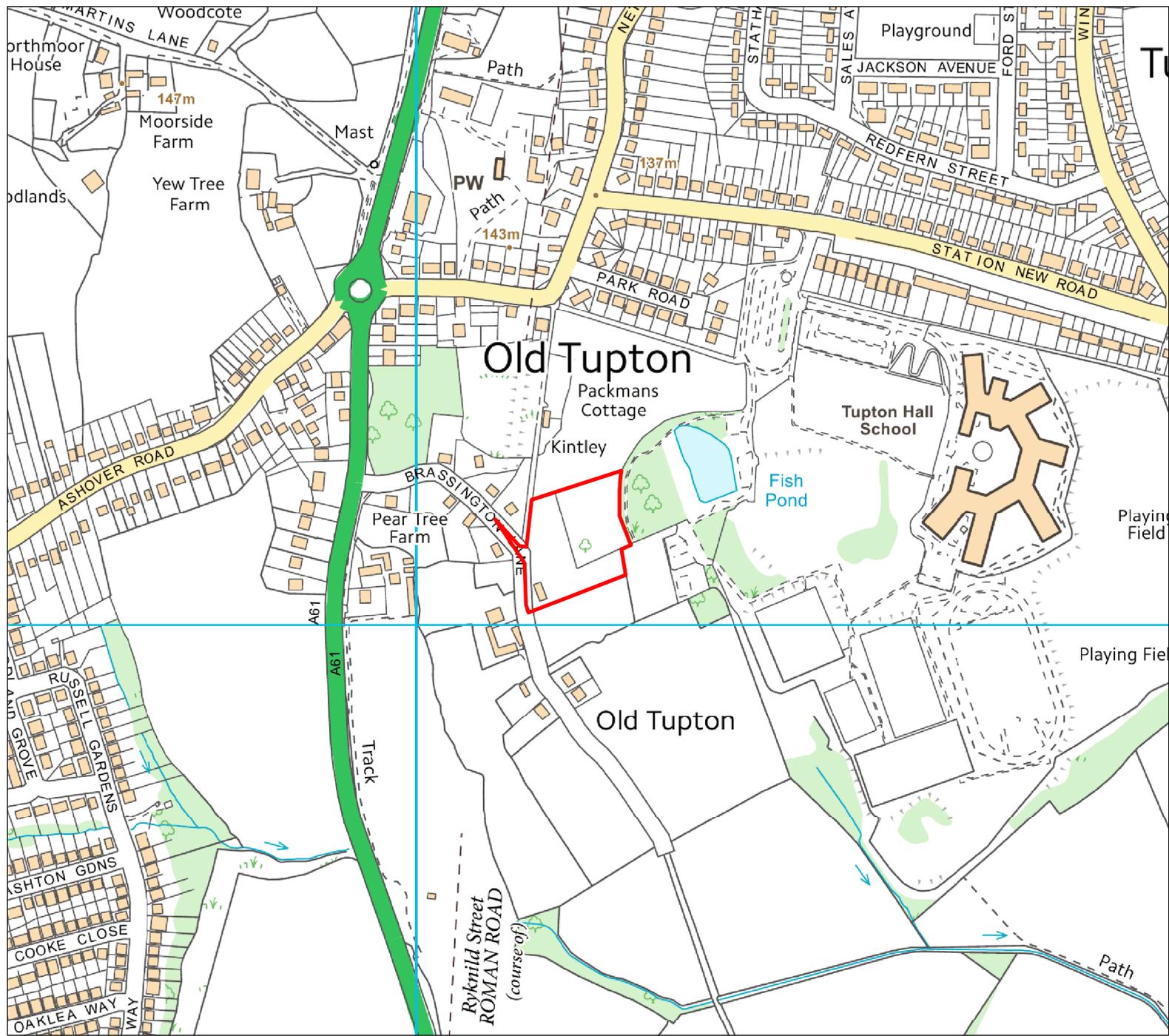


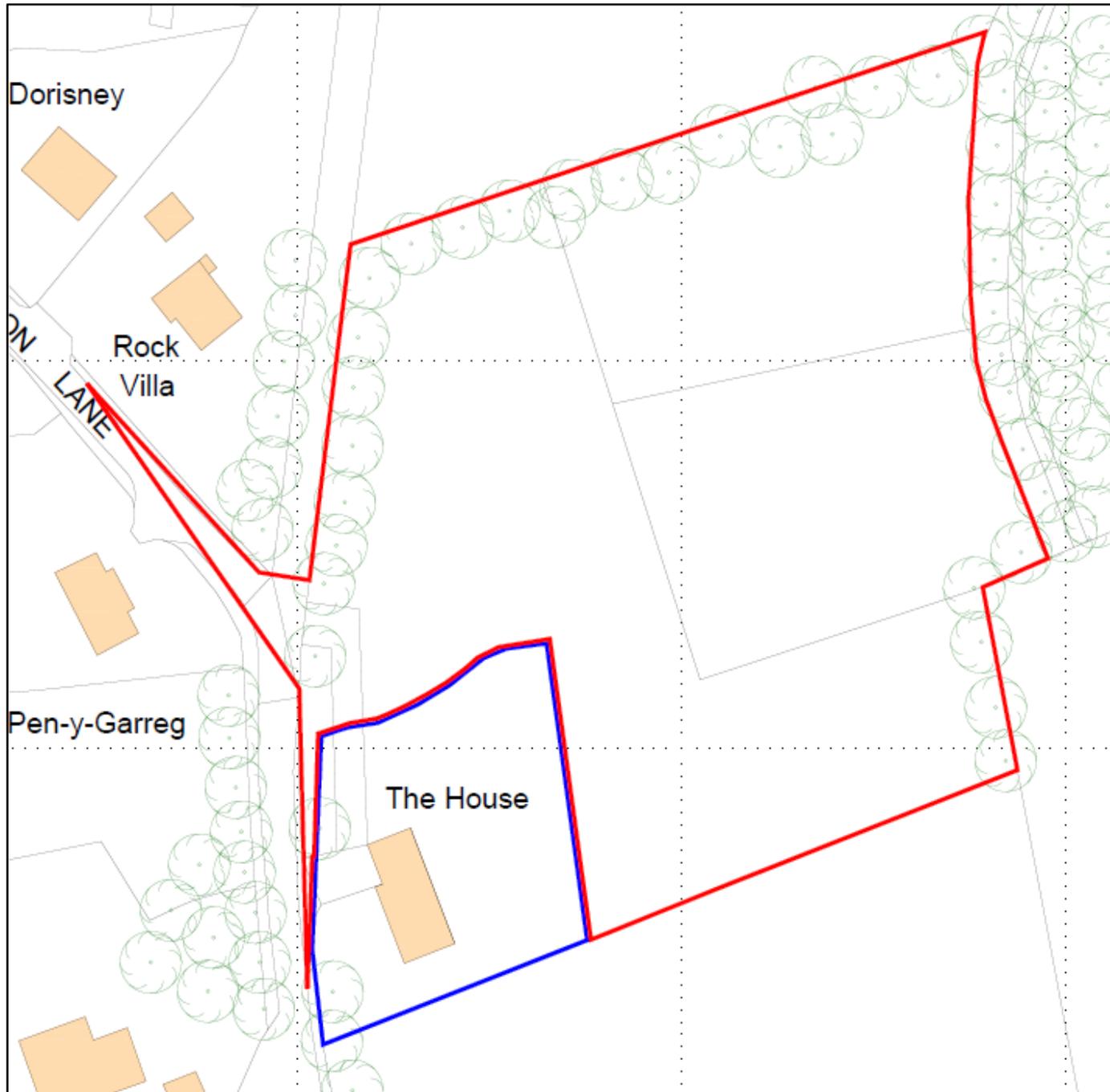
Figure 1: Site Location

Project: The House, Old Tupton

Date: 21/01/16    Job Number: 10759

Drawn by: ZE    Approved by: HS





Legend

 Site Boundary

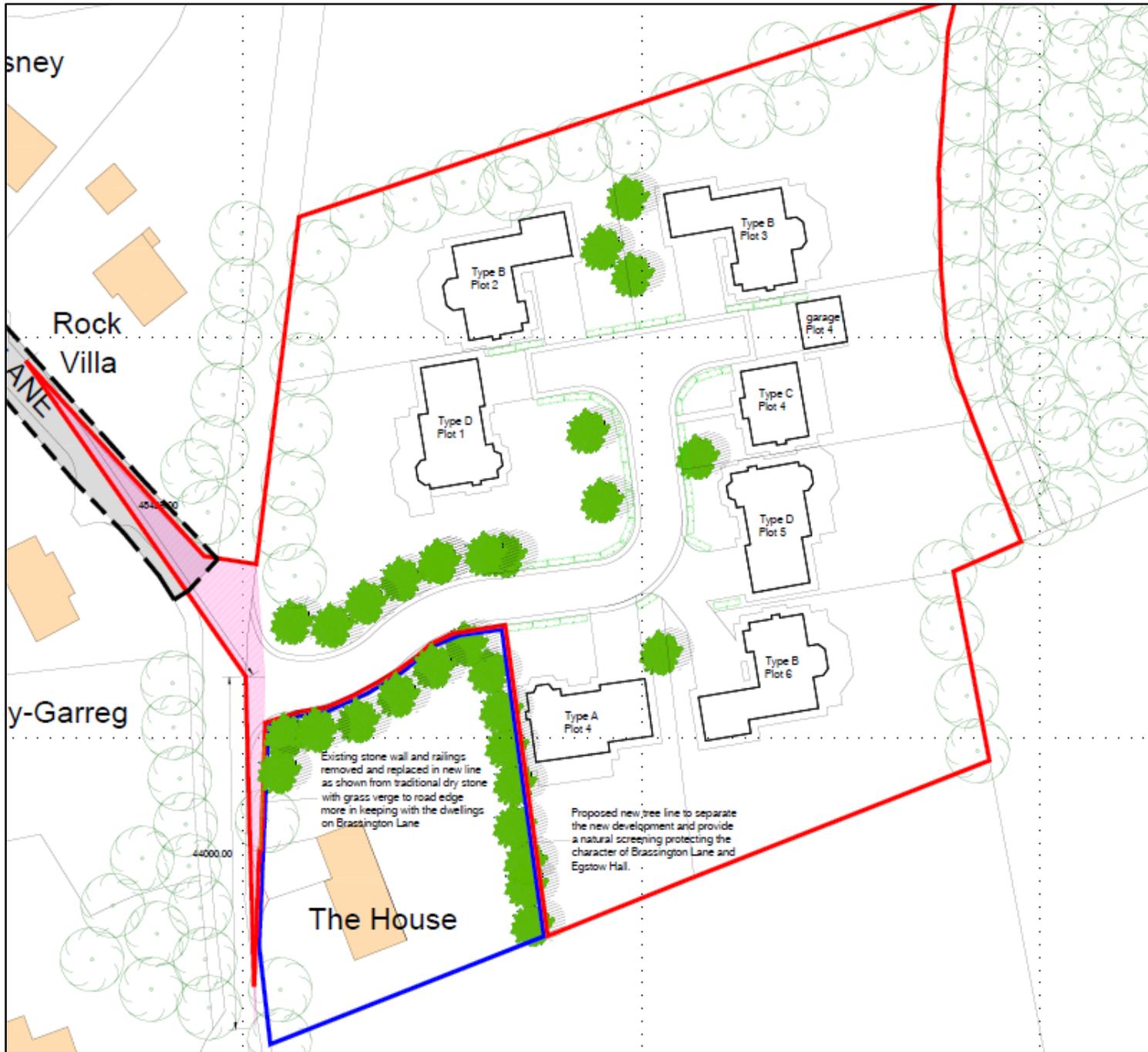
Figure 2: Existing Site Plan

Project: The House, Old Tupton

Date: May 2015 | Job Number: 10759

Reproduced from client plans





**Legend**  
 Site Boundary

Figure 3: Proposed Site Plan (Housing)

Project: The House, Old Tupton

Date: May 2015 | Job Number: 10759

Reproduced from client plans





Legend  
 Site Boundary

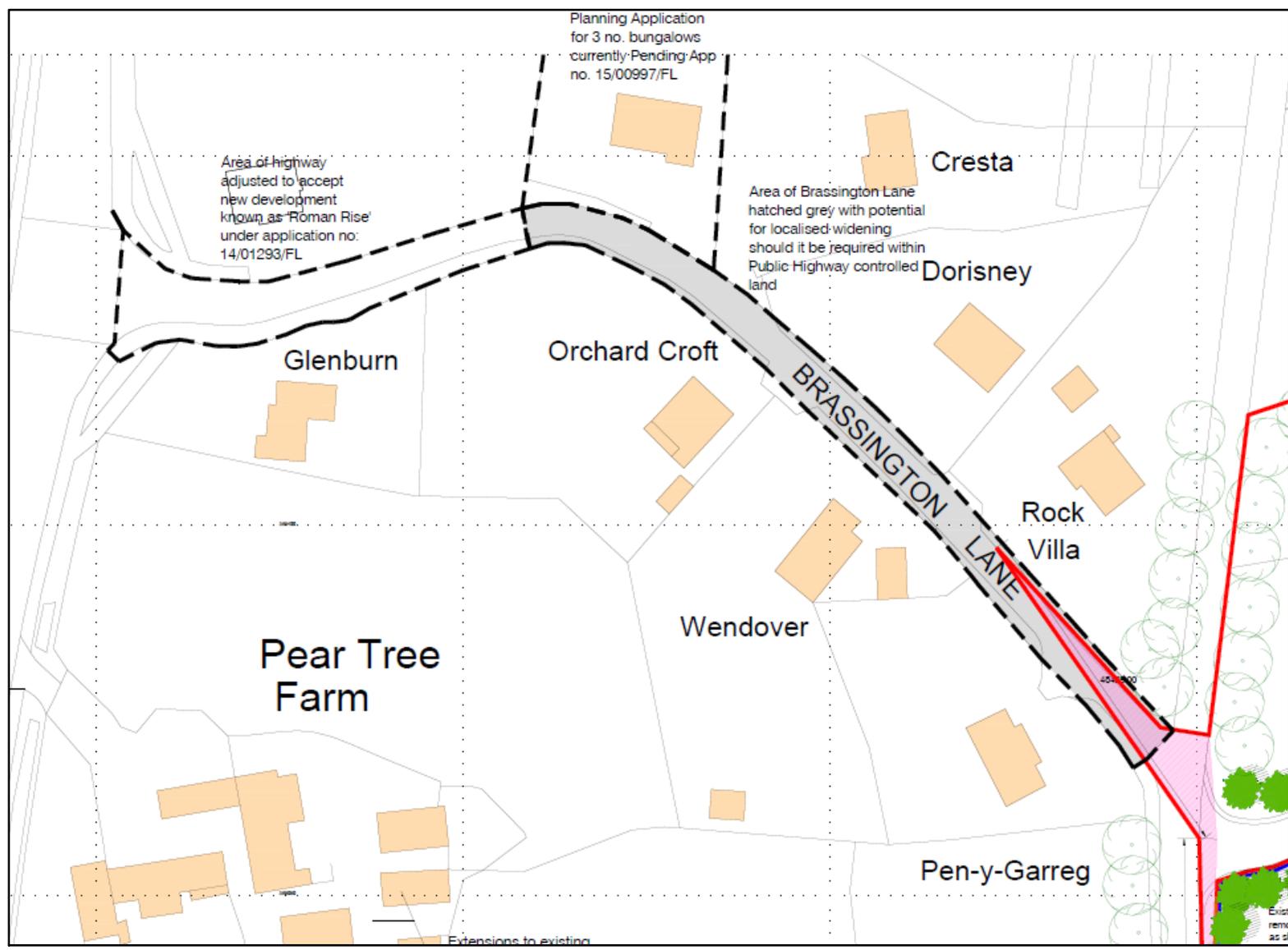


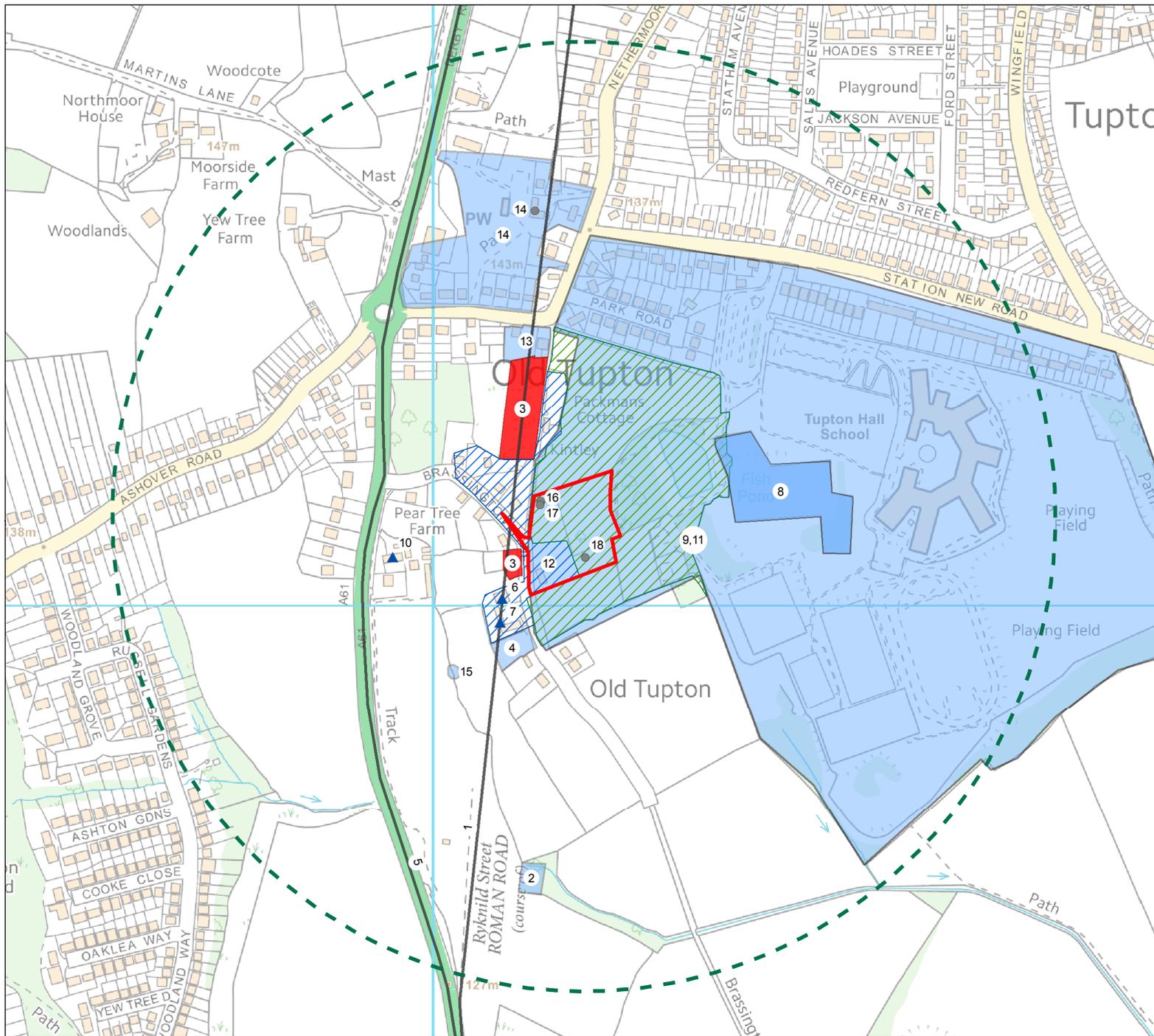
Figure 4: Proposed Site Plan (Road)

Project: The House, Old Tupton

Date: May 2015 | Job Number: 10759

Reproduced from client plans





**Legend**

- Monument Point
- Monument Area
- Scheduled Ancient Monument
- ▲ Listed Buildings
- Monument Linear

**HLCs**

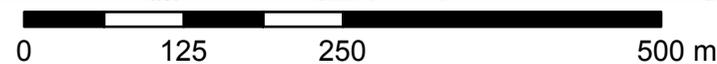
- ▨ Land associated with the former Tupton Hall
- ▨ Tupton
- ▭ Site Boundary
- - - 500m Study Area

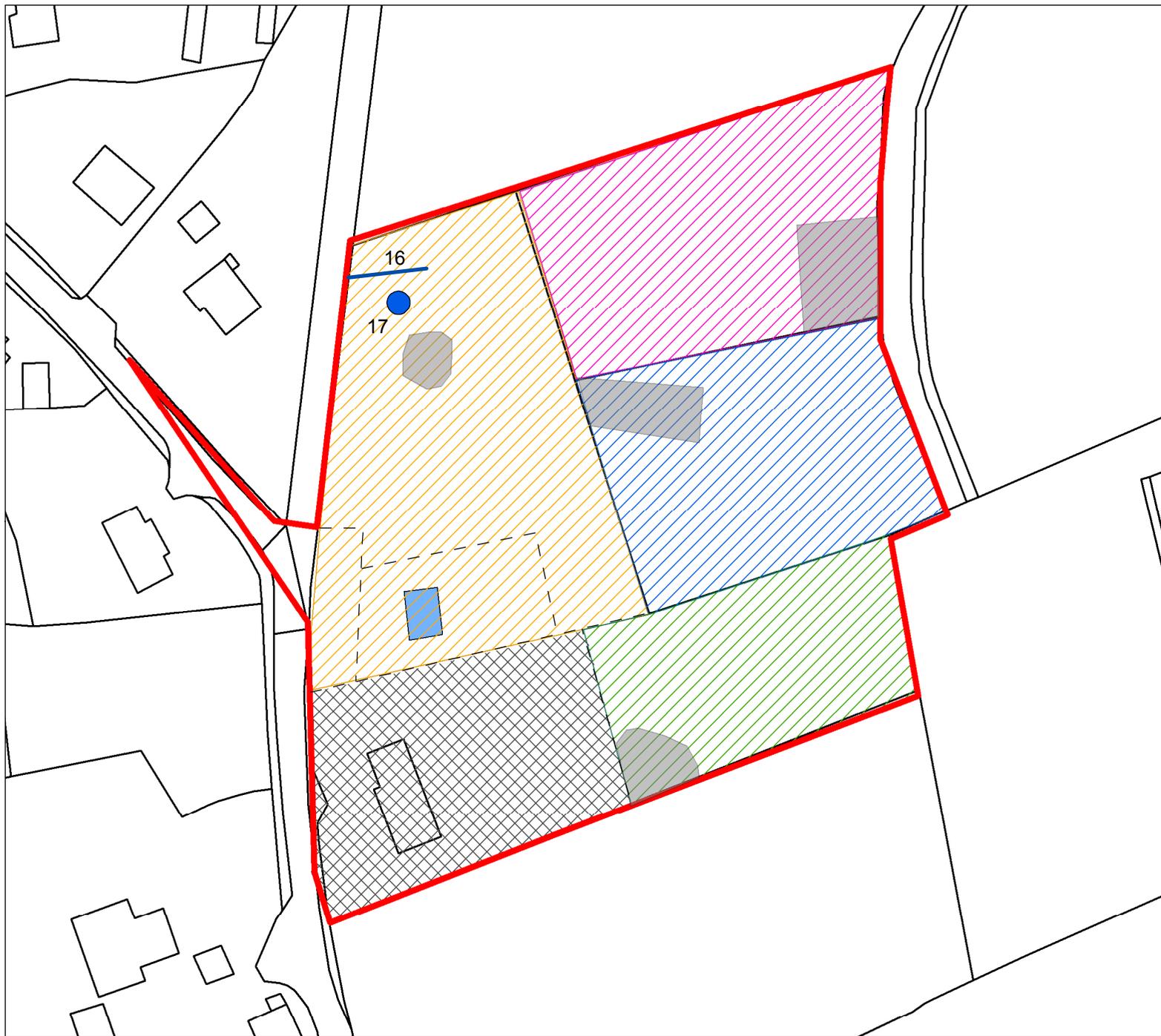
Figure 5: Map of Cultural Heritage Features

Project: The House, Old Tupton

Date: 08/02/16 Job Number: 10759

Drawn by: ZE Approved by: HR





**Legend**

-  Linear Ditch Earthwork [AB16]
-  Earthwork Mound [AB17]
-  Areas of Possible Earthwork Features [AB18]
-  Area Boundaries not on OS Map
-  The House & Garden
-  Area 1
-  Area 2
-  Area 3
-  Area 4
-  Pond
-  Site Boundary

All locations are approximate

Polygons showing [AB18] represent areas only - earthworks may not exist as the shapes shown

Figure 6: Site Visit Map

Project: The House, Old Tupton

Date: 08/02/16	Job Number: 10759
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Drawn by: ZE	Approved by: HR
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AB Heritage Limited  
Caerus Suite, 150 Priorswood Road  
Taunton, Somerset, TA2 8DU  
Tel: 03333 440 206  
e-mail: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)