
RE: Application ref. DMPA/2026/0306: Consultation on planning application - archaeology

From Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>

Date Tue 2026-04-21 11:43 AM

To Planning <Planning@southderbyshire.gov.uk>

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Thank you for consulting on this planning application for creation of a natural burial ground at Swartling Wood.

The site's northern boundary is the boundary of the medieval Coton deer park (Derbyshire MDR16510), and is also the historic parish boundary between Coton and Rosliston. The applicant's ecology report identifies this as a species rich hedgerow 'H2' but there is also a bank and ditch feature visible on LiDAR that is likely to represent the medieval park pale.

There is nothing in the application to suggest that this boundary will be threatened by the current proposals, but to avoid any impacts to the historic resource I suggest that the applicant be asked to formulate a conservation and management plan for this boundary – either separately or as part of wider ecological management proposals – allowing for its preservation and sympathetic management during the lifetime of the natural burial site.

The following condition should be attached to any planning consent (unless it is proposed to subsume this treatment within a condition requiring wider ecological or biodiversity management):

"No development shall take place until a Conservation and Management Plan for the historic deer park and parish boundary features at the site's northern edge has been submitted to and approved in writing by the local planning authority. The Plan shall include proposals for safeguarding and management of the historic boundary features during the lifetime of the development, and shall be implemented in full unless otherwise agreed in writing by the local planning authority."

Regards

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773
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CONTROLLED

From: Planning Applications <planningapplications@southderbyshire.gov.uk>

Sent: 26 March 2026 10:48

To: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>

Subject: Application ref. DMPA/2026/0306: Consultation on planning application

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Creation and operation of a natural woodland burial ground with associated access arrangements and parking at Swartling Wood, Coton In The Elms, Derbyshire, DE12 8DY

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2026/0306>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **18/04/2026**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning

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