

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Boulton Moor District Centre and Residential Development, Derby

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Boulton Moor District Centre
and Residential
Development, Derby
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**BOULTON MOOR DISTRICT CENTRE AND RESIDENTIAL DEVELOPMENT, DERBY;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS for JSC Farming Ltd and Central Land Holdings Ltd. It considers c.12.7ha of land, proposed for a district centre and residential development, east of Boulton Moor, Derby centred at NGR SK 4002 3192.

The assessment provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology, Policies BNE2 and H13 in the *South Derbyshire Local Plan Part 1* (adopted 2016) and Policy BNE10 in the *South Derbyshire Local Plan Part 2* (adopted 2017).

A separate Built Heritage Statement is being prepared to assess any impact upon built heritage assets within the vicinity of the site.

Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site. There are no Scheduled Monuments assessed as sensitive to development outside the site.

The data provided by the Derbyshire Historic Environment Record indicates two non-designated assets located within the site; the site of a possible Late Prehistoric barrow and Medieval/Post-Medieval ridge and furrow. No visible remains of either monument remain above ground. No other non-designated heritage assets are currently recorded within the study site.

Based on the archaeological data for the site and the surrounding area, the site is considered to have a moderate or high potential for Prehistoric and/or Iron Age/Roman remains and a low/negligible potential for significant (i.e. non-agricultural) remains of all other periods. Any such evidence would be significant for their evidential value and likely be of local to regional importance depending on their potential to contribute to relevant research agendas.

There are no known heritage constraints to the proposed development. It is however anticipated that further archaeological work may be required by the LPA to evaluate the site's archaeological potential and assess the impact of specific development proposals should the site be subject to a full planning application.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
National Planning Policy.....	2
Local Planning Policy	3
3 GEOLOGY AND TOPOGRAPHY	6
Geology	6
Topography	6
Site Conditions and review of available LiDAR data.....	6
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE.....	7
Scheduled Monuments.....	7
Non-Designated Monuments.....	7
Previous Archaeological Work	8
Prehistoric & Roman	8
Anglo-Saxon/Early Medieval	9
Medieval	9
Post Medieval & Modern (including map regression exercise)	10
Assessment of Significance (Non-Designated Assets)	10
5 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	12
Proposed Development.....	12
Review of Potential Development Impacts on Non-Designated Assets.....	12
6 SUMMARY AND CONCLUSIONS	13
FIGURES.....	14
PLATES.....	14

Figures

Figure 1: Site Location
Figure 2: Designated Heritage Assets
Figure 3: HER Data Monuments
Figure 4: HER Data Events
Figure 5: LiDAR data
Figure 6: William Earls Lands at Elvaston c.1776
Figure 7: Elvaston Tithe Map 1852
Figure 8: Ordnance Survey Map 1885-1886
Figure 9: Ordnance Survey Map 1975
Figure 10: Ordnance Survey Map 2000
Figure 11: Google Earth Imagery 2020

Plates

Plate 1: View across the northern part of the site
Plate 1: View across the southern part of the site
Plate 3: View along the drainage channel towards the east

Appendices

Appendix 1 Gazetteer of HER Entries

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment of Boulton Moor District Centre and Residential Development, Derby has been prepared by RPS for JSC Farming Ltd and Central Land Holdings Ltd in support of a forthcoming outline planning application.
- 1.2 The c.12.7ha site, also referred to in this report as the study site, is located to the east of Boulton Moor (NGR SK 4002 3192, Figure 1). It is bounded by Shardlow Road to the north, the A6/Derby Spur to the east, a new residential area to the south and by Chellaston Lane to the west. The south-western part of the site is already under construction for residential development.
- 1.3 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of archaeological heritage assets on the site and the likely effects of the proposed development. This study concentrates on identifying any archaeological interest in the site to provide the archaeological assessment required by local planning policy. Any potential development impact on built heritage assets in the vicinity of the site is considered in a separate Built Heritage Statement being prepared by Barton Willmore.
- 1.4 The current assessment comprises an examination of evidence in the Derbyshire Historic Environment Record (HER) and online resources. Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the Derbyshire Historic Environment Record and Historic England's National Heritage List for England. Information on Conservation Areas was sought from South Derbyshire Council.
- 1.5 The assessment incorporates published and unpublished material and charts historic land-use through review of 18th, 19th and 20th century map resources. A site inspection was undertaken on 9th August 2021.
- 1.6 The study provides an assessment of the archaeological potential of the site and the significance of any archaeological heritage assets within and around the site. As a result, the study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states applicants should provide a description of the significance of any heritage assets affected and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 Local Planning Policy for the site is currently provided by the *South Derbyshire Local Plan Part 1* (adopted June 2016) and the *South Derbyshire Local Plan Part 2* (adopted November 2017).
- 2.15 The Local Plan policies relevant to the site in respect of archaeology are copied below:

South Derbyshire Local Plan Part 1 (adopted 2016)

Policy BNE2 Heritage Assets

A Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.

These assets include:

- i) Conservation Areas*
- ii) Scheduled Monuments*

iii) Listed buildings

iv) Registered historic parks and gardens

v) Undesignated heritage assets on the local list

B Particular attention will be paid to:

i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;

ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.

iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.

C The Council will promote the respect for, and protection and care of, the historic environment by:

i) developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.

ii) considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.

iii) periodic production and updating of conservation area appraisals and management plans.

iv) measures to tackle heritage "at risk", including service of urgent works and repairs notices where necessary.

D The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.

- 2.16 The southern half of the site is part of a housing site contained in Policy H13 of the Local Plan Part 1. Within this, paragraph xvi relates to heritage and is cited below:

Policy H13: Boulton Moor (South East of Derby)

xvi) The urban extension as a whole shall protect and enhance Elvaston Registered Park and Garden (including its settlement), other heritage assets and will contribute towards softening the settlement edge around Boulton Moor;

South Derbyshire Local Plan Part 2 (adopted 2017)

Policy BNE10 Heritage

Applications for development that affects heritage assets, as defined in Policy BNE2, will be determined in accordance with national policy for conserving and enhancing the historic environment.

In particular the following will apply:

- all applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset's significance. The assessment should

describe the asset's significance, identify the impact of the proposed development and provide clear justification for the works. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence

- developments affecting a heritage asset or its setting, including alterations and extensions to existing buildings, will be required to demonstrate how the proposal has taken account of design, form, scale, mass, siting and setting of the heritage asset, in order to ensure that the proposed design is sympathetic and minimises harm to the asset*
- the loss of buildings and features which make a positive contribution to the character or heritage of an area should be avoided through preservation or appropriate reuse, including enabling development*
- any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and a statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in the loss of or substantial harm to Scheduled Ancient Monuments or other archaeological sites of equivalent significance. Development affecting non-designated archaeological sites will be assessed having regard to the scale of any harm and the significance of the site. In all cases measures will be undertaken to minimise impact and, where possible, to preserve the site in situ. The District Council will require public display and interpretation where appropriate*
- development that will lead to substantial harm to or loss of significance of any other designated heritage asset will be refused, unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh that harm or loss. Where less than substantial harm would result this will be considered against the public benefits of the proposal*
- effects of the development on the significance of other nondesignated heritage assets on the local list will be assessed having regard to the scale of any harm and the significance of the asset.*

- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 mapping records the geology within the study site as mudstone of the Branscombe Mudstone Formation with superficial sand and gravel deposits of the Allenton Terrace Deposits across the majority of the study site. A narrow band of superficial alluvial clay, silt, sand and gravel deposits crosses the site from the north-west towards the north-eastern corner. (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>).
- 3.2 The Cranfield Soil and Agrifood Institute identifies the soils of the majority of the study site as slightly acid loamy and clayey soils with impeded drainage (Soilscape 8). Within the very northern tip of the site, the soils are classified as freely draining slightly acid loamy soils (Soilscape 6; <http://www.landis.org.uk/soilscales/>).

Topography

- 3.3 The study site is located to the east of Boulton Moor, a suburban centre outside of Derby. It lies between the valleys of River Derwent (c.1.6km to the north) and River Trent (c.4.4km to the south).
- 3.4 The Derbyshire Landscape Character report (included in the HER report) identifies the site and the land to the south-east as 'Fields and Enclosed Land and of very large Post-War fields'. On 18th century mapping the area appears as large irregular fields with changing boundaries in the following decades. Ridge and furrow is recorded within the site on historic aerial photographs and also Google Earth imagery (Figure 11), indicating that this area was formerly part of the open fields (Derbyshire HLC).

Site Conditions and review of available LiDAR data

- 3.5 A site visit was carried out on 9th August 2021.
- 3.6 The site comprises two agricultural fields (under crop), bisected by a deep drainage channel, the 'Thulston Brook' (Plates 1-3) and an area in the south-west, which is currently under construction for residential development.
- 3.7 No earthworks were discerned during the site visit.
- 3.8 The LiDAR data, using the Open Survey Data 1m spatial resolution dataset for the site (Figure 5), shows the location of the drain crossing the site and evidence for modern agricultural practice in all areas. Two linear earthworks in the southern part of the site are likely associated with former field boundaries and/or geological variations.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs.2-4), also referred to as the search area, held on the Derbyshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Scheduled Monuments

- 4.4 Data obtained from Historic England and the Local Planning Authority confirms that there are no Scheduled Monuments within the site or the surrounding 1km search area (Figure 2). No Scheduled Monuments are assessed as sensitive to development within the site.
- 4.5 Potential sensitivities of built heritage assets are addressed within the separate Built Heritage Statement provided by Barton Willmore.

Non-Designated Monuments

- 4.6 The HER identifies two non-designated assets located within the site; the site of a possible Late Prehistoric barrow (MDR15638) and Medieval/Post-Medieval ridge and furrow (MDR14646), both

identified as cropmarks on aerial photographs. No visible remains of either monument remain above ground.

- 4.7 No other non-designated heritage assets are currently recorded within the study site.
- 4.8 A gazetteer of HER records within the search area is included in Appendix 1. Their locations are shown on Figure 3.

Previous Archaeological Work

- 4.9 No previous intrusive archaeological work is recorded to have been undertaken on site prior to this assessment, with the exception of a watching brief (EDR5108) in the south-west of the site. No significant archaeological features were recorded during the work (are now developed as a road).
- 4.10 The site and the land to the south and south-east were included in a fieldwalking survey (EDR3084) carried out by ULAS in 2003, which recorded a low-density scatter of flint across the survey area. A small blade and scraper were identified within the field to the south-east, on the other side of the A6. Finds within the study site include retouched flakes and cores as well as a small scatter of Roman, Medieval and Post-Medieval/Modern pottery sherds. No significant concentrations of material were located (ULAS 2003).
- 4.11 Archaeological work within the surrounding search area includes:
- one programme of geophysical survey (EDR3083),
 - a watching brief (EDR3804) as well as
 - three programmes of trial trenching (EDR1712, EDR1713 and EDR4654) and
 - two Strip, Map and Sample evaluations (EDR4508 and EDR5199).
- 4.12 Geophysical survey (scanning with 15% detailed survey; EDR3083) followed by strip, map and sample were carried (EDR4508) out c.50m south-west of the site and recorded archaeological remains of Iron Age date, including pits and gullies and part of a pit alignment. Further gullies containing large amounts of Iron Age pottery and a large pit containing Roman pottery were also identified. Due to the area being almost completely developed, only a small area could be examined. To the immediate south of that site, 20 trenches were excavated (EDR4654), which recorded another pit alignment and other (unspecified) Prehistoric features.
- 4.13 An Iron Age and a Roman farmstead were identified in two areas during a strip, map and sample evaluation (EDR5199) c.200m south of the study site. Excavation revealed ditched enclosures, pits, gullies and a hearth as well as quern stones, charred plant remains and Iron Age and Roman pottery.
- 4.14 Further Iron Age and Roman activity were recorded during a watching brief (EDR3804) and trial trenching (EDR1713) c.50-100m north-east of the study site, including pits, ditches and evidence for another Iron Age farmstead. Medieval activity was recorded in the form of a fish weir and agricultural activity (EDR1712).
- 4.15 The previous archaeological investigations are recorded within the gazetteer of HER records included in Appendix 1 and are shown on Figure 4.

Prehistoric & Roman

- 4.16 The HER contains the site of a possible Late Prehistoric barrow (MDR15638), located within the south-eastern corner. It was first recorded as cropmarks on aerial photographs taken in 1948, but review of LiDAR data and the site visit has confirmed that no remains survive above ground.
- 4.17 Field walking within the study site and surrounding areas to the south and south-east was undertaken in 2003 (ULAS 2003). Across approximately 37ha of land, 21 flint/chert tools as well as

Roman pottery sherds were recorded (some within the study site; no monument reference number has been assigned), in no discernible pattern. The assemblage was not chronologically diagnostic, but the predominance of flake technology suggests a Late Prehistoric date (Neolithic to Bronze Age).

- 4.18 Cropmarks of Iron Age enclosures (MDR5570) were recorded by aerial photography and subsequently confirmed by excavation within an area c.50m north of the study site. The cropmarks consist of a number of adjacent enclosures with traces of other features. Excavation identified the eastern half of a rectangular enclosure as a probable farmstead dated to the Iron Age. The area was defined by a substantial ditch and probable internal bank and there is no evidence of any features extending into the study site.
- 4.19 Further Iron Age features were recorded by excavation in several areas in the vicinity of the site, including a farmstead (MDR23287) c.250m south, a number of truncated, narrow gullies and pit alignment (MDR22842) containing Iron Age pottery c.250m south-west as well as a pit alignment and ditch and gully (MDR22986 and MDR22987) c.450m south of the study site.
- 4.20 The distribution of Prehistoric sites appears to concentrate in a zone along the gravel terraces and the valley floor of the River Trent. However, the area of the study site, on the terraces of the River Derwent, is much less densely settled.
- 4.21 A rectilinear enclosure interpreted as a Roman farmstead was recorded during excavation in 2018 c.200m south of the study site, containing pits, ditches gullies and a hearth (MDR23288). Unstratified Roman pottery was found in the area of the Iron Age farmstead (MDR5570) mentioned above, suggesting continued land use within the area into the Roman period.
- 4.22 The site is recorded to contain a possible Prehistoric barrow recorded from aerial photographs, but no remains survive above ground and its existence is not confirmed. Given the Prehistoric, especially Iron Age, and Roman activity within the vicinity of the site, the site is considered to have moderate-to-high potential for the presence of further Iron Age or Roman remains.

Anglo-Saxon/Early Medieval

- 4.23 Data obtained from the HER contains no records of Saxon activity from the study site or from the search area. The study site appears to fall within two Late Saxon/early Medieval parishes; Elvaston and Alvaston. Place name evidence suggests that Elvaston settlement originated as 'Æðelwald's farm', which by the 11th century was known as *Ælwoldestune*¹.
- 4.24 The settlement of Alvaston appears to have originated as 'Alewaldestune', meaning Alwald's Farm² and is recorded as '*Alewoldestune*' in Domesday Book (1086). The closest Saxon settlement to the site appears to be Thulston or '*Turuluestun*' (Domesday), located c.650m to the east of the site. The place name of Boulton Moor is first documented in c.1260³.
- 4.25 Based on the site's location in the agricultural hinterland of Thulston within the parishes of Elvaston and/or Alvaston as well as the archaeological data for the site and the surrounding area, the study site's potential for significant Saxon/Early Medieval remains is assessed to be low/negligible.

Medieval

- 4.26 The study site lies within the Medieval parishes of Elvaston and Alvaston and the closest historic settlement core to the site is Thulston, located c.650m east. Ridge and furrow is recorded within the

¹ <http://epns.nottingham.ac.uk/search/p/%28placeName%3A%2Aelvaston%2A%29>

² <http://epns.nottingham.ac.uk/search/p/%28placeName%3A%2Aalvaston%2A%29>

³ <http://epns.nottingham.ac.uk/search/p/%28placeName%3A%2Aboulton%2A+AND+placeName%3A%2A Moor%2A%29>

study site (MDR14646) and is visible as cropmarks on Google Earth Imagery (Figure 11). However, above ground remains have been completely ploughed out by modern agricultural activity, as confirmed by the LiDAR data (Figure 5) and the recent site visit. The record confirms that the study site occupied part of the open field system associated with the villages of Thulston, Elvaston and/or Alvaston.

- 4.27 The HER includes nine further records of Medieval ridge and furrow cultivation within the search area (MDR5570, MDR14646, MDR14645, MDR5619, MDR8048, MDR14647, MDR8148, MDR8269 and MDR14651). A Medieval field boundary (MDR16501), visible as earthworks on aerial photographs from 1967, is located c.600m east of the site.
- 4.28 Given the site's location within the agricultural hinterland of several settlements, it is assessed to have a low/negligible potential for significant (i.e. non-agricultural) Medieval remains.

Post Medieval & Modern (including map regression exercise)

- 4.29 The only two records on the HER from these periods are the Grade II* listed Gardens and Park of Elvaston Castle (MDR5630, c.200m east) and Keepers Cottage (MDR10894, c.550m north); both are buildings/monuments of a well-defined extent and nature and add little to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

- 4.30 The earliest available map showing the proposed development area of the study site in detail is a map of lands in Elvaston belonging to the Earl of Harrington, which dates from c.1776 (Figure 6). This map shows the study site consisting of six irregular shaped fields to the south of a road annotated as *Torspike* (modern Shardlow Road). The boundary zig zagging across the site roughly from the west to the east has a similar appearance as the drain still present on the site to this day.
- 4.31 The 1852 Elvaston Tithe Map (Figure 7) shows slight changes to the study site. It is now part of four fields, two of which appear to be crossed by a foot path in the north-western corner. The boundary bisecting the site in the centre is still present within the site as a deep drainage channel.
- 4.32 Ordnance Mapping from 1885-1886 (Figure 8) shows the site unchanged, with the exception of the northern part of the footpath, which has been removed. The rest of the footpath disappeared around c.1901 (map not reproduced) and the site remains unchanged in the following decades, as illustrated by the 1975-1977 OS map (Figure 9). The central boundary is now annotated as a drain.
- 4.33 By 2000 (Figure 10) the site is part of two fields bisected by a drain and the roundabouts to the north and north-east have been constructed, connecting the A6 in the east with Shardlow Road in the north and Challeston Lane in the west. Constructions of residential dwellings have within the south-western part of the site have begun c.2019 and are still ongoing, as shown on recent Google Earth Imagery (Figure 11).
- 4.34 The map review demonstrates that the study site has been used as agricultural land since the Medieval/ Post-Medieval periods and its potential for Post-Medieval/Modern remains are assessed to be low/negligible.

Assessment of Significance (Non-Designated Assets)

- 4.35 The HER identifies two non-designated assets located within the site; the site of a possible Late Prehistoric barrow (MDR15638) and Medieval/Post-Medieval ridge and furrow (MDR14646), both identified as cropmarks on aerial photographs.

- 4.36 The site visit confirmed no earthworks survive above ground. If further investigation confirmed the presence of remains of a barrow, any below ground remains are likely to be of regional importance, significant for their evidential value and potential to contribute to local research agendas.
- 4.37 Any buried remains relating the ridge and furrow are of no archaeological significance.
- 4.38 Based on the results of the archaeological data for the site and the surrounding area, the site is considered have a moderate to high potential for Prehistoric and/or Iron Age/Roman remains and a low/negligible potential for significant (i.e. non-agricultural) remains of all other periods. Any such evidence would be significant for their evidential value and likely be of local to regional importance depending on their potential to contribute to relevant research agendas.

5 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Proposed Development

- 5.1 The site is proposed for development as a district centre and residential uses, including a multi-modal transport hub, petrol filling station and bus connections; two drive-through restaurants; a food store; local retail units; a nursery; a community centre; a care home (of up to 66 units) and up to 400 dwellings (including retirement living units).
- 5.2 The illustrative masterplan shows the residential development focused largely in the southern half of the site, south of the Thulston Brook, with the district centre uses occupying the area to the north.

Review of Potential Development Impacts on Non-Designated Assets

- 5.3 The HER identifies two non-designated assets located within the site; the site of a possible Late Prehistoric barrow (MDR15638) and Medieval/Post-Medieval ridge and furrow (MDR14646), both identified as cropmarks on aerial photographs.
- 5.4 Based on the results of the archaeological data for the site and the surrounding area, the site is considered have an unconfirmed but moderate-to-high potential for Prehistoric and/or Iron Age/Roman remains and a low/negligible potential for significant (i.e. non-agricultural) remains of all other periods. Any such evidence would be significant for their evidential value and likely be of local to regional importance depending on their potential to contribute to relevant research agendas.
- 5.5 The constructional techniques employed in modern development are such that any buried archaeological remains that are now present on the study site will not survive the development process.

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS for JSC Farming Ltd and Central Land Holdings Ltd. It considers c.12.7ha of land, proposed for a district centre and residential development, east of Boulton Moor, Derby centred at NGR SK 4002 3192.
- 6.2 The assessment provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology, Policies BNE2 and H13 in the *South Derbyshire Local Plan Part 1* (adopted 2016) and Policy BNE10 in the *South Derbyshire Local Plan Part 2* (adopted 2017).
- 6.3 A separate Built Heritage Statement is being prepared to assess any impact upon built heritage assets within the vicinity of the site.
- 6.4 Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site. There are no Scheduled Monuments assessed as sensitive to development outside the site.
- 6.5 The data provided by the Derbyshire Historic Environment Record indicates two non-designated assets located within the site; the site of a possible Late Prehistoric barrow and Medieval/Post-Medieval ridge and furrow. No visible remains of either monument remain above ground. No other non-designated heritage assets are currently recorded within the study site.
- 6.6 Based on the archaeological data for the site and the surrounding area, the site is considered to have a moderate or high potential for Prehistoric and/or Iron Age/Roman remains and a low/negligible potential for significant (i.e. non-agricultural) remains of all other periods. Any such evidence would be significant for their evidential value and likely be of local to regional importance depending on their potential to contribute to relevant research agendas.
- 6.7 There are no known heritage constraints to the proposed development. It is however anticipated that further archaeological work may be required by the LPA to evaluate the site's archaeological potential and assess the impact of specific development proposals should the site be subject to a full planning application.

Sources Consulted

General

Derbyshire Historic Environment Record

Derbyshire Record Office

LiDAR

Google Earth

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Derbyshire Historic Environment Record – <https://her.derbyshire.gov.uk/map>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Soilscape – <http://www.landis.org.uk/soilscapes/>

The Genealogist – <https://www.thegenealogist.co.uk/>

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, updated 2020.

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

ULAS 2003. *A Fieldwalking Survey at Boulton Moor, Alvaston, Derbyshire*

Cartographic

c.1776 Map of William, Earl of Harrington's lands at Elvaston (REF: D4996/6/66 Derbyshire Record Office)

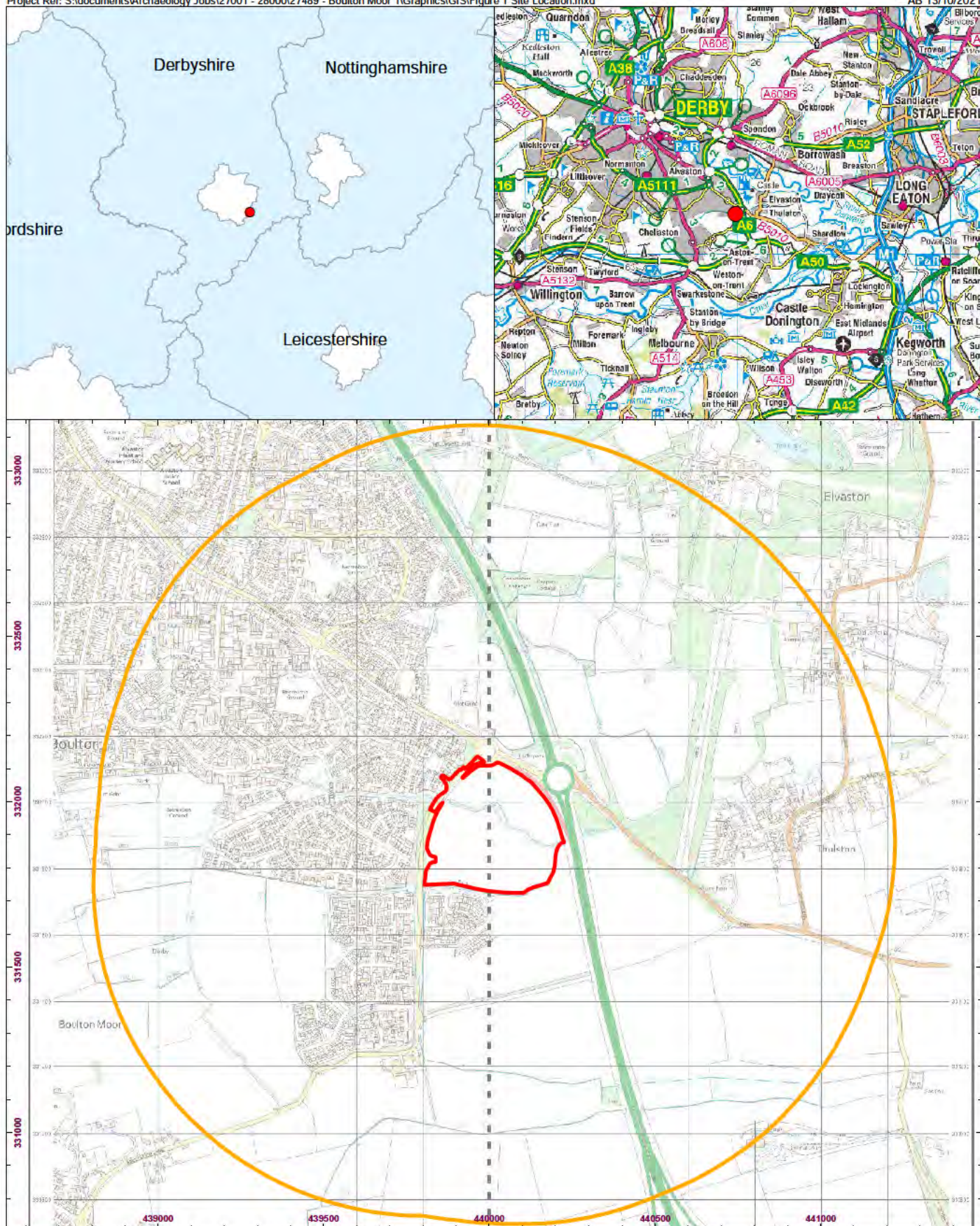
1852 Elvaston Tithe Map

Ordnance Survey 1:2500 editions: 1881, 1901, 1914, 1938, 1963-1964, 1975, 1981-1991, 1991, 1993, 1996

Ordnance Survey 1:10,000 / 1:10,560 editions: 1885-1886, 1901, 1919-1923, 1923, 1938, 1955, 1967, 1975-1977, 1977-1985, 1985, 1991, 2000, 2006, 2021

Google Earth: 1999, 2000, 2001, 2003, 2006, 2007, 2009, 2010, 2013, 2016, 2019, 2020,

FIGURES



- Site Boundary
- Search Area

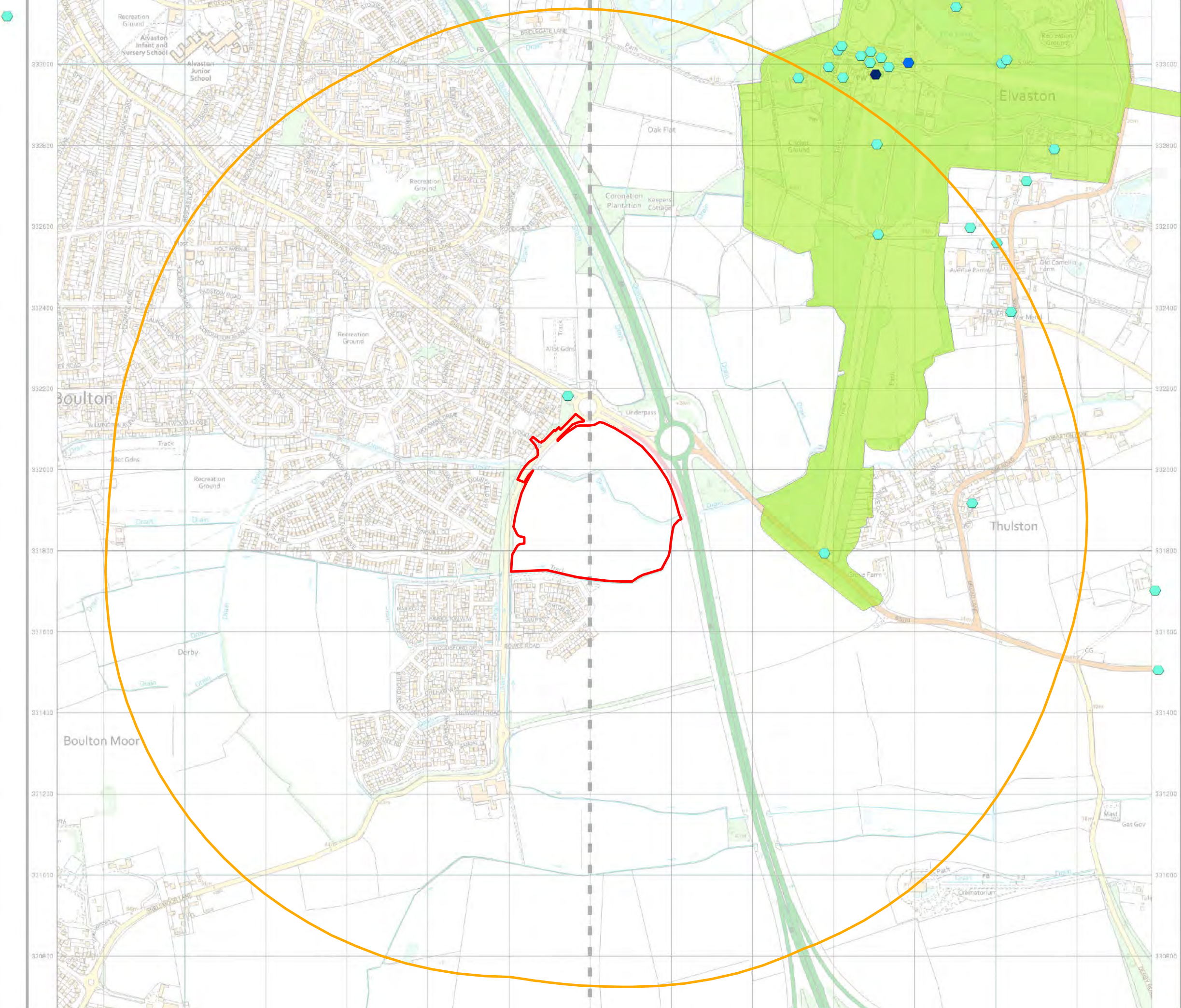


0 160 320 480m
Scale at A4: 1:16,000

rps MAKING COMPLEX EASY

Figure 1
Site Location

Project Ref: S:\documents\Archaeology_Jobs\27001 - 28000\27489 - Boulton Moor 1\Graphics\GIS\Figure 2 Des Ass.mxd



-  Site Boundary
-  Search Area

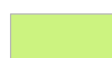
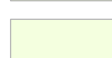
Listed Buildings

Grade

-  I
-  II*
-  II

Parks And Gardens

Grade

-  I
-  II*
-  II



0 115 230m
Scale at A3: 1:9,000



Figure 2
Designated Heritage Assets

Project Ref: S:\documents\Archaeology_Jobs\27001 - 28000\27489 - Boulton Moor 1\Graphics\GIS\Figure 3 HER.mxd

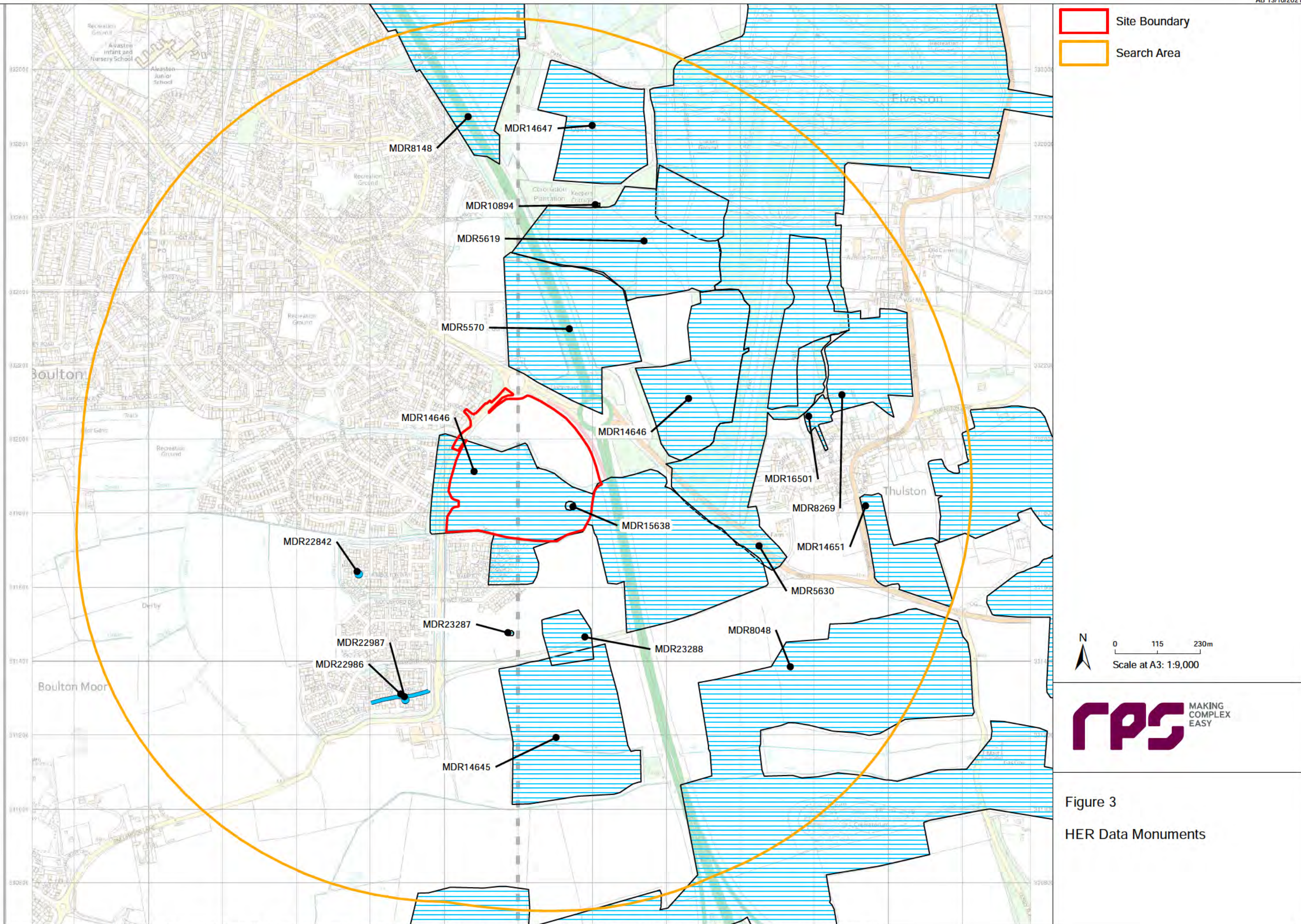
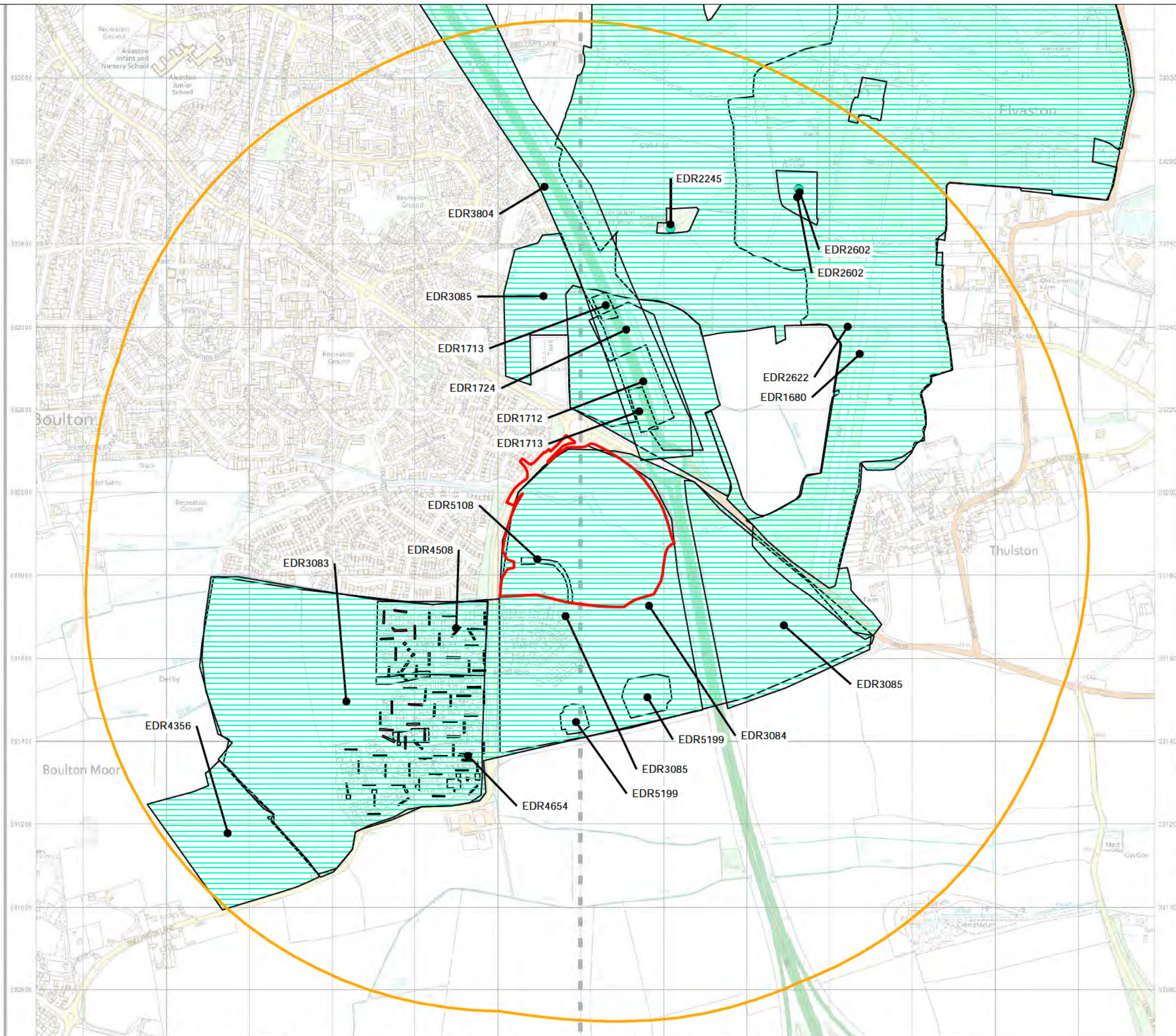


Figure 3
HER Data Monuments



- Site Boundary
- Search Area
- Events

N
0 115 230m
Scale at A3: 1:9,000



Figure 4
HER Data Events



LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
2020

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 75 150m
Scale at A3: 1:4,000



Figure 5

LiDAR Data

Project Ref: S:\documents\Archaeology_Jobs\27001 - 28000\27489 - Boulton Moor 1\Graphics\GIS\Figure 6 Hist Maps.mxd



Site Boundary

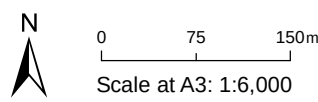


Figure 6
William Earls Lands at Elvaston
c.1776



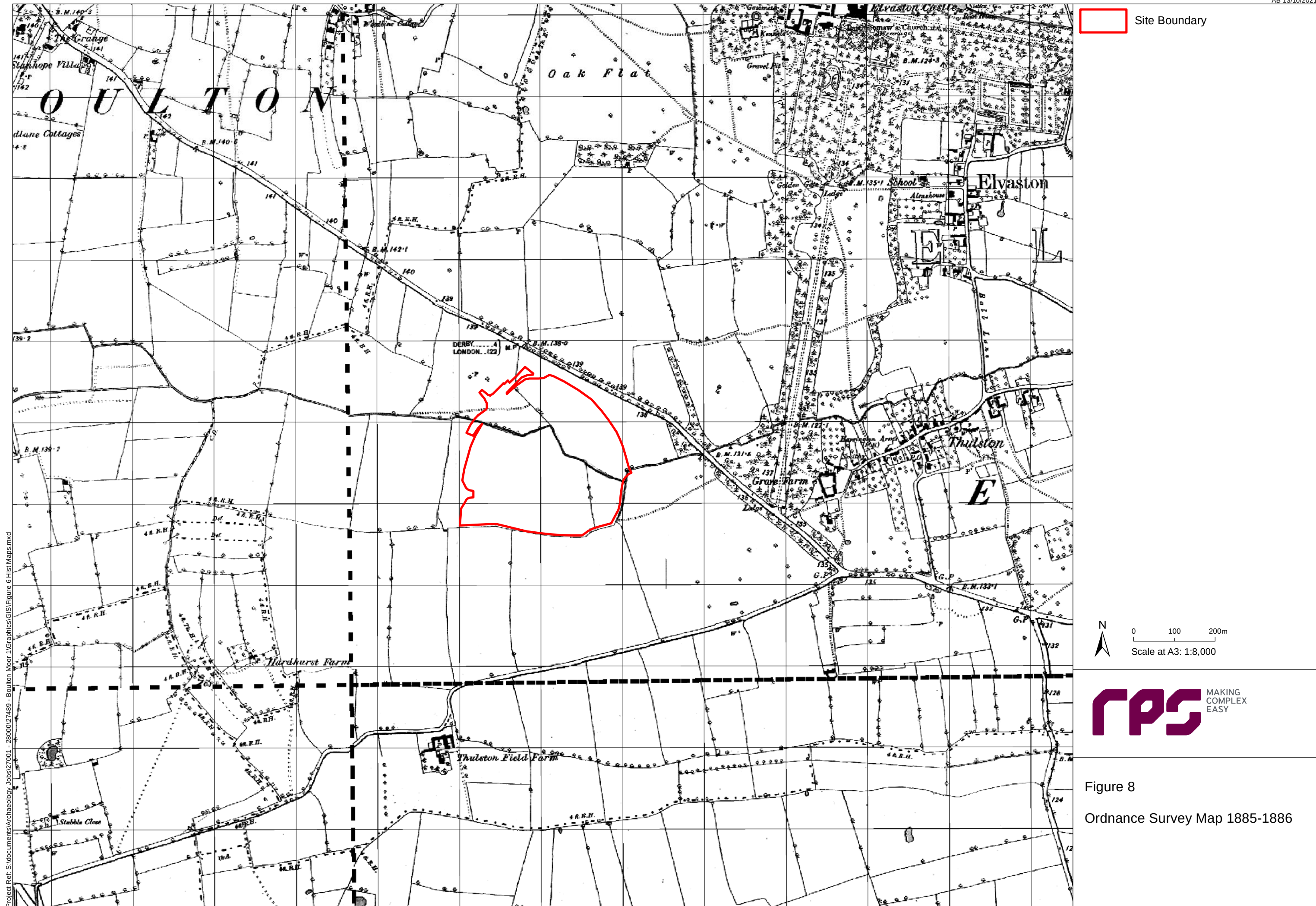
Site Boundary



0 62.5 125m
Scale at A3: 1:5,000



Figure 7
Elvaston Tithe Map 1852



Project Ref: S:\documents\Archaeology_Jobs\27001 - 28000\27489 - Boulton Moor 1\Graphics\GIS\Figure 6 Hist Maps.mxd

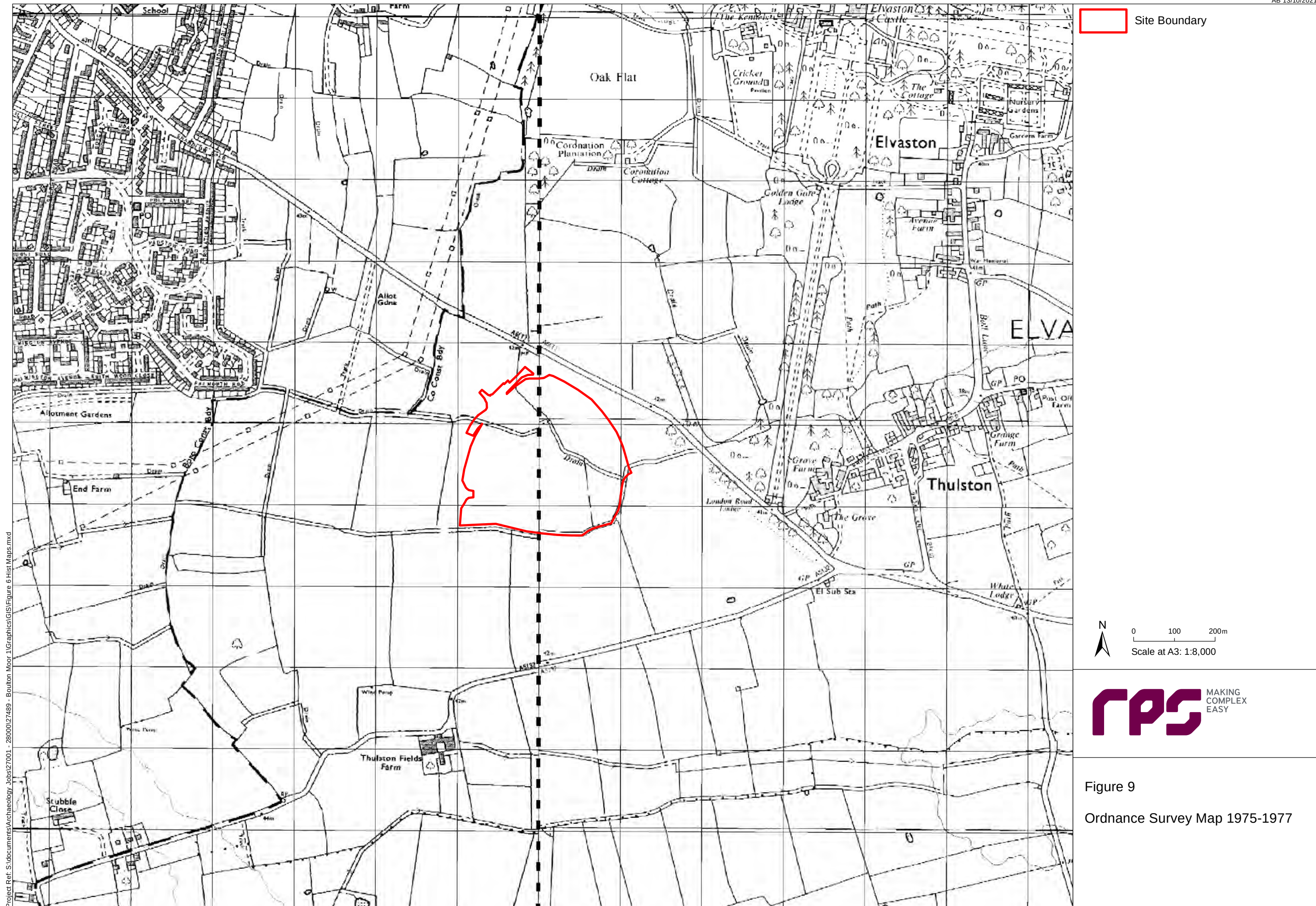
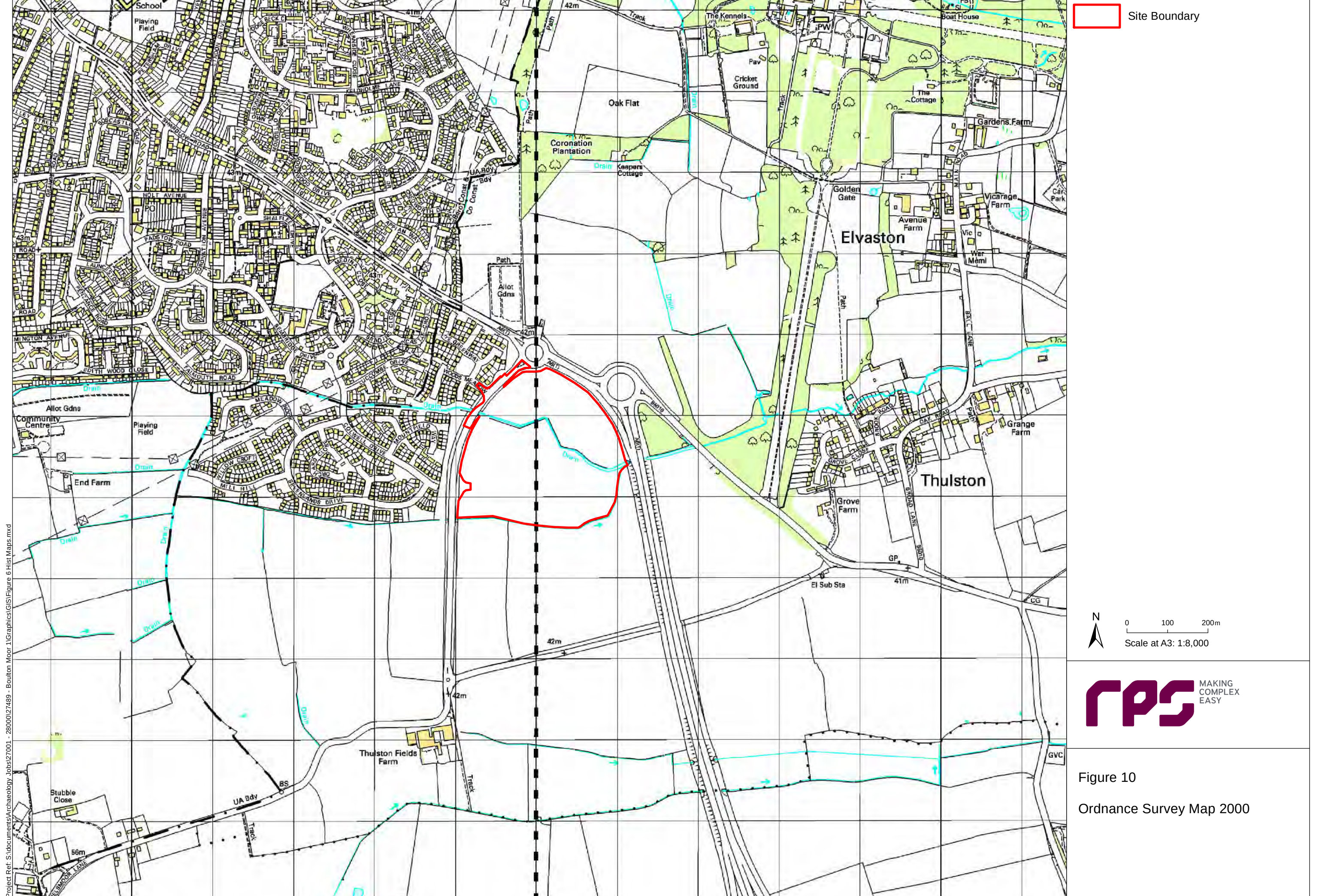


Figure 9
Ordnance Survey Map 1975-1977



Site Boundary

N
0 100 200m
Scale at A3: 1:8,000



Figure 10
Ordnance Survey Map 2000



Site Boundary



0 62.5 125m
Scale at A3: 1:5,000



Figure 11
Google Earth Imagery 2020

PLATES

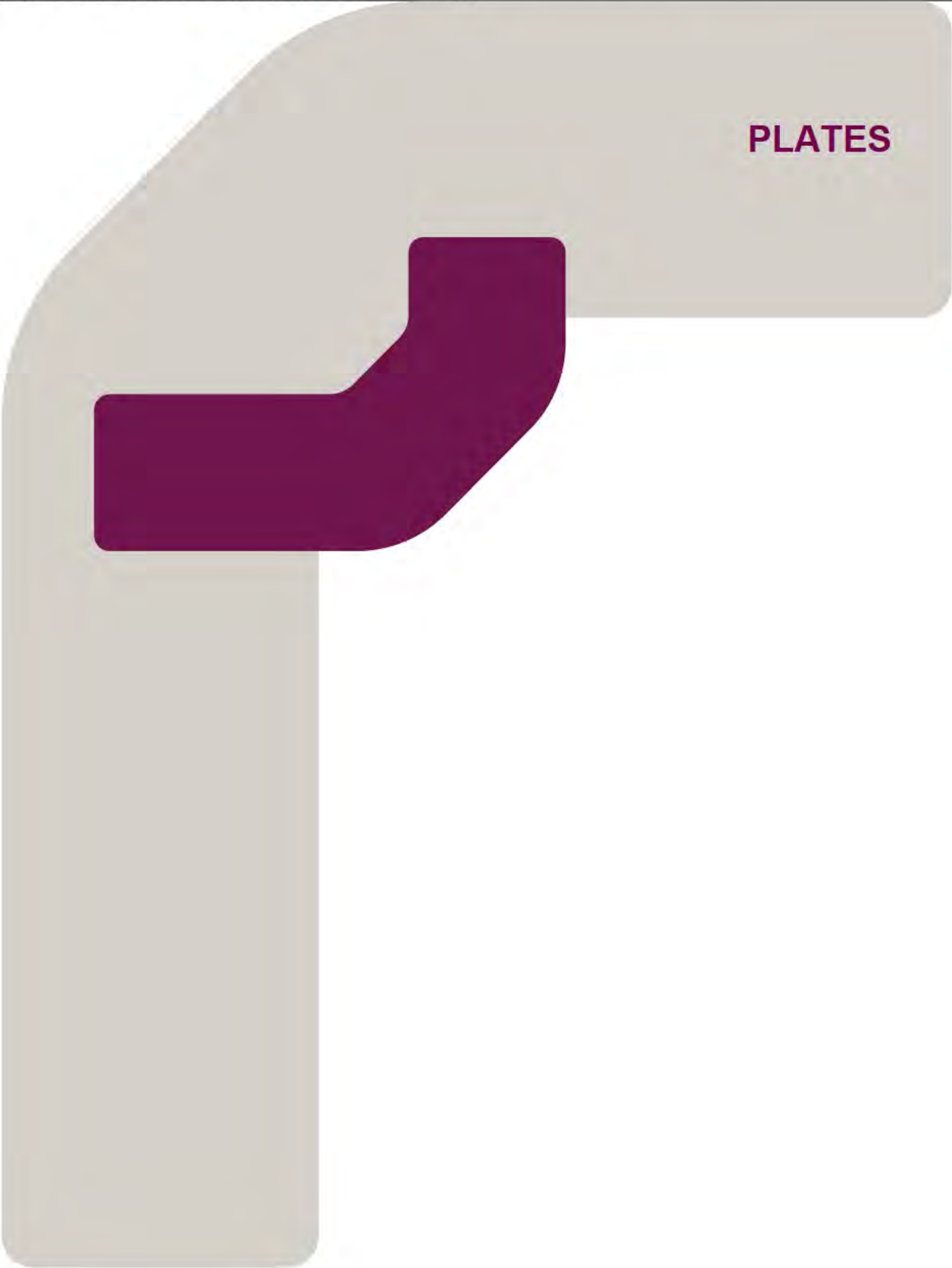




Plate 1: View across the northern part of the site



Plate 2: View across the southern part of the site



Plate 3: View along the drainage channel towards the east

APPENDICES

Appendix 1

Gazetteer of HER Entries

Derbyshire historic environment records

HER No.	Name and Description	Location	Date
	Monument		
MDR22842	Possible Iron Age Features, Boulton Moor, Chellaston Lane, Elvaston	SK 3956 3163	Iron Age
MDR22987	Iron Age Ditch and Gully, North of Thulston Fields Farm, Elvaston	SK 3969 3129	Iron Age
MDR22986	Pit Alignment, North of Thurston Fields Farm, Elvaston	SK 3967 3130	Iron Age
MDR5570	Cropmark site, west of Elvaston	SK 40150 32301	Iron Age/Roman, Medieval
MDR8148	Ridge and Furrow, East of Alvaston Bypass, Derby	SK 39659 33314	Medieval
MDR5630	Gardens and Park, Elvaston Castle	SK 40625 32624	Medieval to Modern
MDR10894	Keepers Cottage, Elvaston Country Park, Elvaston	SK 40216 32634	Modern
MDR8048	Ridge and Furrow, North of Aston on Trent	SK 41407 31031	Medieval
MDR14645	Ridge and furrow, west of the A6, Elvaston	SK 4013 3122	Medieval
MDR14646	Ridge and furrow, west of Thulston, Elvaston	SK 4021 3194	Medieval
MDR8269	Ridge and furrow north of Thulston, Elvaston	SK 40943 32198	Medieval
MDR14651	Ridge and furrow, south of Ambaston Lane, Elvaston	SK 4151 3173	Medieval
MDR5619	Cropmark features and ridge and furrow, south of Coronation Plantation, Elvaston	SK 40222 32531	Medieval
MDR14647	Ridge and furrow, west of Elvaston	SK 4020 3275	Medieval
MDR14646	Ridge and furrow, west of Thulston, Elvaston	SK 4021 3194	Medieval
MDR15638	Barrow (site of), west of Thulston, Elvaston	SK 4014 3182	Prehistoric
MDR16501	Field boundaries, north of Oak Road, Thulston	SK 4081 3204	Medieval
MDR23287	Iron Age farmstead, Elvaston	SK 3997 3147	Iron Age
MDR23288	Romano-British Farmstead, Elvaston	SK 4013 3146	Iron Age/Roman
	Event		
EDR2245	Building Survey of Keepers Cottage, Elvaston Country Park, Elvaston, in 2002 (DBR 259)	SK 40217 32638	
EDR2602	Earthwork survey, Elvaston Cricket Club, by Greenhatch Group, in 2007	SK 40521 32711	
EDR1713	Trial trenching, proposed A6 Alvaston Bypass, by ULAS, in 2002	SK 40150 32199	
EDR3084	Fieldwalking survey, at Boulton Moor, by University of Leicester Archaeological Services, in 2003	SK 4025 3173	
EDR3085	Archaeological desk-based assessment, at Boulton Moor, by CGMS, in 2000	SK 3989 3184	
EDR1680	Initial Archaeological Survey, Elvaston Castle, TPAU 1992	SK 40625 32624	

**BOULTON MOOR DISTRICT CENTRE AND RESIDENTIAL DEVELOPMENT, DERBY;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

EDR2622	Conservation Plan, Elvaston Castle outbuildings and sstate, by Hilary Taylor, in 2002	SK 40636 32669	
EDR5199	Land at Boulton Moor, East of Chellaston Lane (Phases 3 & 4), Derby: Archaeological Excavation	SK 4008 3148	
EDR2602	Earthwork survey, Elvaston Cricket Club, by Greenhatch Group, in 2007	SK 40521 32711	
EDR3085	Archaeological desk-based assessment, at Boulton Moor, by CGMS, in 2000	SK 3989 3184	
EDR4508	Excavation at Boulton Moor, Chellaston Lane, Elvaston, 2016	SK 39637 31533	
EDR4654	Evaluation at Boulton Moor, Chellaston (Phase 4), Elvaston	SK 3959 3130	
EDR4349	Archaeological field evaluation, at Boulton Moor (Phase 1), by University of Leicester Archaeological Services, in 2014	SK 3964 3164	
EDR1712	Trial trenching, at Alvaston and Elvaston on the A6 Alvaston Bypass, by ULAS, in 2002	SK 40162 32245	
EDR1724	Archaeological assessment of A6 Alvaston Bypass, by Nottingham University, in 1999	SK 39212 33636	
EDR3804	Watching brief, route of the A6 Alvaston bypass, by APS, in 2004	SK 3978 3301	
EDR3083	Geophysical survey, at Boulton Moor, by GSB Prospection, in 2003	SK 3942 3143	
EDR4356	Archaeological field evaluation, on land north of Snelsmoor Lane (Boulton Moor West), by University of Leicester Archaeological Services, in 2014	SK 3916 3117	



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