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From: Andrew Myers (Place) <Andrew.Myers@derbyshire.gov.uk>
Sent: 23 November 2021 15:20
To: SDDC Planning Applications
Cc: Steve Baker (Place)
Subject: FAO Neil Thompson - Archaeological Consultation DMPA/2021/1010 Overfields Farm, Coton-in-the-Elms

FAO: Neil Thompson

Archaeological Consultation: DMPA/ 2021/1010 – Overfields Farm, Unnamed Road from Coton Road to Church Street, Coton-in-the-Elms

Thank you for your consultation (email dated 27th October) on the above application.

The application would see the demolition of the existing farmhouse and associated outbuildings, and the erection of 3 buildings to form 11 storage units.

The farm building(s) are not entered on the Historic Environment Record (HER). No historical assessment of the buildings has been prepared or submitted as part of the application. A rapid review of the available information suggests that the existing farmhouse building may have been first built in the first half of the nineteenth century (or possibly the late eighteenth). There are miscellaneous papers relating to Overfields Farm held in the Derbyshire Records Office that date to the early 1840s. It appears the building has subsequently been extended and altered. Mapping dating to 1884 shows the present building occupying a similar footprint to the present one. Without more information from a detailed historical assessment of the building's fabric it is difficult to form or offer a more detailed opinion on the building's historical significance. However, it should also be noted that the HER does include an entry (MDR7115) for the presence of broad interval ridge and furrow comprising several furlongs, identified off aerial photographs, immediately adjacent to and surrounding the farm buildings. Such features relate to medieval (pre c.1550AD) agriculture using ox ploughs for tillage. The presence and proximity of medieval ridge and furrow raises the possibility that there was earlier occupation either on-site or in the vicinity.

National Planning Policy Framework (July 2021) paragraph 194 states that,

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”, and that “the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”. In this instance the application has been submitted without any assessment of heritage asset significance or of the proposal impact. It goes on to advise that “As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise”. Furthermore, “Where a site...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.”.

On this basis, and given the apparent nature of the application, I recommend that the application is not determined until the applicant has commissioned and submitted for consideration an archaeological desk-based and historic building assessment. This should be prepared by a suitably qualified and experienced archaeologist. They should prepare the DBHA in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeologist and submitted for agreement by the archaeological advisor to South Derbyshire District Council. The DBHA should seek to provide a detailed assessment of the known and potential heritage significance, the impact of the proposals upon that significance and how any such impact might be mitigated. This should then provide the archaeological advisor to South Derbyshire District Council with sufficient information to advise on the determination of the application.

Regards

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