



Highfield Park, Fenny Bentley, Derbyshire

Desk-Based Assessment



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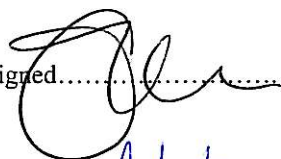

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SUMMARY

Rural Solutions, on behalf of their client, North Dales LLP, requested that Oxford Archaeology North (OA North) undertake a desk-based assessment prior to the proposed refurbishment and upgrading of a caravan park at Highfield Park, Fenny Bentley, Derbyshire (NGR SK 1710 5095). The proposed development included conversion and refurbishment of some existing buildings, provision of portable holiday accommodation units, landscaping and removal of some existing hedges. A scoping study was previously undertaken (OA North 2008) to highlight any archaeological constraints to the proposals. Consequently, a more detailed desk-based assessment was requested by the Peak District National Park Authority's (PDNPA) archaeologist to assess the impact of the development on any potential below ground remains and inform a staged field assessment to investigate the requirements for a mitigation strategy to be imposed as a planning condition.

The desk-based assessment comprised a search of both published and unpublished records held by the Derbyshire Historic Environment Record (DHER) in Matlock, the Derbyshire Record Office, also in Matlock, the PDNPA office in Bakewell, and the archives and library held at OA North. A site visit was carried out as part of the original scoping study, the results of which have been considered in order to relate the landscape and surroundings to the results of the desk-based assessment.

In total, 40 sites were identified within the study area, of which five are within the proposed development area (Sites **22**, **25**, **37**, **38-9**). These five sites were identified from aerial photographs, consultation of historic maps and a visual inspection. Sites **01-21** and **23-4** were identified from the DHER and the National Monuments Record (NMR), of which two were Grade II* Listed Buildings (Sites **11** and **12**), three were Grade II Listed Buildings (Sites **14** and **23-4**), and one (Site **05**) was a Scheduled Monument. The remaining sites (Sites **26-40**) were identified during the historic map analysis and desk-based research. There were no designated sites (e.g. Scheduled Monuments or Listed Buildings) within the proposed development area.

The five sites that will be directly impacted on by the proposed development include ridge and furrow (Site **22**), believed to be of medieval origin; Highfield Farm and barn (Site **25**) of post-medieval date; a depression and mound (Site **37**) of unknown date; and two stone-lined holes (Site **38**). The farm buildings identified during the visual inspection and desk-based research have no statutory protection, and they are not recorded in the HER.

A number of prehistoric sites were also identified within the surrounding area. Lid Low Barrow (un-scheduled) approximately 500m to the west at around 220m aOD (Site **01**), and Bassett Wood (SM 13320) approximately 570m to the east-north-east at around 215m aOD (Site **05**). Lid Low Barrow was disturbed in 1844, when three human skeletons were found, and excavated in 1845 when a crouched burial, an urn and the bones of a dog were found. Bassett Wood Bowl Barrow was also excavated in 1845, and an urned-cremation was found within a pit. A potential barrow approximately 900m to the south-east of the proposed development site was also recorded during a survey by South Peak Archaeological Trust (SPAT 1988). The proposed development area lies in between these sites, which suggests that there is potential for further Bronze Age sites to be located in the vicinity.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Ian Butter of Rural Solutions and Lee Thompson of North Dales LLP for commissioning the project. Thanks are also due to Gill Stroud at the Derbyshire Historic Environment Record (DHER), the staff of the Derbyshire Record Office and the staff of the PDNPA Office in Bakewell for their assistance with this project

The desk-based assessment was undertaken by Vicki Bullock, with the drawings produced by Anne Stewardson. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Rural Solutions, on behalf of their client North Dales LLP, commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment ahead of the proposed refurbishment and upgrading of a caravan park at Highfield Park, Fenny Bentley, Derbyshire. The proposed development includes the conversion and refurbishment of some existing buildings, provision of portable holiday accommodation units, landscaping and removal of some existing hedges. A scoping study was previously undertaken (OA North 2008) to highlight any archaeological constraints to the proposals. Consequently, a more detailed desk-based assessment was requested by the Peak District National Park Authority (PDNPA) archaeologist to assess the impact of the development on any potential below ground remains and inform a staged field assessment to investigate the requirements for a mitigation strategy to be imposed as a planning condition. The planning application has been submitted and a desk-based assessment is therefore necessary to inform this process. The work was carried out from February to March 2009.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Derbyshire Historic Environment Record (DHER) in Matlock, the Derbyshire Record Office, also in Matlock, records held at the PDNPA's office in Bakewell, and the archives and library held at OA North. A site visit was carried out as part of the original scoping study, the results of which have been included in order to relate the landscape and surroundings to the results of the desk-based assessment. This report sets out the results of the desk-based assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development. The significance criteria detailed in PPG 16 (DoE 1990) was employed during the assessment.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development area is located at Highfield Park (NGR SK 1710 5095; Fig 1) at the southern extent of the Peak District National Park, on the A515 Ashbourne to Buxton Road, to the north of the village of Fenny Bentley. This area is defined as 'Derbyshire Peak Fringe' by the Peak District National Park Authority landscape character assessment (PDNPA 2008). Located between the Tissington Trail and the Limestone Way, this 'fringe' area is seen as transitional between the uplands of the Peak District and the Derbyshire lowlands, and has a characteristic undulating topography with nucleated villages and scattered farmsteads (*ibid*).
- 1.2.2 The proposed development area is located at approximately 220m aOD, and slopes down to Wash Brook, which forms the western boundary of the site, and towards Little Bentley Brook on the east side of the A515 (Ordnance Survey 2004).

- 1.2.3 The solid geology of the region comprises interbedded limestone and shales from the Widmerpool formation giving way to the Bowland Shale group, a combination of shale, siltstone and sandstone. The overlying soils comprise slowly permeable, base poor gleyed soils, with localised rocky patches over shale and limestone (PDNPA 2008).

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 1*) was submitted by OA North in response to a verbal brief provided by the PDNPA archaeologist. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 The aim of the desk-based assessment is not only to give consideration to the potential for archaeological remains on the development site, but also to consider the immediate environs of the proposed development area in order to place the results of the assessment into its archaeological and historical context. All statutory and non-statutory sites within a 500m radius of the development site were identified and collated into a gazetteer (*Section 4*) and their location plotted on Figure 2. The principal sources of information consulted were historical and modern maps of the study area, obtained from Promap online (www.promap.co.uk), although published and unpublished secondary sources were also reviewed. The results were considered using the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 4 of *Planning Policy Guidance 16: Archaeology and Planning* (DoE 1990).

2.2.2 ***Derbyshire Historic Environment Record (DHER):*** the Historical Environment Record (known formerly as the Sites and Monuments Record), maintained by Derbyshire County Council in Matlock, holds records of all archaeological sites within the county, and is held as both paper and digital records. Information, including grid reference and description, was obtained for the various sites within a 500m radius.

2.2.3 ***Derbyshire County Record Office, Matlock (DRO):*** the County Record Office in Matlock was visited to consult historic maps of the study area, including the tithe map. A search was also made for any relevant historical documentation. Several secondary sources and archaeological or historical journals were also consulted, and the results of this have been incorporated into the historical background (*Section 3*).

2.2.4 ***Peak District National Park Authority (PDNPA), Bakewell:*** the PDNPA office was visited in order to consult unpublished reports of previous archaeological investigations, any relevant aerial photographs that showed the study area, and the relevant Derbyshire Historic Landscape Assessment data.

2.2.5 ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 SITE VISIT

- 2.3.1 A visual inspection of the proposed development site was undertaken on 22nd October 2008 as part of the original scoping study, to relate the existing topography and land use to DHER sites (OA North 2008). The results have been considered in order to allow an understanding of areas of impact by the proposed redevelopment, and the presence of any immediately visible constraints to the undertaking of intrusive investigation works

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 4,000 BC
Neolithic	4,000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.1.2 The background is compiled mainly from secondary sources and the results of the research undertaken during the original scoping study (OA North 2008), with additional material relating specifically to Highfield Farm and the proposed development site.

3.2 THE PREHISTORIC PERIOD

3.2.1 The Palaeolithic and Mesolithic periods are not well represented in southern Derbyshire. There are no known sites from the Palaeolithic within the vicinity of the study area (Myers 2006a; Myers 2006b). Lithics dating from the Mesolithic period through to the Neolithic period have been collected from Roystone Grange, approximately 6km to the north-east of the study area (Myers 2006a; Myers 2006c). The majority of known sites are from the north of the county on the uplands of the south Pennines; cave sites such as Creswell Crags on the Magnesian Limestone at the eastern extent of the county, and those such as Dowel Cave and Fox Hole Cave on the Carboniferous Limestone south and south-east of Buxton, to the north of the study area. At Dowel Cave a deposit of ten individuals in crouched and extended positions were discovered, associated with mixed Late Neolithic and Beaker pottery (Bramweel 1958, cited in Hart 1981, 41).

- 3.2.2 However, the Bronze Age is well represented in the vicinity, with 12 scheduled bowl barrows located within a 4km radius of the proposed development area. These are predominantly located to the north and west of Fenny Bentley, at around 300m aOD on the hills to the west of Tissington, and further west in the Dove Dale area. There is a tumulus (NMR 308081) approximately 1.4km to the north-west of Highfield Farm, again at around 300m aOD, adjacent to a feature marked as Hollington ring. Aerial images show faint traces of a sub-circular feature and the possible remains of the tumulus (www.ads.ahds.ac.uk). There are also two barrows located approximately 3.3km to the west-south-west of the proposed development area, at around 210m aOD (SM 13555 at NGR SK 13892 49787, and SM 13556 at NGR SK 13932 49857), and one approximately 2.5km to the west-south-west at around 200m aOD (SM 22401 at NGR SK 14487 50644).
- 3.2.3 The closest known barrows to the proposed development site, and within the study area (Fig 2), are Lid Low Barrow (un-scheduled) *c* 500m to the west at around 220m aOD (Site **01**), and Bassett Wood Bowl Barrow (SM 13320) approximately 570m to the east-north-east at around 215m aOD (Site **05**). Lid Low Barrow was disturbed in 1844, when three human skeletons were found, and excavated in 1845 when a crouched burial, an urn and the bones of a dog were found (Barnatt 1989). Bassett Wood Bowl Barrow was also excavated in 1845, and an urned-cremation was found within a pit (*op cit*). A potential barrow was also recorded during a survey by South Peak Archaeological Trust in 1988 (see *Section 3.7*) approximately 900m to the south-east of the site (South Peak Archaeological Trust Topographic Survey 1988). The proposed development area lies almost in the centre of these sites, which suggests that there is potential for further Bronze Age sites to be located in the vicinity.
- 3.2.4 Aside from barrows, the NMR has records of an Early Bronze Age vessel found at Tissington (NMR SK 15 SE 44 at NGR SK 17 52). Within the study area, a Late Bronze Age spearhead and two pins were found in the Fenny Bentley area during the construction of the Ashbourne to Burton Railway (Site **08**; Hawkes 1941, 129).
- 3.2.5 The Iron Age, on the other hand, is not so well represented in the vicinity. In 1981, Hart (cited in Barrett 2006a) identified eight hill forts and nine palisaded enclosures in the Peak District area, and a further hill fort at Youlgreave has since been added to this list; however, there is little dating evidence for these monuments so far. Iron Age pottery has been found in the parish of Brassington, approximately 9km to the north-east of the study area (*ibid*), but there are no known Iron Age sites within the study area.

3.3 THE HISTORIC PERIOD

- 3.3.1 ***The Romano-British Period:*** a Roman road, which is thought to run from Manchester, via Buxton and towards Wirksworth, is located *c* 8km to the north-east of the proposed development area. Short stretches of modern road between Buxton and Ashbourne follow the course of a Roman road (Barnatt and Smith 2004, 48). Romano-British settlements in the Peak District typically comprised nucleated hamlets or farmsteads with several circular or rectangular buildings, together with associated yards, plots and lanes. The surrounding

fields are defined today by banks, sometimes with very large stones set along both edges. The fields are often small and vary in shape from nearly square to parallel narrow strips (Barnatt and Smith 2004, 50). The best known example is a scheduled Roman settlement and field system located at Roystone Grange (Hart 1981), approximately 6km to the north-east of the study area (SMS 29829 and 29831).

- 3.3.2 Lead was mined from the Derbyshire area by the Romans and used across the country for pewter, and for pipes in civic and military buildings (*op cit*). The mines of this area were known as *Lutudarum*, inscribed on lead pigs, but the specific location of this site (if it indeed refers to one area) is not known (Myers 2006d). Evidence for mining can be hard to identify, as the same areas have been mined in the medieval and post-medieval periods often erasing the Roman evidence. However, in the vicinity of the study area, evidence for lead mining has been found at Roystone to the north-east, and at Kniveton to the east (*ibid*). The available evidence suggests that Roman lead mining was most prolific on the southern edge of the Carboniferous Limestone, within which the study area is located (*ibid*).
- 3.3.3 Roman urns and coins were found at Fenny Bentley in *c* 1712, therefore providing evidence for Roman activity close to the study area (NMR SK15 SE 5 at NGR SK 17 50). However, the antiquity of this find spot means that further details and its precise location are not known.
- 3.3.4 ***The Early Medieval Period:*** ‘ancient coins’, including two early medieval silver coins, are said to have been found throughout the nineteenth century at Cherry Orchard Farm, in an area which has now been built on (Site **09**). Early Anglo-Saxon pottery was found during work carried out prior to the filling of the Carsington Reservoir to the east of the study area (Barrett 2006b).
- 3.3.5 An Anglo-Saxon monument is located *c* 2.9km to the north-west of the proposed development area. Stand Low (SM 31301) is an earthen mound measuring 20m x 17m and 0.6m high. It was partially excavated in 1845, when a seventh century inhumation was found at its centre. The grave goods, which included two iron knives, a circular bronze box, a silver needle, a glass bead necklace and a silver wire bead, indicate that this may have been a high status burial (Barnatt 2006b).
- 3.3.6 Three parts of Anglo-Scandinavian crosses are located *c* 4km to the west of the proposed development area. Two of the cross fragments are located at the Church of the Holy Cross (SM 21603 at NGR SK 13274 50680 and SM 21604 at NGR SK 13261 50675) and a third fragment is located further west at Irlam (SM 21605 at NGR SK 12868 50579).
- 3.3.7 ***The Medieval and Post-medieval Period:*** within the immediate vicinity, Fenny Bentley and Tissington were extant at the time of the Domesday Survey of 1086, with Fenny Bentley recorded as ‘*Benedledge*’ and Tissington as ‘*Tisinctum*’ (<http://www.domesdaybook.co.uk>). However, Tissington is now regarded as a shrunken medieval village, the population of which is known to have contracted in the seventeenth and eighteenth centuries. Eight crofts, which survive as earthworks, have been identified in the area immediately

south of Tissington, but are thought to have suffered some plough damage since they were originally identified (NMR SK15 SE 45 at NGR SK 175 522). In the heavy clay soils on the southern and to a lesser extent eastern fringes of the limestone plateau, large expanses of broad ridge and furrow survive, which reflect the medieval pattern of cultivation. Earthworks, comprising medieval and post-medieval lynchets and ridge and furrow, as well as a post-medieval building and dew-pond (Site **06**), have been recorded in an area to the north of Hollington End Farm, Tissington, which the HER records as being mentioned in a document from 1654 (Site **03**). A medieval park is also known to have been extant to the south of Tissington, west of the proposed development area, in 1330 (NMR SK 15 SE 27 at NGR SK 177 512).

- 3.3.8 Also associated with the Tissington Hall estate, at the northern extent of the study area is an area of medieval ridge and furrow (Site **07**), together with a further area of medieval ridge and furrow located to the west of the proposed development area (Site **02**). This can be identified by its distinctive reverse S-shaped curve and rounded ends, standing to *c* 1m in height and is exceptional for this area. Medieval ridge and furrow was also identified on a watching brief carried out to the south-west of Tissington (NMR 1315671 at NGR SK 16 51; Taylor 1999).
- 3.3.9 In 1643 Tissington Hall, approximately 1.4km to the north-north-east of the development site, was garrisoned for the King by its owner, Colonel Fitzherbert. The scheduled earthwork remains of a redoubt from this episode are located close to the hall, and comprise a three-sided square enclosure, measuring 28m across (SM 29939). Unsuccessful action at Ashbourne in 1644 resulted in the garrison being withdrawn (Page 1905).
- 3.3.10 Fenny Bentley is also thought to be a shrunken medieval village, with earthworks surviving at Ashes Farm, to the south of the present day village based on evidence from an aerial photograph held at by the NMR (SK 1749/3 2000). Ridge and furrow is located to the north-east of the village (Site **17**). St Edmund's Church (Grade II* Listed; Site **12**) is described in the HER as thought to have been Norman in origin, but heavily reconstructed in the fourteenth century, and enlarged in 1850. Cherry Orchard Farmhouse, Grade II* Listed, was formerly Bentley Old Hall, dating to the late medieval period (Site **11**), with a moat and fishpond located to the south of the hall (Site **10**). Also in Fenny Bentley, is a paved ford over Little Bentley Brook, described in the HER as being thought to date from the late medieval period (Site **13**).
- 3.3.11 Enclosure and consolidation of Derbyshire's open fields took place from the late medieval period to the parliamentary enclosures in the late eighteenth/early nineteenth centuries (Barrett 2006c). One characteristic of much of the region is the number of barns, together with occasional smaller byres and sheds, found scattered in fields away from villages and farms. The field barns are typically eighteenth and nineteenth century buildings of two storeys, with cattle stalling below and hay storage above. The presence of field barns reflects the division of land into parcels sited well away from dwellings, either on land enclosed from common waste, or in enclosed open fields. In some cases the barn was essential, as the farmers were smallholders whose main

employment was in other trades, such as lead mining or carting and their dwellings had no suitable outbuildings (Barnatt and Smith 2004, 99).

- 3.3.12 Historically, lead mining was an important activity in Derbyshire. The lead ore, known as galena, was found in mineral veins running through the limestone. Miners extracted the galena and deposited any unwanted rocks, minerals and soil alongside. These spoil heaps were named 'lead rakes'. Stripped of their treasure, the lead rakes were abandoned and left derelict. Approximately 300m to the west and north-west of the study area, marked on the Ordnance Survey (OS) maps is a series of 'old lead mines' and 'old shafts' (Figs 7 & 8). It is not clear when these were first mined but they are marked as such on the first edition map of 1887. This particular lead rake has been ploughed out and there are no visible remains (Sarah Whiteley *pers comm*).
- 3.3.13 A north/south aligned toll road, sanctioned in 1738, is located towards the western extent of the study area, and is now named Spend Lane (Site **20**); the A515 to the east of the proposed development area was also a toll road, sanctioned in 1777 (Site **21**). There are two milestones within the study area: Site **04** is located towards the western extent of the study area, and is marked 'Cheadle 12'; Site **14**, which is Grade II Listed, is located on the A515 and is marked 'London 142 miles, Derby 16 miles, Bentley Parish, Ashbourne 3 miles, Buxton 17 miles'. There are two other Grade II Listed buildings towards the northern extent of the study area: Site **23** comprises early nineteenth century gatepiers; and Site **24** is a mid-nineteenth century cottage. The late eighteenth and early nineteenth centuries saw the diversion of many of the earlier turnpikes. Originally, these had taken routes to avoid excessively steep gradients. The new bypasses took longer, more circuitous routes to overcome this problem. Abandoned stretches often exist as green lanes. Occasionally, their causeways can be found with the original cobbled surfaces beneath a thin turf (Barnatt and Smith 2004, 110). The Ashbourne to Buxton road (Site **20**) turnpiked in 1738, did not follow its present line through Fenny Bentley until after 1776. The earlier road followed Spend Lane until the 1760s (Dodd and Dodd 1980). Tolls were paid until the nineteenth century when responsibility for road upkeep passed to local authorities (*op cit*).
- 3.3.14 In 1899 the London and North Western Railway constructed a branch line between Buxton and Ashbourne (Site **19**), connecting with the North Staffordshire Railway in Ashbourne. The route passes immediately to the east of the study area. The cutting for the railway is shown on the Ordnance Survey map of 1900 (Fig 6), before the line was completed. The railway was constructed to bypass the eastern section of the Cromford and High Peak Railway to the east of Parsley Hay. It was closed to traffic in 1964 and has subsequently been converted into a walking and cycling route (PDNPA Archaeology Service 2003).

3.4 HIGHFIELD FARM

- 3.4.1 Highfield Farm is marked on the OS Second Edition map (1900) as 'Pasture Tops' although the same buildings are present, but not named on the first edition map of 1884. Documentary sources were found during research for the

desk-based assessment concerning Pasture Tops Farm, dating as far back as 1740. However, examination of the historical maps (see *Section 3.5*) showed that approximately 2.4km to the south-east of the study area, and 1.2km to the south-east of Fenny Bentley, there was another farm also known as Pasture Tops, as marked on the OS first edition map of 1884. As a result, a degree of caution must be exercised as it is unclear, in some cases, which Pasture Tops Farm the documents refer to, although comparison with contemporary census records and trade directories lends some support to an association with the later named Highfield Farm.

- 3.4.2 The earliest documentary evidence relating to Highfield Farm, formerly Pasture Tops, was a settlement dated to 1740 regarding a lease and release upon the marriage of John, son of Edmund Buxton of Fenny Bentley, yeoman and Mary, daughter of Thomas Fletcher of Tissington (D239 M/T 616, 1740). This document refers to the conveyance of a moiety of a messuage called Pasture Top House, the Waterings and Upper Pasture (16 acres) in Fenny Bentley upon trust to John Buxton for his life, then to Mary for her life with the remainder to such persons as John should direct.
- 3.4.3 A mortgage in fee by William Fletcher of Tissington to John Waterfall, a farmer of Pasture Tops in the parish of Fenny Bentley, a messuage and closes known as Priest Roods in the tenure of John Hardy was consulted. The document is dated 7th February 1756 (D239 M/T 540-541).
- 3.4.4 A probate of the will of Edmund Buxton, farmer, of Fenny Bentley (dated 16th January 1796), was consulted. Edmund Buxton bequeathed to his son, John Buxton, his moiety of closes in Fenny Bentley called Pasture Tops, the other moiety having been settled on John by a marriage settlement. The agreement was subject to the payment of £100 each to the testator's sons William and Richard and £80 to Samuel. William was also to receive three messuages in Fenny Bentley (D239 M/T 598). An undated estate map (Fig 3) shows William Buxton, presumably the son of Edmund Buxton as referred to in his will, as the occupier of land within the study area. This would suggest that the map is of at least early nineteenth century date.
- 3.4.5 A document dated 1803 refers to the lease and release by John Buxton of Alsop-le-Dale, farmer, only son and heir of John Buxton deceased, by his wife Mary to Thomas Wise of Ashbourne a moiety and messuage called Pasture Top House, and of four closes known as Upper Meadow, Nether Meadow, the Meadow at the house, The Waterings and the Upper Pasture in Fenny Bentley (D239 M/T 559).
- 3.4.6 In 1838 John Buxton (sen [ior]) issued a declaration that he had deposited the title deeds to his messuage and closes in Fenny Bentley known as Pasture Tops (11 acres) to Mary Yendley as collateral security and appointment of the premises to Mary for a term of 500 years (D239 M/T 658).
- 3.4.7 In 1841 the Tithe map for Fenny Bentley (Fig 4) was produced (see *Section 3.5.3* below). The accompanying Schedule (D 651A/PI 91b) lists the field names within and around the study area and the owners and occupiers of the parcels of land. It has been possible to establish a connection to the documents

discussed above using both the tithe schedule and the 1841 census records. John Buxton is listed as the occupier of one of the fields within the study area (Field 34; Back Meadow). The 1841 census records list John Buxton as aged 50 and a farmer at Alsop. The 1841 census also records John Waterfall as a farmer of Pasture Tops Farm. John Waterfall is also listed on the Tithe schedule as the occupier of several pieces of land within the study area (Fields 37, 38, 39, 40, 41, 42, 43 and 44; Table 2, below).

FIELD NO	FIELD NAME	FIELD USE	OWNER	OCCUPIER
34	Back Meadow	Meadow		John Buxton
36	Bottom Waters Close	Pasture	Trustees of Lady Powell Almshouses	James Smith
35	Top Waters Close	Arable	Trustees of Lady Powell Almshouses	James Smith
43	House, Outbuildings, Yards and Garden		Robert James Heartshorne (?)	John Waterfall
37	Barn Close	Meadow	Robert James Heartshorne (?)	John Waterfall
42	Homestead		Robert James Heartshorne (?)	John Waterfall
44	Over Close	Meadow	Robert James Heartshorne (?)	John Waterfall
38	Middle Pingle	Pasture	Robert James Heartshorne (?)	John Waterfall
39	Far Pingle	Pasture	Robert James Heartshorne (?)	John Waterfall
40	Plough Bit	Arable	Robert James Heartshorne (?)	John Waterfall
41	Far Pasture	Pasture	Robert James Heartshorne (?)	John Waterfall

Table 2: List of owners and occupiers of land within study area from Tithe map and Schedule of 1841

3.4.8 John Waterfall is still listed as the farmer of Pasture Tops Farm in White's Directory of Derbyshire, 1857. However, by 1887 Kelly's Directory of Derbyshire lists a Thomas Watson as the farmer who is also listed in the 1891 census (www.ancestry.com). Ten years later, the census of 1901 records a

Francis Wigley as the farmer, also recorded in 1908 in Kelly's Directory of Derbyshire.

- 3.4.9 By 1910 the farm was occupied by a William Tetlow, as recorded in the Land Valuation (see *Section 3.5.8 below*). The farm was listed as both "Pasture Tops" and "Highfield Farm?". The farm was 21 acres and 3 roods (Figs 6 and 7) and was owned by a Sidney Evershed of Burton-on-Trent. The farm was known only as Highfield Farm, farmed by Ralph Goldstaw, in 1941 and is listed as such in Kelly's Directory of Derbyshire.
- 3.4.10 By 1965 the farm was also a caravan park, and a copy of a Sales Catalogue was obtained, which listed the farm buildings and the interior of the farmhouse (D6885/1/55). The sales particulars date from 29th July 1965 and describe the farm as '*situated $\frac{3}{4}$ mile from Fenny Bentley village being 3 miles from Ashbourne, 17 miles from Buxton. The farm is approached by a metalled drive from the Ashbourne to Buxton road (A515) through Stone Pit Plantation opposite Brookwood Farm*'.
- 3.4.11 The farmhouse comprised an entrance hall, sitting room, living room, kitchen, pantry and staircase leading to three bedrooms and a bathroom. Outside there was a WC, a dairy, a workshop and a concrete block with corrugated asbestos roof coal store. There was a garden at the front of the house and two oval stocked orchards and several hedgerow fruit trees.
- 3.4.12 The farm buildings were arranged in one block and comprised a range part of stone and part brick, with a tile roof. There was a cowshed for 19 cows, concrete standings, mangers and water bowls and a loose box with two water bowls. A lean-to concrete block building with corrugated iron roof comprised a loose box, which could be converted to tie five young stock; a corn store; a pair of stuccoed loose boxes with a tile roof; a two-bay Dutch barn with lean-to; a timber and corrugated iron implement shed; a brick and concrete manure pit and a stone-built grain store.
- 3.4.13 The land was mainly permanent pasture, and the total size was 30.079 acres. A number of water troughs are listed with the OS field numbers given. The land is described as being in '*exceptionally good heart*' and lies within a ring fence around the homestead.
- 3.4.14 Using the available documentary sources it has been possible to establish a viable connection between Pasture Top Farm and Highfield Farm with a possible continuous occupancy dating back as far as 1740. However, whether this was in the same building as appears on the first edition Ordnance Survey map remains unclear. During the site visit for the Scoping Study (OA North 2008) the present farmhouse was noted as being a heavily modernised, square-coursed stone building with large, modern windows and a pitched, slate roof. The building is rendered on the eastern end and has a small extension. It is possible that the farmhouse still retains some original features as no internal inspection was undertaken and it is likely that the garden wall to the north of the farmhouse is original. The barn appeared to be contemporary with the farmhouse but the buildings have undergone some alteration or conversion with some elements being of relatively recent construction.

3.5 HISTORIC MAPS

- 3.5.1 **Introduction:** copies of six Ordnance Survey maps dating from between 1887 and 1978 were obtained from Promap (www.promap.couk). The tithe map for Fenny Bentley, held at the Record Office (DRO), was consulted as was the 1910 Land Valuation map. A search of the records at DRO revealed a further undated but probably earlier estate map, which also showed the study area.
- 3.5.2 **Plan of an Estate at Bentley near Ashbourne (D239 M/E 5369), undated (Fig 3):** using the documentary sources as reference this map probably dates to at least the early nineteenth century, as the parcels of land within the study area are occupied by a William Buxton (see *Section 3.4.4*). William was bequeathed the land in the will of Edmund Buxton dated 1796 (D239 M/T 598). The study area is left blank, other than the name of the occupier, as the estate plan refers to land held by Richard Beresford Esq. The plan also lists in a table the names of the fields and tenants. Field 23 is 'Great Wash Brook', Field 27 is 'Far Stone Pit Close' and Field 26 is 'Near Stone Pit Close'. All the fields are under the tenancy of Francis Buxton.
- 3.5.3 To the north-west of the study area, across the Ashbourne to Buxton road (Site **21**), 'Tisington Mill' is marked. This mill is shown as a disused corn mill on the OS first edition map (1887) and merely as an 'old mill pond' on the 1900 OS map. The church and churchyard (Site **12**) at Fenny Bentley are marked, but there appears to be only a small settlement to its north comprising four structures. Along the Ashbourne to Buxton road (Site **21**), to the north of the church and settlement, there is a rectangular building, aligned north/south, with a small extension on the east wall. This is in the same position as Bentley Hall (Site **40**) on the later maps, although this L-shaped building is smaller and appears to be on a different alignment.
- 3.5.4 **Fenny Bentley Tithe Map (D 651 A/PI 91a), 1841 (Fig 4):** the farm was identified by using the OS maps for reference. The buildings are not named in the Tithe schedule (D 651A/PI 91b), but are the same size and shape as those on the later OS maps. Field 43 is listed in the schedule as a House, Outbuildings, Yards and Garden occupied by John Waterfall, who is listed as the farmer of Pasture Top in both the schedule and the 1841 census records. A path is marked on this map running from the farm in a north-westerly direction marked as 'from Alstonefield'.
- 3.5.5 There is a rectangular north/south aligned building within Field 60 to the south of the development site. In the schedule this is listed as 'Over Near flats with buildings and yard' occupied by James Smith, and was not present on the estate plan of Fenny Bentley (Fig 3). There is also a small rectangular building in Field 31 and a pond in Field 30. A field boundary between Field 19 and Field 56 appears to have been created in the time between the production of the two maps as it is not present on the estate plan, nor is the plantation to the east of the study area.
- 3.5.6 Bentley Hall (Site **40**), with an adjacent lake, is present on the Tithe map but not named. The series of water features running in a southerly direction along the brook, marked as 49 and 52 on the Tithe map, correspond to those features

shown on the estate plan above. The settlement at Fenny Bentley appears to have expanded with the church as a central point. A larger structure is shown in the position of Bentley Hall, aligned east/west and surrounded by gardens, although three structures aligned north/south are still extant adjacent to the road, which may incorporate, in part, the L-shaped building shown on the estate plan above.

- 3.5.7 ***Ordnance Survey First Edition 25" to one mile map, 1887 (Fig 5)***; the farm buildings appear unchanged from those on the Tithe map, although there is a small square building in front of the farmhouse along the field boundary. The farm (Site **25**) is not named on the map and Field 40 has been removed. The quarry (Site **26**) to the east of the farm buildings was not shown on the Tithe map but is marked here as an 'old quarry', and to the east of the development site is now a wood named 'Stone Pit Plantation' providing further evidence that it may have been an old quarry. The pond to the north of the quarry which was shown on the Tithe is no longer present. The public house further north, is still present and, further to the north-west, the field barn (Site **33**) is also shown. A mile post (Site **14**) on the Ashbourne to Buxton road (Site **21**) is shown. The HER records state that this cast-iron milepost is mentioned on the 1777 amendment to the Ashbourne to Buxton Turnpike.
- 3.5.8 A series of lead mines and shafts are shown on the OS map to the immediate west of the site boundary. These were outside of the parish boundary, marked by the brook, and so were not mapped on the Tithe of 1841 (Fig 4). The footpath or track which runs through the farm in a south-easterly direction is still shown. This was marked on the tithe as running 'from Alstonefield'. The rectangular building in Tithe Field 60 (Site **39**) remains extant.
- 3.5.9 ***Ordnance Survey Second Edition map, 1900 (Figs 6 & 7)***; the map clearly shows the layout of the farm buildings (Site **25**), which comprise two main structures. The farmhouse is aligned east/west and has a small roughly square-shaped building attached at the eastern end. There is a small, square building within the farmyard on the same alignment and a further rectangular building, again with a square attached structure roughly aligned north-west/south-east to the rear of the farmhouse. A number of tanks were also noted on this map in a field to the north-west of the farm, adjacent to Wash Brook.
- 3.5.10 The most significant change to the area is the construction of the Ashbourne to Buxton railway (Site **19**), which was incomplete at the time the map was surveyed, although it was opened in 1899 by the time the map was published. The quarry (Site **26**) had been obliterated by the construction of the railway. Another quarry (Site **27**) immediately to the north of Hollingend farm (Site **03**), which was also present on the first edition OS map (1887), had been expanded. A linear series of 'old lead shafts' (Site **29**) are shown on this map, but were not shown on the OS first edition (1887). The farm buildings themselves are little altered (Site **25**), although the well is no longer marked, and the small square structure on the field boundary in front of the farmhouse, shown on the OS first edition map (1887), is no longer present. The farm is also named as "Pasture Tops".

- 3.5.11 This map was also used as the base map for the 1910 Land Valuation. The fields are all numbered and correspond to the Land Valuation book. A copy of these records is held at DRO and was consulted. In the Land Valuation book, the farm is referred to both as “Pasture Tops” and “Highfield Farm (?)”.
- 3.5.12 **Ordnance Survey Third Edition 25” to one mile map, 1922 (Fig 8);** several changes to the layout of the farm had taken place since the 1900 OS map was published. The garden wall to the east of the farmhouse has moved to the east side of an outbuilding from its west side and the footpaths around the farm have been formalised. A rectangular building has been constructed within the farmyard and a barn, or possibly a temporary structure, appeared to be under construction as depicted by the dashed line. A further rectangular building has also been attached to the rear of the more southerly building. There is also an area of orchard or woodland immediately to the east of the farmhouse.
- 3.5.13 To the south of the farm, a water tank is shown and further to the south-west a windpump and hydraulic ram are also shown. The railway is now clearly shown and Fenny Bentley Goods Station has been constructed on the western side of the railway, with a weighing machine to the north.
- 3.5.14 **Ordnance Survey 6” to one mile map, 1955 (Fig 9);** the farm buildings (Site 25) appear little altered although the main farmhouse does appear to be slightly smaller and the majority of the orchard to the east of the farmyard is removed. The weighing machine on the western side of the railway is no longer marked. The field boundaries both within the proposed development site and in the surrounding area remain unchanged and the ‘tanks’ are still marked in the fields to the north of the farmhouse.
- 3.5.15 **Ordnance Survey 1:10,000 map, 1978 (Fig 10);** the farm buildings (Site 25) are again little altered although a further rectangular building has been constructed to the south of the farm. The most significant change is that the farm is now named Highfields Farm and the south-west corner of the site has been given over to a caravan park. The windpump is no longer marked and the hydraulic ram is shown as ‘disused’. The tank in the field to the south of the farm is no longer present and the tanks in the field to the north are also not shown. The goods station and mile post adjacent to the railway are still marked as is the building further north. The field barn (Site 33) to the north of the farm is no longer shown on the map.
- 3.5.16 **Ordnance Survey 1: 10,000 map c 1985 (not reproduced);** although there have been significant changes to the layout of the farm buildings, the field boundaries both within and surrounding the study area remain unchanged. The farm (Site 25) has a number of additional outbuildings both within and on the perimeter of the farmyard, although the original farmhouse remains. The railway is disused although the goods station building is still shown. The mile post (Site 14) and the building to the north are both marked on the map, as is the field barn (Site 33) to the north of the farm. A tank is marked on the site of the possible reservoir or mill (Site 31) and the ‘disused’ pumphouse is also marked (Site 32). The barn or farmhouse first noted on the Tithe map of 1841 is still shown on this map (Site 39).

3.5.17 **Ordnance Survey 1: 7500 map, 2005 (Fig 11)**; this map has been used to form the base map for the Gazetteer Plan (Fig 2) and will be discussed briefly to illustrate the most recent changes to the proposed development site. A number of the outbuildings have been removed from the farm (Site 25). The caravan park has been expanded and covers all of the proposed development site. On the 1978 OS map the farm comprised three buildings, however, although the original farmhouse remains, the building to the south-west appear to have been substantially altered or replaced. The small square structure to the south remains unchanged. The rectangular building present in field 60 of the Tithe map (Site 39) appears to have been demolished and two new structures erected on a different alignment, labelled as Washbrook Farm. The milepost on the Ashbourne to Buxton road (Site 21) is still present as is Hollington End Farm (Site 03) to the north-west. Again, the field boundaries within and surrounding the proposed development site appear to be unchanged.

3.6 ARCHAEOLOGICAL WORK

3.6.1 The NMR has a record of a watching brief having been carried out by Trent and Peak Archaeological Trust in 1994 (Abbott 1994), on two stretches of a water pipeline to the south-west of Tissington (NMR 1315671 at NGR SK 16 51). The NMR also records two estate management surveys having been carried out in the area by the Peak District National Park Archaeology Service in 2000. The estates are located at Sandybrook Cottage Farm (NMR 1387835 at NGR SK 17 51) and at Fenny House (NMR 1387797 at NGR SK 17 50).

3.6.2 The HER has records of parish surveys having been carried out in 1988 for Fenny Bentley, Tissington and Thorpe; as well as archaeological surveys having been carried out by the PDNPA between 1991 and 2002 at Brookwood Farm, Bassett Wood Farm and Sharplow Farm.

3.6.3 The unpublished parish surveys carried out in 1988 are held at the Peak District National Park Authority's office in Bakewell. These were consulted along with any relevant aerial photographs and a copy of the Brookwood Farm, Fenny Bentley Field Survey report was obtained.

3.6.4 A topographic survey was undertaken at Highfield Farm as part of a parish survey project (South Peak Archaeological Trust 1988). The field survey primary records were consulted at the PDNPA office in Bakewell and proved useful in providing sketch plans of all the fields within and around Highfield Farm caravan park. Any visible ridge and furrow had been marked on the plans, plus any other features in the surrounding fields such as depressions, tanks, field boundaries, former field boundaries and buildings marked. Any features not identified through other sources during the desk-based research have been added to the Gazetteer (*Section 4*).

3.6.5 The site location and relevant fields had been identified and coloured in yellow on the OS 1:10,560 Provisional Edition map sheet SK 15 SE, 1955, with the relevant field numbers also marked. A number of features were identified in Field 8600 (Plate 1) comprising two small stone-lined holes (Site 38) and a depression with a slight mound to the western side (Site 37), immediately to the south-west of the farm buildings. This field is now covered

by woodland. As a result of the survey, ridge and furrow was identified in a further five fields within and surrounding the proposed development site (Fig 2; Site **22**).

- 3.6.6 In 2003 the Archaeology Service PDNPA undertook an archaeological field survey of Brookwood Farm, Fenny Bentley and Tissington, Derbyshire (PDNPA 2003). Brookwood Farm is situated approximately 0.5km to the east of the development site, across the A515 (Fig 2). The survey comprised a systematic search of the farmland in one large holding north of Fenny Bentley. Brookwood Farmhouse and outbuildings, including a Chapel Barn, were surveyed and comprised traditional farm buildings of seventeenth to nineteenth century date. The survey also identified large areas of visible ridge and furrow of possible medieval date, interspersed with narrow post-medieval ridge and furrow, in the fields immediately to the north of the proposed development site (Plate 4). Any such features not identified through other sources during the desk-based research have been added to the Gazetteer (*Section 4*).
- 3.6.7 The survey also identified a retained pond, sluice and possible building platform (Feature 25; Site **31**) approximately 0.4km to the north-west of the proposed development site. To the east were two small cairns probably consisting of rubble from the demolition of a structure that once stood upon the building platform. It is possible that the site was a small mill accessed from a possible lane to the south of the feature. Alternatively, the pond could have been a reservoir for a pumphouse to the south (Site **32**; Feature 26). It is unclear from map evidence and surviving features which of the possible interpretations of the site is more likely (Barnatt 1990).
- 3.6.8 A small stone and brick-built shed, of late nineteenth or early twentieth century date was identified approximately 0.3km to the north-west of the proposed development site, adjacent to Wash Brook (Feature 26; Site **32**). There is a disused water pump within the shed. It is possible the reservoir (Feature 25; Site **31**) acted as a reservoir for this pumphouse. It was constructed sometime between publication of the OS maps of 1887 and 1922 (Figs 5 and 8).
- 3.6.9 A further stone-built field barn of eighteenth or nineteenth century date was identified in a field approximately 0.4km to the north of the study area (Feature 27; Site **33**). This was a single-storey barn built from coursed limestone blocks. The barn was built sometime before 1841 and is shown on the Fenny Bentley Tithe map in the north-east corner of Field 6 (Fig 4).
- 3.6.10 During the survey a further possible barrow was identified in a field approximately 0.2km to the north-east of Fenny Bentley (Site **34**; Fig 2). This comprised a regular round mound on a low natural limestone ridge top with views down the valleys to the east, south and north. It is possible that this feature was a prehistoric round barrow as it is both symmetrical and domed, although it has been ploughed over in the recent past. There does not seem to be any evidence of an excavation hollow or other disturbance. There are no recorded barrows or sites of lost or destroyed barrows in the immediate vicinity (Barnatt 1987).

- 3.6.11 As a result of the survey, ridge and furrow was identified in the majority of the fields to the north of the proposed development area as far as Washbrook Lane (Fig 2; Site 36).
- 3.6.12 An assessment of the relative importance of the sites identified during the survey concluded that there was a total of ten sites of national or regional importance, including the possible barrow (Site 34). There was a total of 13 sites of local importance, including the possible mill or pond (Site 31), the pumphouse (Site 32) and the field barn (Site 33).

3.7 HISTORIC LANDSCAPE ASSESSMENT

- 3.7.1 An area to the north of, and partially covering, the northern extent of Highfield Park caravan site, was classified in 1996 as Ancient Enclosure in the Derbyshire Landscape Character Assessment (PDNPA 2008; Plate 2). The dark green area on the plan depicts an ancient fossilised strip system enclosure. The field system suggests fossilised medieval strips. The pale blue area covering the rest of the site was classed as Post-1650 Enclosure, with the field pattern suggestive of piecemeal enclosure. The area is depicted as pasture on an early seventeenth century map, divided into five enclosures and further divided into smaller fields sometime before the Tissington Tithe map of 1844.

3.8 AERIAL PHOTOGRAPHS

- 3.8.1 Aerial photographs covering the study area are held at the PDNPA office in Bakewell. Unfortunately, when the office was visited only one photograph showing the site was available. The photograph (PDNPA 72/307/422; Plate 3) shows Highfield Farm and a small area for caravans to the south of the farm. The two original farm buildings, as shown on the Fenny Bentley Tithe map (1841), and the Ordnance Survey first edition map appear to be present. A single field boundary between the fields marked as 38/39 (Figs 4 and 5) has been removed and a field boundary in Field 40 has also gone, but the remaining field boundaries within the development site remain the same. There is evidence of some faint circular cropmarks and linear features in the south-west corner of the photograph. The rectangular building in Tithe Field 60 (Fig 4) is still extant and on the same alignment. Ridge and furrow is visible across the development site.

4. GAZETTEER OF SITES

Site number	01
Site name	Lid Low Barrow, Thorpe
NGR	SK 1624 5082
HER No	13908
Stat. Designation	–
Site type	Barrow, Cist and Inhumation
Period	Bronze Age
Sources	HER
Description	Lid Low Barrow lies 32m west of Spend Lane, Thorpe. The barrow was disturbed in 1844 and three human skeletons were found. The barrow was excavated and a crouched burial, a small urn and the bones of a dog were found enclosed in a cist of three upright stones. The mound lies within an area of prominent, broad, ridge and furrow and ploughing has severely modified its shape.
Assessment	The mound lies in a field of prominent, broad ridge and furrow and this ploughing has severely modified the shape of the mound. The site was described in 1977 as ploughed down to one foot in height. The site is not within the proposed development area and will not be affected.

Site number	02
Site name	Ridge and Furrow, approximately 140m south-east of Pike House, Thorpe
NGR	SK 1642 5086
HER No	13910
Stat. Designation	–
Site type	Ridge and Furrow
Period	Medieval
Sources	HER
Description	Large, visible reversed-S ridge and furrow, with rounded heads and a height of 1m. This feature is exceptional for north Derbyshire.
Assessment	The site is not within the proposed development area and will not be affected.

Site number	03
Site name	Hollington End Farm, Thorpe
NGR	SK 1653 5141
HER No	13911
Stat. Designation	–
Site type	Farm
Period	Post-medieval
Sources	HER
Description	A seventeenth century farm, mentioned in 1654. The building is in a good situation and is surrounded by ridge and furrow. The present farm, an extant building, is on the parish boundary and looks to be of seventeenth to nineteenth century date from the outside.
Assessment	The site is not within the proposed development area and will not be affected.

Site number	04
Site name	Milestone, 35m west of the Dog and Partridge Public House, Thorpe
NGR	SK 1623 5048
HER No	13919
Stat. Designation	–
Site type	Milestone
Period	Post-medieval
Sources	HER

Description	A milestone located near the Dog and Partridge Public House which remains standing. It may be post-medieval in date. Late nineteenth century Ordnance Survey maps record the milestone is engraved with 'Cheadle 12'. This is marked on a plate attached to the milestone but is also visible cut into stone underneath. The milestone is on the south side of the original Blythe Marsh to Thorpe turnpike road.
Assessment	The site is not within the proposed development area and will not be affected by the work.

Site number	05
Site name	Bassett Wood Bowl Barrow, Tissington
NGR	SK 1776 5111
HER No	14306
Stat. Designation	Scheduled Monument 13320
Site type	Bowl barrow, Cremation and pit
Period	Early Bronze Age
Sources	HER
Description	The earthen barrow at Bassett Wood, near Tissington was opened in 1845. The large bowl barrow has been ploughed over and spread, its present profile suggests an original diameter of <i>c</i> 24m. Its present height is 1.3m. Under the limestone pavement was a small round 'cist', probably a pit, measuring about a foot in diameter, which contained a human cremation, charcoal and a few traces of animal bones.
Assessment	The mound shows evidence of a former excavation and is truncated to ground level on its western flank. The site is not within the proposed development area and will not be affected.

Site number	06
Site name	Earthworks, possible building and dew pond, north of Hollington End Farm, Tissington
NGR	SK 164 516
HER No	14318
Stat. Designation	–
Site type	Lynchets, ridge and furrow, bank, building and dew pond
Period	Medieval/Post-medieval
Sources	HER
Description	Aerial photographs show extensive areas of ridge and furrow in the neighbourhood of Sharpflow. Pronounced lynchets are also recorded west of the A515 road at Tissington.
Assessment	The bank, lynchet and ridge and furrow are visible as cropmarks. The building is ruined although the dew pond is still in existence. The site is not within the proposed development area and will not be affected.

Site number	07
Site name	Ridge and Furrow, Tissington Hall, Tissington
NGR	SK 171 520
HER No	14320
Stat. Designation	–
Site type	Ridge and Furrow
Period	Medieval
Sources	HER
Description	A large expanse of ridge and furrow on the Tissington Hall estate.
Assessment	Visible as earthworks the site is not within the proposed development area and will not be affected by the work.

Site number	08
Site name	Spearhead and two pins, Ashbourne to Buxton railway line at Fenny Bentley
NGR	SK 16 50 (point)

HER No 5602
Stat. Designation –
Site type Findspot
Period Late Bronze Age
Sources HER
Description A Late Bronze Age bronze spearhead and two pins found at Fenny Bentley during construction of the railway between Ashboune and Buxton. Stated at the time to have been found with bones, although this is uncertain. One of the pins is a bronze, vase-headed pin. The exact location of the findspot is unknown.
Assessment The site is not within the proposed development area and will not be affected.

Site number 09
Site name ‘Ancient Coins’, near Cherry Orchard Farm, Fenny Bentley
NGR SK 176 501 (point)
HER No 5603
Stat. Designation –
Site type Findspot
Period Roman/Early Medieval
Sources HER
Description Ancient coins found between AD 1800 and 1874. The coins were recorded as having been found in the north-west corner of the orchard attached to the farm. This area is now built over. The exact location of the findspot is unknown.
Assessment The site is not within the proposed development area and will not be affected.

Site number 10
Site name Moated Manor House (site of), Fenny Bentley
NGR SK 1756 5010
HER No 5604
Stat. Designation –
Site type Manor House/Moat
Period Medieval
Sources HER
Description Probable site of a medieval manor house of the Beresford family. Traces of the moat survive with the surviving medieval tower to the north. Possibly demolished during the seventeenth century.
Assessment The site of the manor house is based on conjectural evidence but traces of the moat survive as earthworks; however, the site is not within the proposed development area and will not be affected.

Site number 11
Site name Cherry Orchard Farm House (formerly Bentley Old Hall), Fenny Bentley
NGR SK 1760 5018
HER No 5605
Stat. Designation Listed Building (II*) 80304
Site type Farmhouse/Tower
Period Medieval/Post-medieval
Sources HER
Description The farmhouse consists of two distinct portions, the late Medieval tower and the early seventeenth century range attached to the south. It is constructed of stone with tiled and slate roofs. The tower, which has lost its parapet, retains its stone newel stair.
Assessment The site has been positioned using the OS first edition map and is located beneath a modern building. The site is not within the proposed development area and will not be affected.

Site number	12
Site name	St Edmund's Church, Fenny Bentley
NGR	SK 1745 5019
HER No	5606
Stat. Designation	Listed Building (II*) 80305
Site type	Church
Period	Medieval/Post-medieval
Sources	HER
Description	Originally a Norman church, the building was reconstructed in the early fourteenth century and underwent extensive repair and enlargement in 1850.
Assessment	This is an extant building but is not within the proposed development area and will not be affected.

Site number	13
Site name	Paved ford, 70m north-west of Cherry Orchard Farm, Fenny Bentley
NGR	SK 1755 5022
HER No	5607
Stat. Designation	–
Site type	Ford
Period	Medieval/Post-medieval
Sources	HER
Description	A paved ford over Little Bentley Brook, where the packhorse route crossed the beck. Probably of Late Medieval date.
Assessment	The structure is not within the proposed development area and will not be affected.

Site number	14
Site name	Cast-iron milestone, 370m west of Bassettwood Farm, Fenny Bentley
NGR	SK 1731 5121
HER No	5613
Stat. Designation	Listed Building (II) 80302
Site type	Milestone
Period	Post-medieval
Sources	HER
Description	A cast-iron milestone on the A515 Ashbourne to Buxton road, north of the old railway bridge. It reads 'London 142 miles, Derby 16 miles, Tissington Parish?', 'Buxton 17 miles' and 'Ashbourne 3 miles'. The milestone is mentioned on the 1777 amendment to the Ashbourne to Buxton Turnpike.
Assessment	The standing structure is not within the proposed development area and will not be affected.

Site number	15
Site name	Linear boundaries and enclosure (?), field to the south of Bentley Hall, Fenny Bentley
NGR	SK 174 504
HER No	5621
Stat. Designation	–
Site type	Boundary/Enclosure
Period	Unknown
Sources	HER
Description	Aerial photography shows a plot of linear features running north/south and a possible circular enclosure towards the southern end of the field. South of the field the linear turns east/west.
Assessment	The linear feature and the enclosure are not within the proposed development area and will not be affected.

Site number	16
Site name	Enclosure and field boundaries, north-east of Cherry Orchard Farm, Fenny Bentley
NGR	SK 1771 5036
HER No	5622
Stat. Designation -	
Site type	Enclosure/field Boundary
Period	Unknown
Sources	HER
Description	Crop marks indicate a circular enclosure, field boundaries and linears to the north-east of Cherry Orchard Farm, which are perhaps associated with the site of the Old Hall.
Assessment	The enclosure visible on aerial photographs, and the field boundary visible as a cropmark, are not within the proposed development area and will not be affected.

Site number	17
Site name	Ridge and Furrow, south-east of Bentley Hall, Fenny Bentley
NGR	SK 176 504
HER No	5623
Stat. Designation -	
Site type	Ridge and furrow
Period	Medieval
Sources	HER
Description	Aerial photographic evidence of ridge and furrow, showing as faint earthworks, running south-west to north-east in a field to the south-east of Bentley Hall.
Assessment	The earthworks are visible only faintly on aerial photographs taken prior to 1989. The earthworks are not within the proposed development area and will not be affected.

Site number	18
Site name	Crop marks of linear boundaries, north-west of Firs Farm, Fenny Bentley
NGR	SK 172 503
HER No	5624
Stat. Designation -	
Site type	Boundary
Period	Unknown
Sources	HER
Description	Examination of aerial photographs has identified a series of crop marks which indicate two linear boundaries running east/west and for a short stretch north/south.
Assessment	The site is not within the proposed development area and will not be affected.

Site number	19
Site name	L&NWR, Ashbourne and Buxton branch line (route of)
NGR	Centroid SK 17462 47558
HER No	99029
Stat. Designation -	
Site type	Railway
Period	Post-Medieval/Modern
Sources	HER
Description	In 1899 the London and North Western Railway constructed a branch line between Buxton and Ashbourne, connecting with the North Staffordshire Railway in Ashbourne. The connection was made via a tunnel 384 yards long beneath Church Street, Ashbourne. The cutting is shown on the Ordnance Survey first edition map (1887).
Assessment	The extant earthworks now forms the Tissington Trail for cycling and walking. It is not within the proposed development area and will not be affected.

Site number 20
Site name Derby to Hurdlow (via Ashbourne) turnpike road
NGR Centriod SK 18207 46270
HER No 99045
Stat. Designation –
Site type Toll Road
Period Post-medieval
Sources HER
Description An Act of Parliament of 1738 sanctioned a road from Derby through Ashbourne to Hurdlow using Spend Lane, from where the Roman road continued to be used to Buxton, as it is now, thus avoiding the steep gradient at Brassington.
Assessment The road is not within the proposed development area and will not be affected.

Site number 21
Site name Turnpike road diversion, Fenny Bentley and Tissington
NGR Centroid SK 17316 51255
HER No 99049
Stat. Designation –
Site type Toll Road
Period Post-medieval
Sources HER
Description In 1777 the Trustees of the Ashbourne to Buxton turnpike road made four miles of new road from Sandybrook in Offcote & Underwood parish, north of Fenny Bentley, and past Tissington Gates to join the original road just short of New Inns, Newton Grange. There had already been a road here when Burdett had produced his map in 1762-7. On the original turnpike there was a tollgate a short distance to the north of New Inns, but when the new road was made in 1777 this was moved to the junction of the old and new roads.
Assessment The road is not within the proposed development area and will not be affected.

Site number 22
Site name Ridge and furrow, Highfields Farm
NGR SK 17000 50804
HER No –
Stat. Designation –
Site type Ridge and furrow
Period Medieval/Post-medieval
Sources Field observation (OA North 2008)
Description Well-preserved ridge and furrow, within the south-eastern field of Highfield caravan park. Possibly medieval in date, with *c* 4m wide ridges raised *c* 0.8m high orientated roughly east to west.
Assessment The well-preserved earthworks lie within the proposed development site and will be affected.

Site number 23
Site name The Avenue, Tissington
NGR SK 17114 51796
NMR No SK 15 SE 5/113
Stat. Designation Listed Building (II) 80383
Site type Gatepiers
Period Post-medieval
Sources NMR
Description Early nineteenth century gatepiers.
Assessment The gatepiers are not within the proposed development area and will not be affected.

Site number 24
Site name The Avenue, cottage
NGR SK 17113 51826
NMR No SK 15 SE 5/114
Stat. Designation Listed Building (II) 80384
Site type Cottage
Period Post-medieval
Sources NMR
Description A mid-nineteenth century cottage.
Assessment An extant building which is not within the proposed development area and will not be affected.

Site number 25
Site name Highfield Farm and barn
NGR SK 1710 5095
HER No –
Stat. Designation –
Site type Farm
Period Post-medieval
Sources Fenny Bentley Tithe map (1841), Ordnance Survey maps (1887, 1900, 1922, 1955, 1978, 2005)
Description Highfield Farm, formerly known as Pasture Tops, comprises a farmhouse and outbuildings and two wells shown on the first edition 6” to one mile OS map of 1887. On the 1900 OS map there are three buildings and the farm is named ‘Pasture Tops’. Documentary sources indicate occupancy possibly as far back as 1740 (D239 M/T 616).
Assessment The extant buildings lie within the proposed development site and will be affected by the work as the proposals include demolition of the farmhouse and alterations to the barn and outbuildings.

Site number 26
Site name Quarry, east of Highfield Farm
NGR SK 1727 5101
HER No –
Stat. Designation –
Site type Quarry
Period Post-medieval
Sources OS first edition 1887
Description Site of an ‘old quarry’ marked on first edition OS map. Later built on by the railway.
Assessment The site is not within the proposed development area and will not be affected by the work.

Site number 27
Site name Quarry, north-east of Hollington End Farm
NGR SK 1662 5145
HER No –
Stat. Designation –
Site type Quarry
Period Post-medieval
Sources OS first edition map 1887
Description A quarry immediately to north-east of Hollington End Farm is shown on the first edition OS map, and is also marked on editions up to 1955.
Assessment The site is not within the proposed development area and will not be affected.

Site number 28
Site name **Lead Mines, off Narlow Lane**
NGR Centroid SK 1675 5075
HER No –
Stat. Designation –
Site type Old Lead Mines
Period Post-medieval
Sources OS first edition map 1887
Description Linear series of ‘old lead mines’ running north/south to east of Narlow Lane, shown on OS first edition map of 1887 and shown on subsequent mapping up to 1955.
Assessment This particular lead rake has been ploughed out and there are no visible remains. The site of the lead mines is not within the proposed development area and will not be affected.

Site number 29
Site name **Old Shafts, off Narlow Lane**
NGR Centroid SK 1675 5105
HER No –
Stat. Designation –
Site type Old shafts (Lead?)
Period Post medieval/Modern
Sources OS map 1922
Description Linear series of ‘Old Shafts’ running north-west/south-east shown on 1900 OS map to north-east of Narlow Lane.
Assessment The site is not within the proposed development area and will not be affected by the work.

Site number 30
Site name **Field Barn, Washbrook lane**
NGR SK 1690 5172
HER No –
Stat. Designation –
Site type Barn
Period Post-Medieval
Sources PDNPA 2003
Description A stone-built barn constructed from coursed limestone blocks with sandstone and limestone details, roofed in blue tiles. The barn was constructed sometime before 1841.
Assessment The extant barn is not within the proposed development area and will not be affected.

Site number 31
Site name **Building (site of), off Narlow Lane**
NGR SK 1686 5141
HER No –
Stat. Designation –
Site type Possible mill or reservoir
Period Post-medieval
Sources PDNPA 2003
Description A retained pond, sluice and possible building platform. To the east are two small cairns probably consisting of rubble from the demolition of a structure that once stood upon the building platform. It is possible that this was a small mill accessed from a possible lane to the south. Alternatively, the pond could have been a reservoir for a pumphouse to the south.
Assessment The site is not within the proposed development area and will not be affected.

Site number	32
Site name	Pumphouse, off Narlow Lane
NGR	SK 1686 5129
HER No	–
Stat. Designation	–
Site type	Pumphouse
Period	Post-medieval/Modern
Sources	PDNPA 2003
Description	A small stone and brick-built shed, of late nineteenth or early twentieth century date. There is a disused water pump within the shed. It is possible that the pond feature (Site 31) acted as a reservoir for this pumphouse. The shed was constructed using sandstone blocks and is roofed by a brick barrel vault. It was constructed sometime between 1887 and 1900.
Assessment	The building is not within the proposed development area and will not be affected by the work.

Site number	33
Site name	Field Barn, to the south-west the Dog and Partridge
NGR	SK 1708 5148
HER No	–
Stat. Designation	–
Site type	Barn
Period	Post-medieval
Sources	PDNPA 2003, Fenny Bentley Tithe map (1841)
Description	A single-storey stone-built barn built from coursed limestone blocks with a plain blue tile roof. The barn was constructed sometime before 1841 and is shown on the Fenny Bentley Tithe map.
Assessment	The extant building is not within the proposed development area and will not be affected by the work.

Site number	34
Site name	Possible Round Barrow, Fenny Bentley
NGR	SK 1765 5055
HER No	–
Stat. Designation	–
Site type	Barrow
Period	Prehistoric
Sources	PDNPA 2003
Description	A regular round mound on a low natural limestone ridge top. The mound is 17.1m long and 17m broad and up to 0.6m high. The sides of the mound are smooth and there is no evidence of an excavation hollow or other disturbances. The mound appears to have been ploughed over within the recent past.
Assessment	The mound is not within the proposed development area and will not be affected.

Site number	35
Site name	Ridge and Furrow, north of Highfield Farm
NGR	Centroid SK 1696 5145
HER No	–
Stat. Designation	–
Site type	Ridge and Furrow
Period	Medieval/Post-medieval
Sources	PDNPA 2003
Description	Expanses of ridge and furrow in fields to the north of the study area.
Assessment	The earthworks are not within the proposed development area and will not be affected.

Site number 36
Site name Ridge and Furrow, Highfield Farm
NGR Centroid SK 1698 5122
HER No –
Stat. Designation –
Site type Ridge and Furrow
Period Medieval/Post-medieval
Sources South Peak Archaeological Trust 1988
Description Expanses of ridge and furrow in field immediately to the north of the site.
Assessment The earthworks are not within the proposed development area and will not be affected.

Site number 37
Site name Depression and mound, Highfield Farm
NGR SK 1684 5105
HER No –
Stat. Designation –
Site type Depression and mound
Period Unknown
Sources South Peak Archaeological Trust 1988
Description A depression and mound running along the eastern edge in a field immediately to the south-west of the farm buildings at Highfield Park.
Assessment Although the feature is within the proposed development site it lies within an area of woodland which should remain unaffected by the proposals.

Site number 38
Site name Stone-lined holes, Highfield Farm
NGR SK 1683 5101
HER No –
Stat. Designation –
Site type Stone-lined feature
Period Unknown
Sources South Peak Archaeological Trust 1988
Description Two stone-lined holes in the same field as Site 37.
Assessment Although the features are within the proposed development site they lie within an area of woodland which should remain unaffected by the proposals.

Site number 39
Site name Washbrook Farm
NGR SK 1709 5057
HER No –
Stat. Designation –
Site type Barn or farm building and yard
Period Unknown
Sources Fenny Bentley Tithe map, 1841
Description A rectangular barn or farm building present on the Tithe map but not on an earlier estate plan.
Assessment The original building is no longer extant, having been demolished and replaced with two more recent structures. It is not within the proposed development area and will not be affected.

Site number 40
Site name Bentley Hall
NGR SK 1742 5059
HER No –
Stat. Designation –

Site type	Barn or farm building
Period	Post-medieval
Sources	Undated estate map (D239 M/E 5369) map
Description	An L-shaped building present an estate plan of unknown, but probable, late eighteenth century date. A building is shown in the same position on later OS maps but on a different alignment.
Assessment	The original building is no longer extant or has been altered or incorporated into later structures. It is not within the proposed development area and will not be affected.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 In total, 40 sites have been identified within the study area, of which five are within the proposed development area (Sites **22, 25, 37, 38-9**) identified from aerial photographs, historic maps and the site visit. Sites **01-21** and **23-4** were identified from the HER and NMR, of which two were Grade II* Listed Buildings (Sites **11** and **12**), three were Grade II Listed Buildings (Sites **14** and **23-4**), and one (Site **05**) was a Scheduled Monument. The remaining sites (Sites **26-40**) were identified during the historic map analysis and desk-based research.
- 5.1.2 There were no designated sites (e.g. Scheduled Monuments or Listed Buildings) within the proposed development site. To the north-east of the site, at a distance of 900m (at its closest) is a designated Conservation Area covering the village and important open areas of Tissington. Local authorities may designate areas within their jurisdiction as a Conservation Area to provide specific protection to areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This acts in addition to normal developmental controls (DoE 1990).
- 5.1.3 Due west of the site, at approximately 600m, is an area of ‘Natural Zone’ (defined by the National Park Local Plan). Retention of the natural and remote character of the area is essential to the Natural Zone. This area also has SSSI (Site of Specific Scientific Interest) and NNR (National Nature Reserve) designations and a significant area of National Trust land with unrestricted access.

Period	No of Sites	Site Type
Prehistoric	4	Barrows (01, 05, 34 (possible)), Findspot (08),
Romano-British	1	Findspot (09 ; possible)
Medieval/Late Medieval	11	Ridge and furrow (02, 07, 17, 22, 35-6), Earthworks (06), Moated Manor House (10), Former Hall (11), Church (12), Ford (13),
Post-medieval	17	Farm (03), Milestone (04), Milepost (14), Railway (19), Toll Roads (20-21), Gatepiers (23), Cottage (24) Highfield Farm (25), Quarry (26, 27), Lead mines and shafts (28, 29), Barns (30, 31, 33), Bentley Hall (40)
Modern	1	Pumphouse (32 ; possible)
Unknown	6	Enclosures and Field boundaries (15, 16), Cropmarks (18), Depression and mound (37), Stone-lined holes (38), Farm (39)

Table 2: Number of sites by period

5.2 CRITERIA

- 5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 4*, above) were each considered using the criteria and those likely to be impacted by the proposed development are discussed below.
- 5.2.2 **Period:** the sites in the Gazetteer range from prehistoric to modern in date. However, the only identified sites within the boundary of the proposed development site are of probable medieval/post-medieval date, comprising areas of ridge and furrow, field boundaries and the farm buildings, and none are considered to be particularly significant to their period.
- 5.2.3 A number of Bronze Age barrows are located in the surrounding area, two of which are located within the study area, Site **01**, c 500m to the west of the proposed development site, at c 220m aOD, and Site **05** c 570m to the east, at c 215m aOD. A further possible barrow, Site **34**, was located during the South Peak Archaeological Survey (1988), c 800m to the south-east of the proposed development site. This spatial clustering is significant and the proposed development site, located between these three features, and at a similar height, therefore has potential for Bronze Age remains. A findspot (Site **08**) of two pins and a spearhead found c 400m to the south of the proposed development site, during construction of the railway (Site **19**), may also suggest Late Bronze Age activity in the immediate vicinity.
- 5.2.4 **Rarity:** the sites within the study area, comprising medieval/post-medieval ridge and furrow and the farm buildings are not exceptional. However, the area to the north of, and partially covering the northern extent of Highfield Park Caravan Park, was classified in 1996 as Ancient Enclosure as part of the Derbyshire Landscape Character Assessment (Plate 2). The field system is believed to represent fossilised medieval strips. The number of prehistoric barrows in the surrounding area is also rare and suggestive of a concentration of activity during this period.
- 5.2.5 **Documentation:** the areas of ridge and furrow (Site **22**) on the proposed development site were identified from a site visit (OA North 2008) and consultation of aerial photographs. Highfield Farm (Site **25**) is not listed on the HER, but, following consultation of historic maps and other documentary sources, the presence from 1841 of the farmhouse and the barn was confirmed (Fig 4). Consultation of various documentary sources could potentially provide evidence for their existence as far back as 1740 (D239 M/T 616). Consultation of the historic maps also leads to the conclusion that the field boundaries within and around the study area remained little altered or unchanged from the Tithe map of 1841 up to the present day.
- 5.2.6 Further research could be carried out on the collection of documents for Fenny Bentley held at Derbyshire Record Office. This may provide definitive proof that the Pasture Tops Farm referred to in the various wills and settlements was that which later became known as Highfield Farm. Although some documents

were consulted, the timescale of the project did not allow for a thorough analysis. Further research could also be carried out by consultation of a collection of aerial photographs held by PDNPA, although they are not currently available.

- 5.2.7 **Group Value:** both the ridge and furrow and the field boundaries have a group value, as together they build up a picture of the layout and use of the land from the medieval period. The Bronze Age remains within the study area (Sites **01** and **05**) also have a group value; together they form part of a much wider distribution of prehistoric remains within the surrounding landscape.
- 5.2.8 The post-medieval field barns (Site **30**, **33** and **39**) also have a group value as these are characteristic of much of the region, together with occasional smaller byres and sheds, found scattered in fields away from villages and farms. The field barns are typically eighteenth and nineteenth century buildings of two storeys, with cattle stalling below and hay storage above. The presence of field barns reflects the division of land into parcels sited well away from dwellings, either on land enclosed from common waste, or in enclosed open fields. In some cases, the barn was essential, as the farmers were smallholders whose main employment was in other trades, such as lead mining or carting, and their dwellings had no suitable outbuildings
- 5.2.9 **Survival/Condition:** the ridge and furrow within the proposed development site (Site **22**) was found to be particularly well-preserved within the south-eastern part and has been tentatively dated to the medieval period. The majority of hedgerows have been identified as being of at least early nineteenth century in origin (Fig 5).
- 5.2.10 The collection of buildings central to the caravan park (Site **25**, Plates 5 and 6) comprise the original farmhouse and several outbuildings. The date of construction is still unknown and much of the farmhouse and the outbuildings have been rebuilt or extensively modernised. The original building may have been constructed pre-1841 and may have been occupied as far back as 1740. The outbuildings include a barn which appears to be contemporary with the farmhouse (Plates 5). The buildings are well-preserved but have undergone some alteration or conversion with some elements being of recent construction. It is unclear how much, if any, of the original structure still stands. The remains of Site **37** comprise a depression with a mound running along the western edge. The remains survive but are of unknown date and function. The features are within a field with visible ridge and furrow (Field 3; Fig 2) and are adjacent to Wash Brook.
- 5.2.11 **Fragility/Vulnerability:** any remains of ridge and furrow (Site **22**), field boundaries and hedgerows may be vulnerable to impact by development. The plans of the development indicate that the farmhouse and barn (Site **25**) are to be demolished and associated outbuildings are to be altered and extended. In this case, the buildings are extremely vulnerable to the impact of development. The depression and mound (Site **37**) may also be vulnerable to development. It is also possible that the ridge and furrow preserves evidence of earlier, as yet undiscovered, below ground remains which may be vulnerable to development.

- 5.2.12 **Diversity:** although the sites within the proposed development site are not particularly diverse, the sites within the wider study area range from prehistoric to post-medieval/modern in date and are significant in terms of the prehistoric landscape and medieval/post-medieval settlement and agriculture.
- 5.2.13 **Potential:** there are two prehistoric sites within the study area (Sites **01** and **05**), a prehistoric findspot (Site **08**) and a possible barrow (Site **34**). There is also a depression and mound within the proposed development site (Site **37**). The presence of buried archaeological remains from this period within the study area cannot therefore be discounted and the development sites location between these four sites increases that potential.
- 5.2.14 A Roman road, which is thought to run from Manchester, via Buxton and towards Wirksworth, is located *c* 8km to the north-east of the proposed development area. Short stretches of modern road between Buxton and Ashbourne follow the course of a Roman road and there is a single possible Romano-British findspot within the study area. The potential for remains of this period is considered to be low.
- 5.2.15 The study area is located between the settlements of Fenny Bentley and Tissington, which were extant at the time of the Domesday Survey of 1086, with Fenny Bentley recorded as '*Benedledge*' and Tissington as '*Tisinctum*'. Tissington is now regarded as a shrunken medieval village, the population of which is known to have contracted in the seventeenth and eighteenth centuries. Earthworks, comprising medieval and post-medieval lynchets and ridge and furrow, as well as a post-medieval building and dew-pond (Site **06**), have been recorded in an area to the north of Hollington End Farm, Tissington, which the HER records as being mentioned in a document from 1654 (Site **03**). Medieval ridge and furrow was also identified at Tissington Hall (Site **07**). There are still traces in the form of earthworks of the moated medieval manor house (Site **10**) at Fenny Bentley and a number of linear boundaries and enclosures (Site **15**, **16**) to the south-east of Bentley Hall and to the north-east of Cherry Orchard Farm also in Fenny Bentley. Ridge and furrow tentatively dated to the medieval period (Site **22**) is visible across the proposed development site indicating potential for further surviving remains of this period, particularly in the form of earthworks.
- 5.2.16 Consultation of the historic OS mapping showed that lead mining (Sites **28** and **29**) had taken place during the post-medieval period on the immediate west side of Wash Brook, adjacent to the proposed development site. Although no mining sites were marked within the site, there remains the possibility that unmarked sites of this type may be present in the area, although the brook which also formed the parish boundary, may have provided a natural barrier to the expansion of any mining activity. There were also two quarries within the study area, both of which were present on the historic OS maps (Sites **26** and **27**), the potential for unknown remains of this type within the study area and particularly within the proposed development site is low.

5.3 SIGNIFICANCE

5.3.1 Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Negative Impact
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites) Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant value or interest	Avoidance unnecessary

Table 3: Criteria used to determine Importance of Sites

5.3.2 Of the 40 sites listed in the Gazetteer, five will be affected on by the proposed development. These included ridge and furrow (Site **22**) believed to be of medieval origin; Highfield Farm and barn (Site **25**); a depression and mound (Site **37**) of unknown date and two stone-lined holes (Site **38**). All are of probable post-medieval origin. The farm buildings identified during the visual inspection and desk-based research have no statutory protection, and they are not recorded on the HER. However, as a result of the proposed development, any subsequent survey undertaken may lead to the farm being recorded on the DHER, making it of *regional* importance.

5.3.3 At present, the remaining sites are considered to be of *low local* significance. There is potential for as yet unknown below ground remains to be uncovered and, following excavation, their subsequent recording on the DHER would follow that they would be of *regional* significance thereafter. This is of particular significance should medieval remains or earlier be encountered, as suggested by the presence of ridge and furrow, or even prehistoric remains as suggested by the number of barrow sites within the surrounding area.

6. IMPACT AND RECOMMENDATIONS

6.1 IMPACT

6.1.1 In its Planning Policy Guidance *Note 16*, the Department of the Environment (DoE) advises that archaeological remains are a continually diminishing resource and ‘*should be seen as finite, and non-renewable resource, in many cases, highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed*’. It has been the intention of this study to identify the archaeological potential of the study area, and assess the impact of the proposed development, thus allowing the advice of the DoE to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposed development;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

6.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the future redevelopment scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 4, below.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 4: Criteria used to determine Scale of Impact

6.1.3 The interaction of the scale of impact (Table 4) and the importance of the archaeological site (Table 3) produce the impact significance. This may be calculated by using the matrix shown in Table 5, below.

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/Minor	Slight
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 5: Impact Significance Matrix

6.2 IMPACT ASSESSMENT

6.2.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be earth-moving works associated with the development, landscaping, excavation of service trenches and drainage and the present condition of the archaeological sites. There are a number of Bronze Age barrows located in the surrounding area, including one scheduled monument, two known DHER sites within the study area and a potential barrow just outside the study area. Site **01** is situated *c* 500m to the west of the proposed development area, Site **05** *c* 570m to the east and Site **34** approximately 900m to the south-east. The results are summarised in Table 6, below, in the absence of mitigation.

Site Number	Nature of Impact	Significance	Scale of Impact	Impact Significance
25 (Farmhouse and barn)	Demolition	Low Local	Substantial	Intermediate/Minor
25 (Outbuildings)	Alteration or extension	Low Local/Negligible	Slight	Minor/Neutral
22 (Fields 1, 7 and 8)	Groundworks	Low Local	Moderate	Minor
22 (Fields 2-5)	Groundworks	Low Local	Slight	Minor/Neutral
37 (Depression and mound)	Groundworks	Low Local	Slight	Minor/Neutral
38 (Stone-lined pits)	Groundworks	Low Local	Slight	Minor/Neutral

Table 6: Assessment of the impact significance on each site during development

6.3 VISUAL IMPACT

- 6.3.1 In addition to physical impacts, the setting and character of historic and archaeological sites can be impacted on visually by development. Consideration was given to the visual impact of the development on the Conservation Area *c* 900m to the north, the 'Natural Zone' (PDNPA Local Plan designation) *c* 600m to the west and any Listed Buildings or Scheduled Monuments within the study area. The site is set back from the road and hidden from view by mature woods to the front of the site. The inclined driveway ascends to the park on the crown of a hill. Long distance views are afforded across the landscape, where most boundaries are mature and restrict many of the short distance views into the site. Most of the sites within the study area are too low to obtain any visibility and are screened by intervening plateaus and hills.
- 6.3.2 The main archaeological visual receptors include the Bassett Wood Bowl Barrow (Site **05**; SM 13320), *c* 800m to the east of the proposed development site, the mile post (Site **14**; LB 80302), The Avenue gatepiers (Site **23**; LB 80383) and The Avenue cottage (Site **24**; LB 80384). There are a number of other Listed Buildings within Fenny Bentley but these will not be impacted on by the proposed development. The visual impact of the proposed development is considered to be *negligible* to *slight* for all of the sites given the surrounding landform and the nature of the field boundaries. The scheduled monument is across both the Tissington Trail, which follows the former course of the railway, and the A515 road. The visual impact on the sites and the Conservation Area to the north should be obscured by broadened hedging along the northern perimeter of the proposed development and the proposals include substantial or complete screening of local views into the site from the surrounding settlements.

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

7.1 INTRODUCTION

7.1.1 In terms of the requirement for further archaeological investigation and mitigation, it is necessary to consider only those sites that will be affected by the proposed development. Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in situ*, whilst those of lesser significance may undergo preservation by record, where high, local or regional significance can be demonstrated.

7.2 RECOMMENDATIONS

7.2.1 There are five sites that may be impacted by the proposed development. With the possible exception of Highfield Farm and barn, it is unlikely, based on present information, that preservation *in situ* will be required. Such sites are usually preserved by record. However, it is recommended that the survival and extent of archaeological remains within the proposed development area is assessed by means of building survey, topographic survey and geophysical survey possibly leading to a programme of trial trenching if anomalies are encountered. This work should be carried out in consultation with the Derbyshire Historic Environment Service (DHES), and the PDNPA archaeologist.

7.2.2 Depending upon the results of any survey, further recommendations for mitigation may be forthcoming. Any further mitigation would be agreed in consultation with DHES and the PDNPA Archaeologist. These recommendations are based on the current understanding of the proposed development from a plan provided by the client. Should the plans for the proposed development change, advice should be sought from DHES and the PDNPA as to any required mitigation.

7.2.3 The proposed development will have no significant adverse impacts upon the setting, appearance or character of any designated sites in the wider area.

SITE	Recommendations
Site 25 Highfield Farm	Building Survey
Site 22 Ridge and Furrow	Geophysical survey possibly leading to trial trenching of any anomalies and Topographic Survey of ridge and furrow
Site 37 Depression and mound	Topographic Survey

Table 7: Recommended initial programme of archaeological mitigation

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9. ILLUSTRATIONS

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Figure 3: Estate Plan of Fenny Bentley, undated

Figure 4: Tithe map of Fenny Bentley, 1841

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Figure 6: Ordnance Survey, 25" to 1 mile, 1900

Figure 7: Ordnance Survey, 25" to 1 mile Land Valuation map, 1900

Figure 8: Ordnance survey, 25" to 1 mile, 1922

Figure 9: Ordnance Survey, 6" to 1 mile, 1955

Figure 10: Ordnance Survey, 1: 10000, 1978

Figure 11: Map based on Ordnance Survey material with permission of Ordnance Survey, 1: 7500, 2005

9.2 PLATES

Plate 1: Map showing details from South Peak Archaeological Trust Survey, 1988

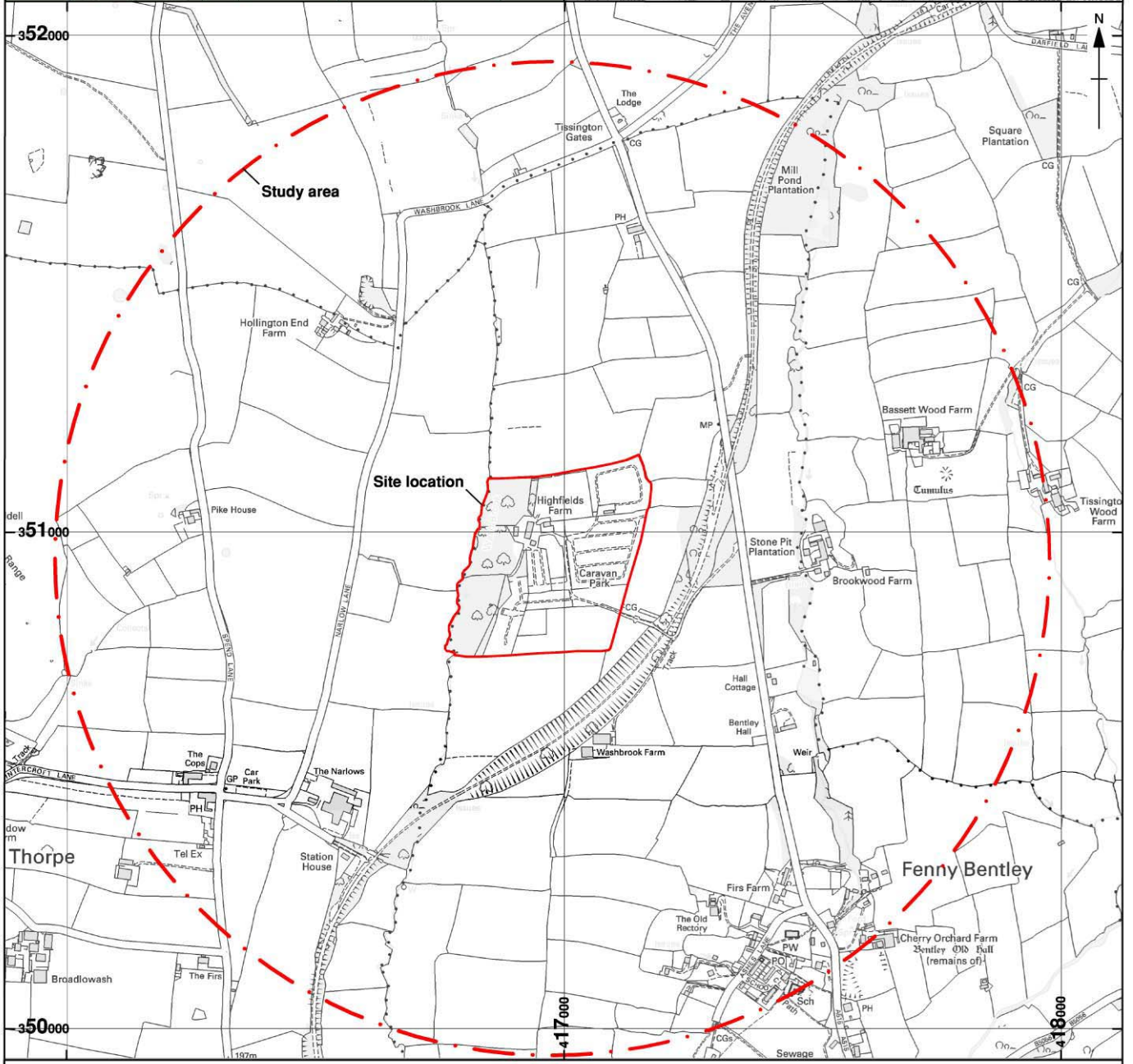
Plate 2: Historic Landscape Character Assessment Plan reproduced with permission of Peak District National Park Authority. Green denotes area of ancient fossilised strip enclosure

Plate 3: Aerial image showing Highfield Farm and caravan park in the north-west of the photograph (PDNPA 72/307/422), 1972

Plate 4: Brookwood Farm plan of ridge and furrow in fields to the north of Highfield Farm, 2003.

Plate 5: Highfield Farmhouse

Plate 6: Highfield Farm, outbuildings including barn



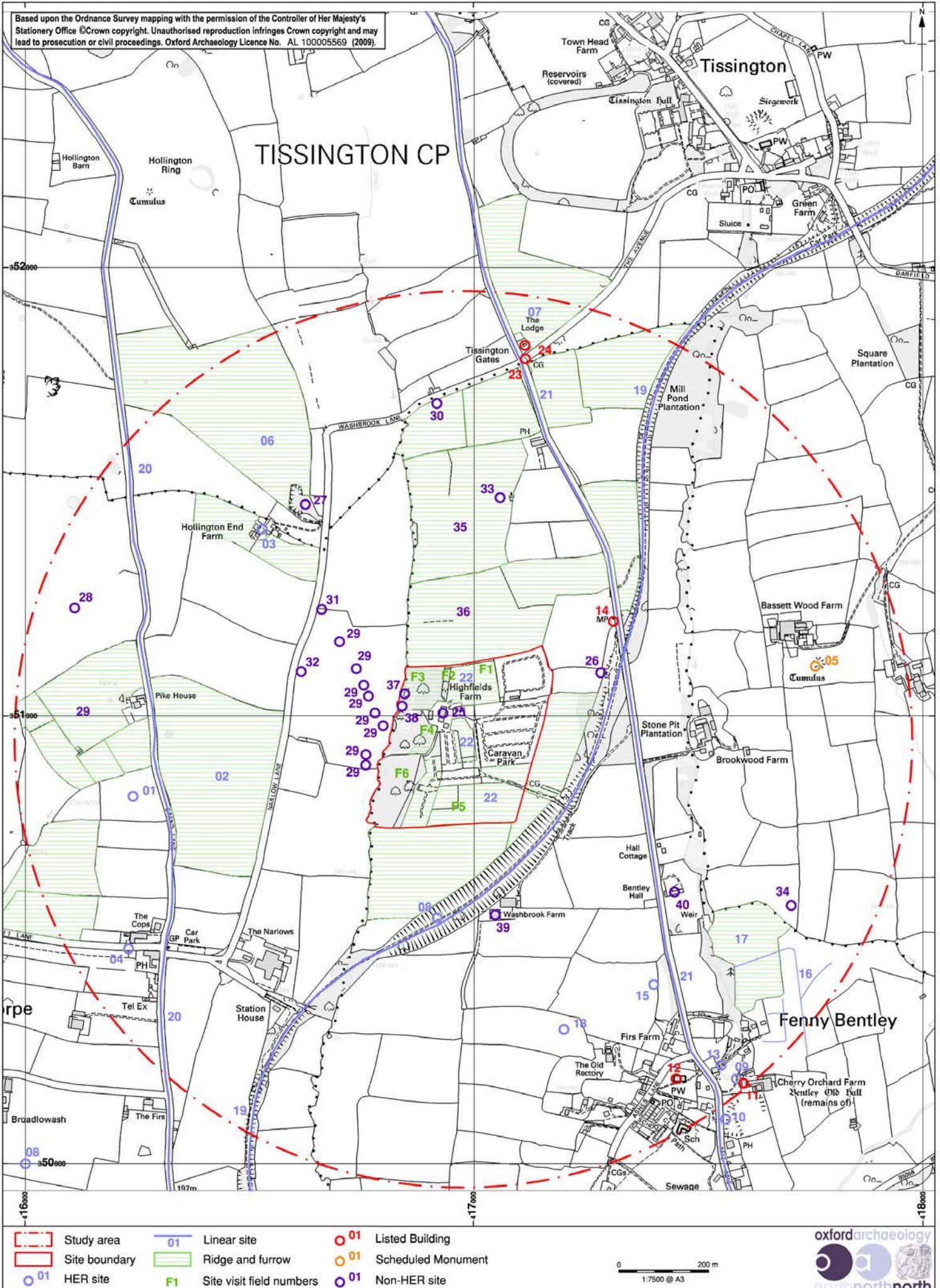
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Figure 1: Site location

EM*L10115*AMS*28-10-08

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- | | | |
|---------------|--------------------------|--------------------|
| Study area | Linear site | Listed Building |
| Site boundary | Ridge and furrow | Scheduled Monument |
| HER site | Site visit field numbers | Non-HER site |

Figure 2: Gazetteer of sites

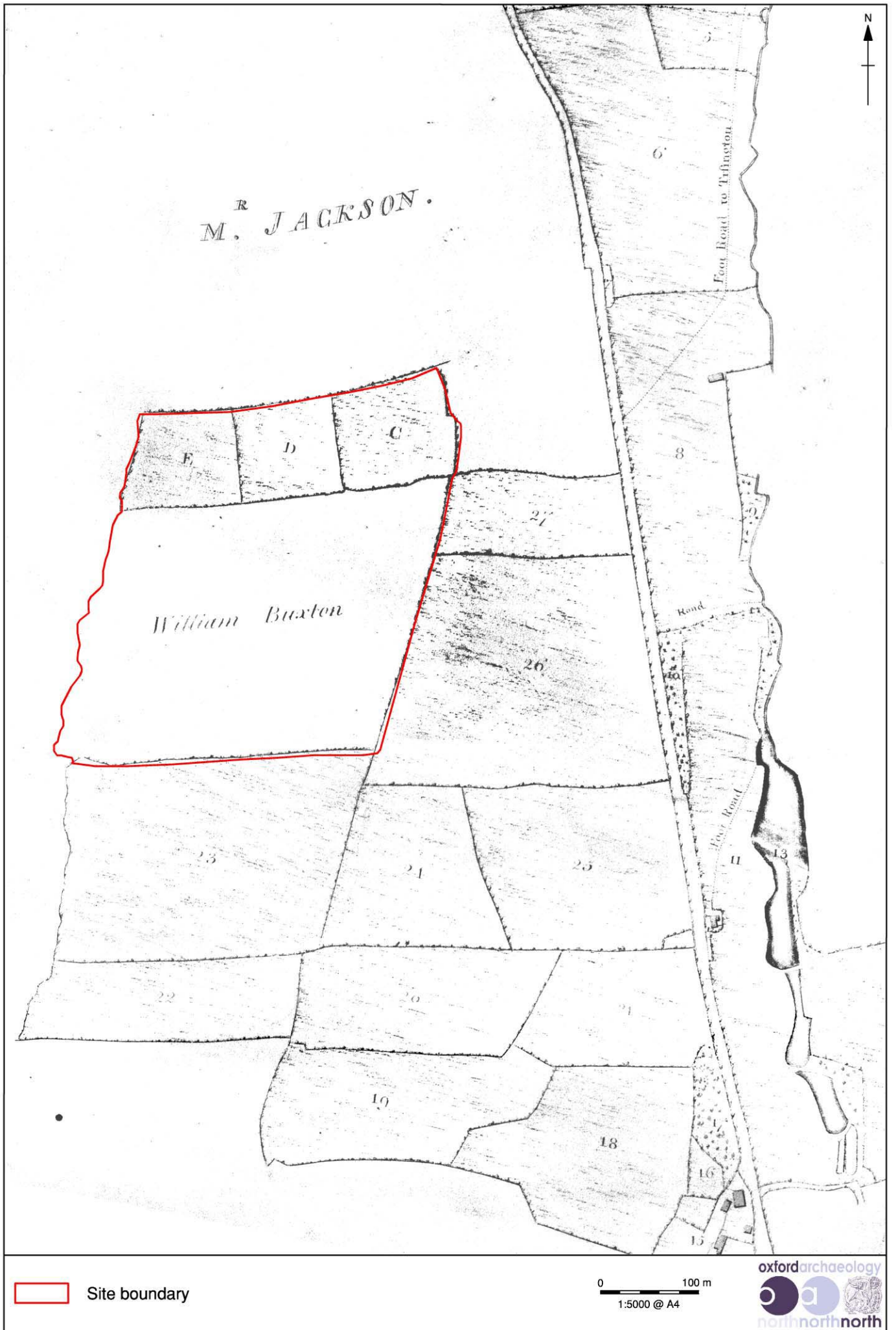


Figure 3: Estate map of Fenny Bentley (date unknown)



Site boundary

0 100 m
1:5000 @ A4

oxfordarchaeology
northnorthnorth

EM*L10115*AMS*11-03-09

Figure 4: Tithe map, 1841

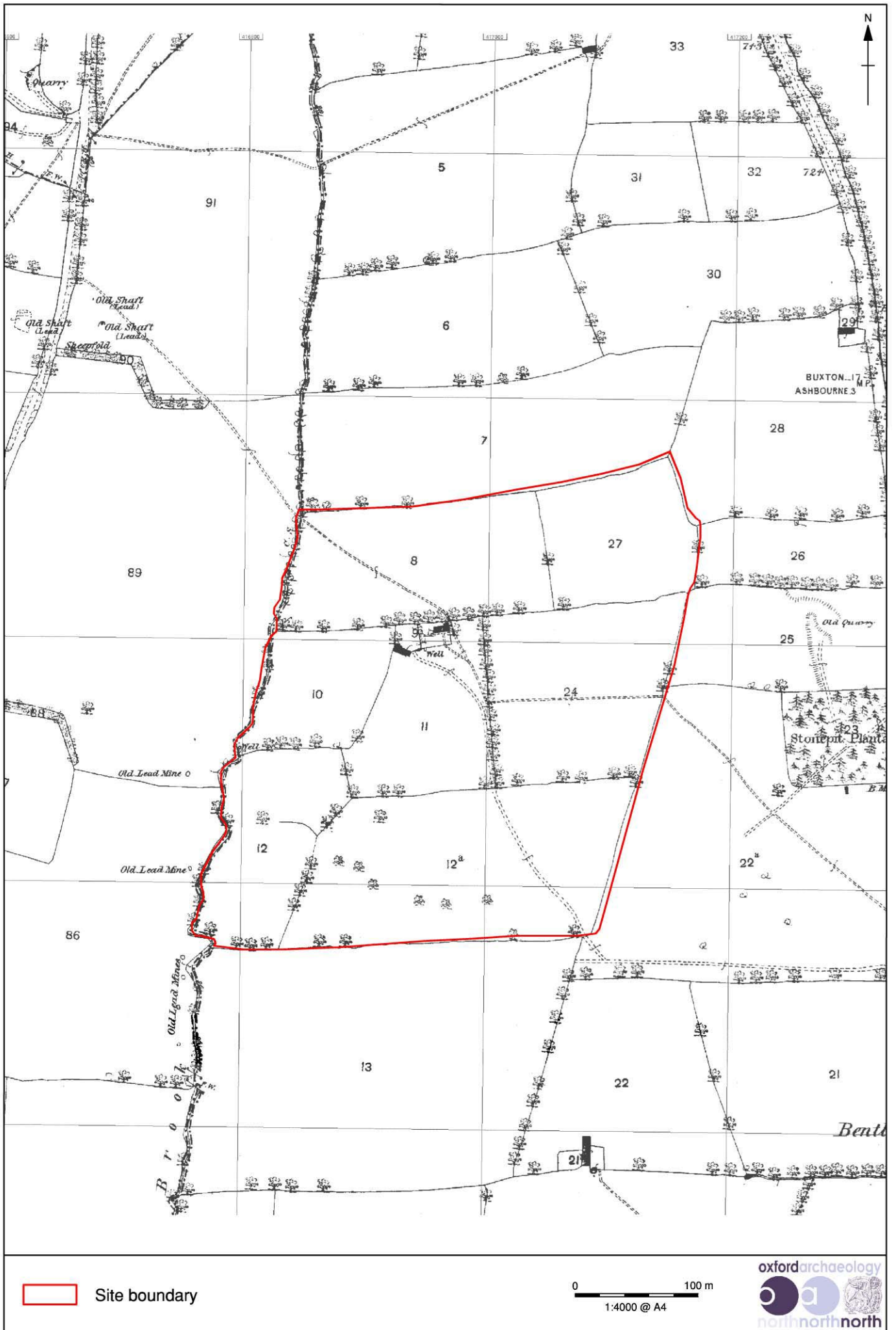


Figure 5: First Edition Ordnance Survey map, 25" to 1 mile, 1887

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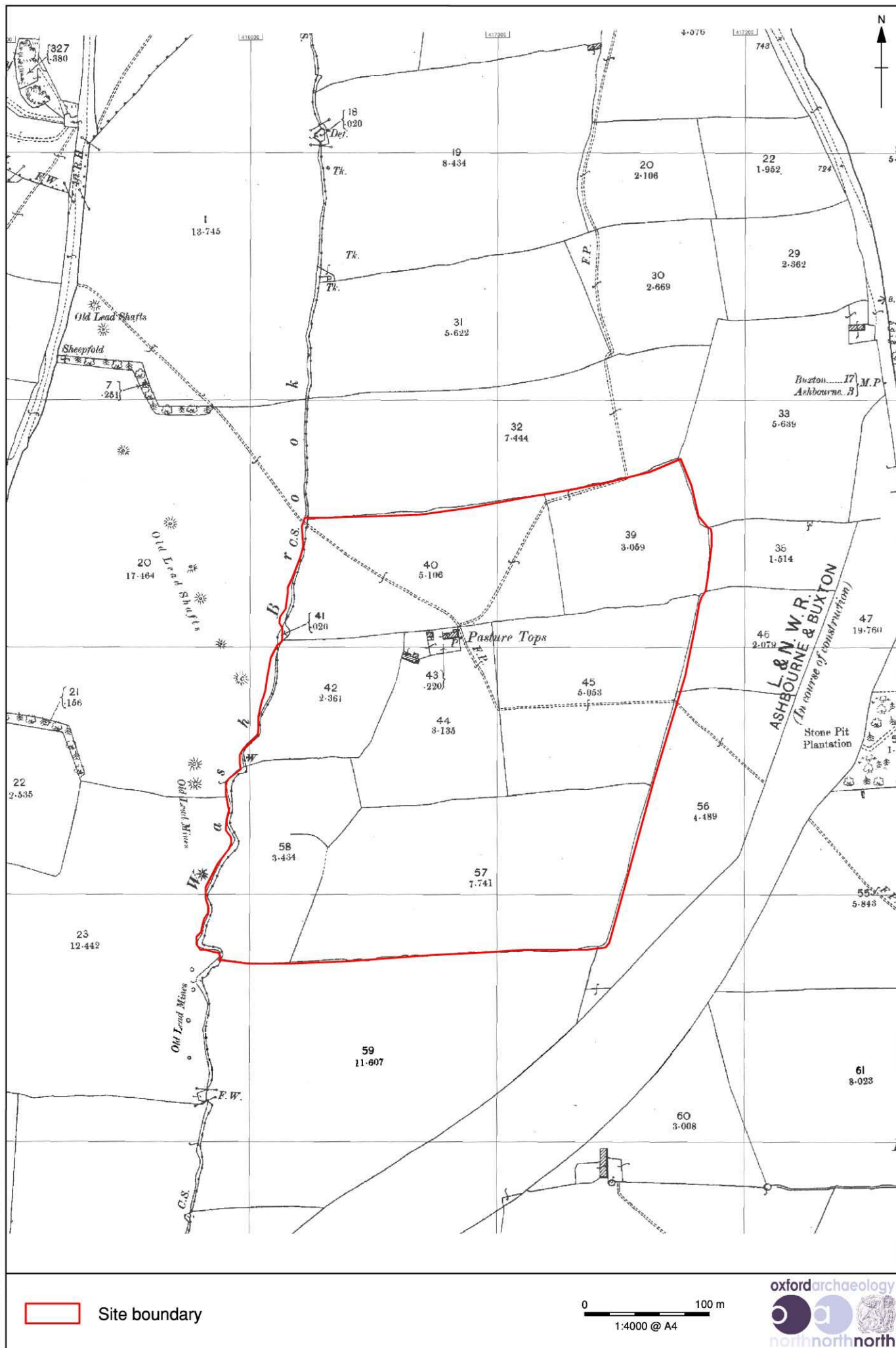
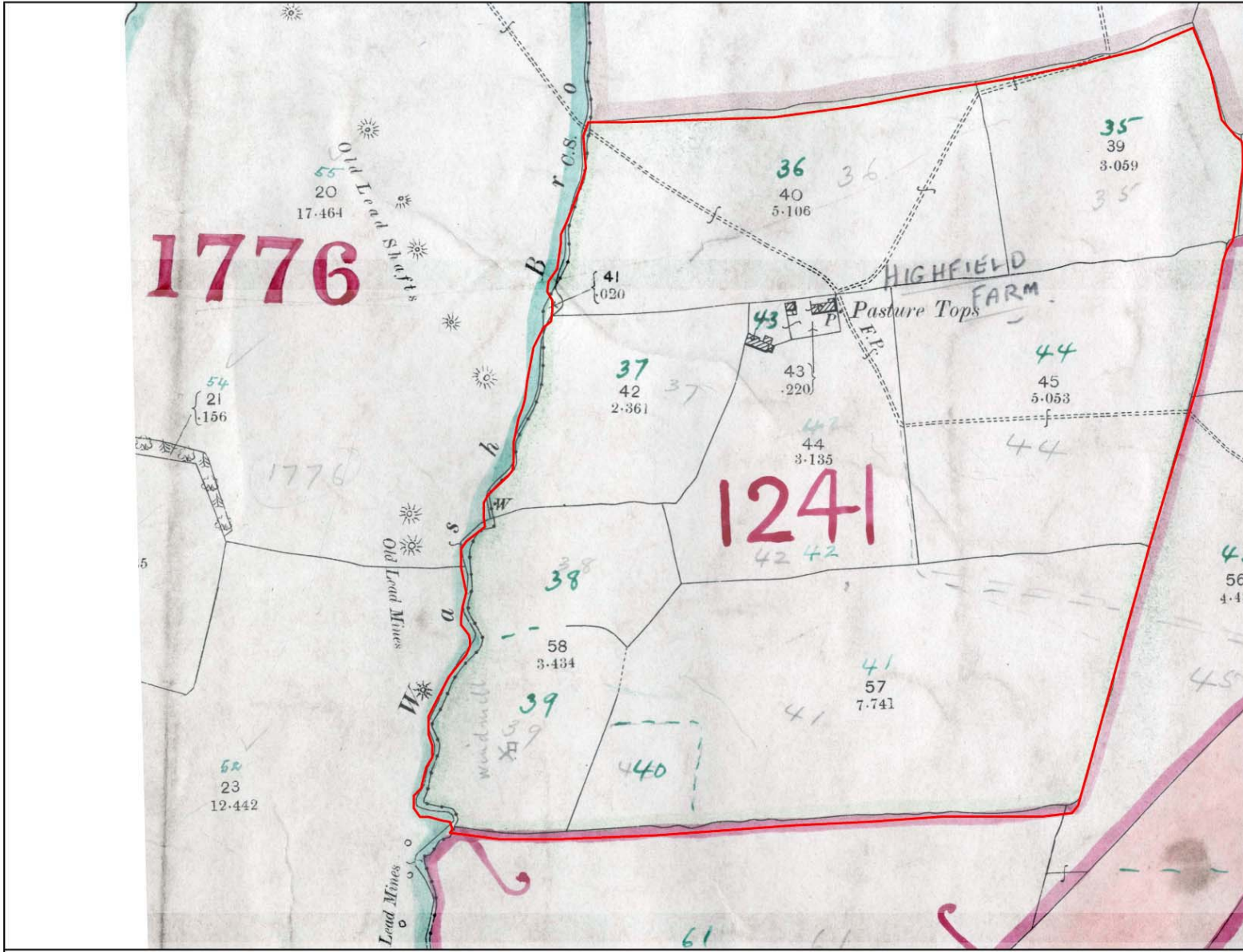


Figure 6: Second Edition Ordnance Survey map, 25" to 1 mile, 1900



 Site boundary

Figure 7: Land valuation of 1910, based on Ordnance Survey, 25" to 1 mile, 1900

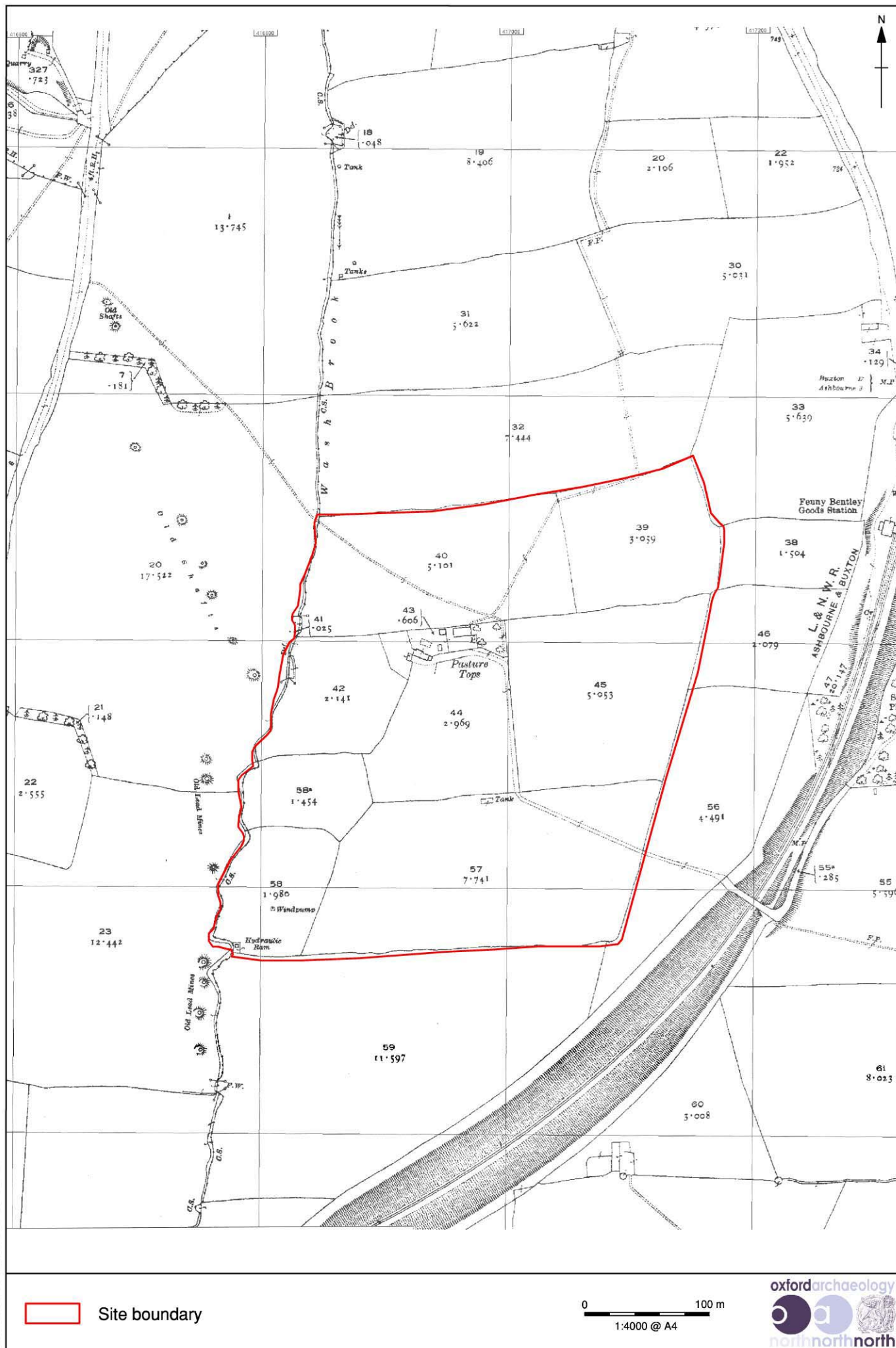


Figure 8: Ordnance Survey map, 25" to 1 mile, 1922

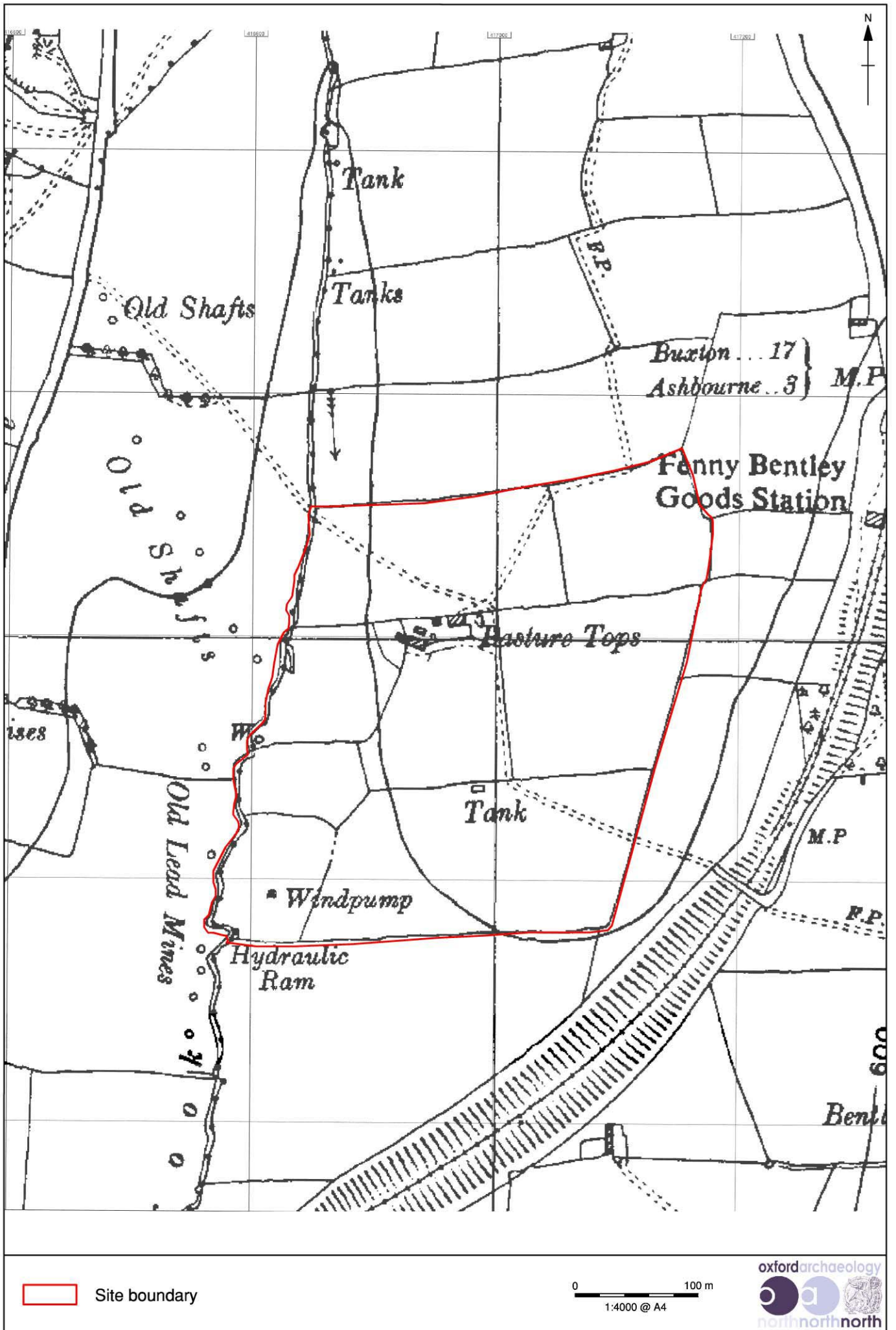


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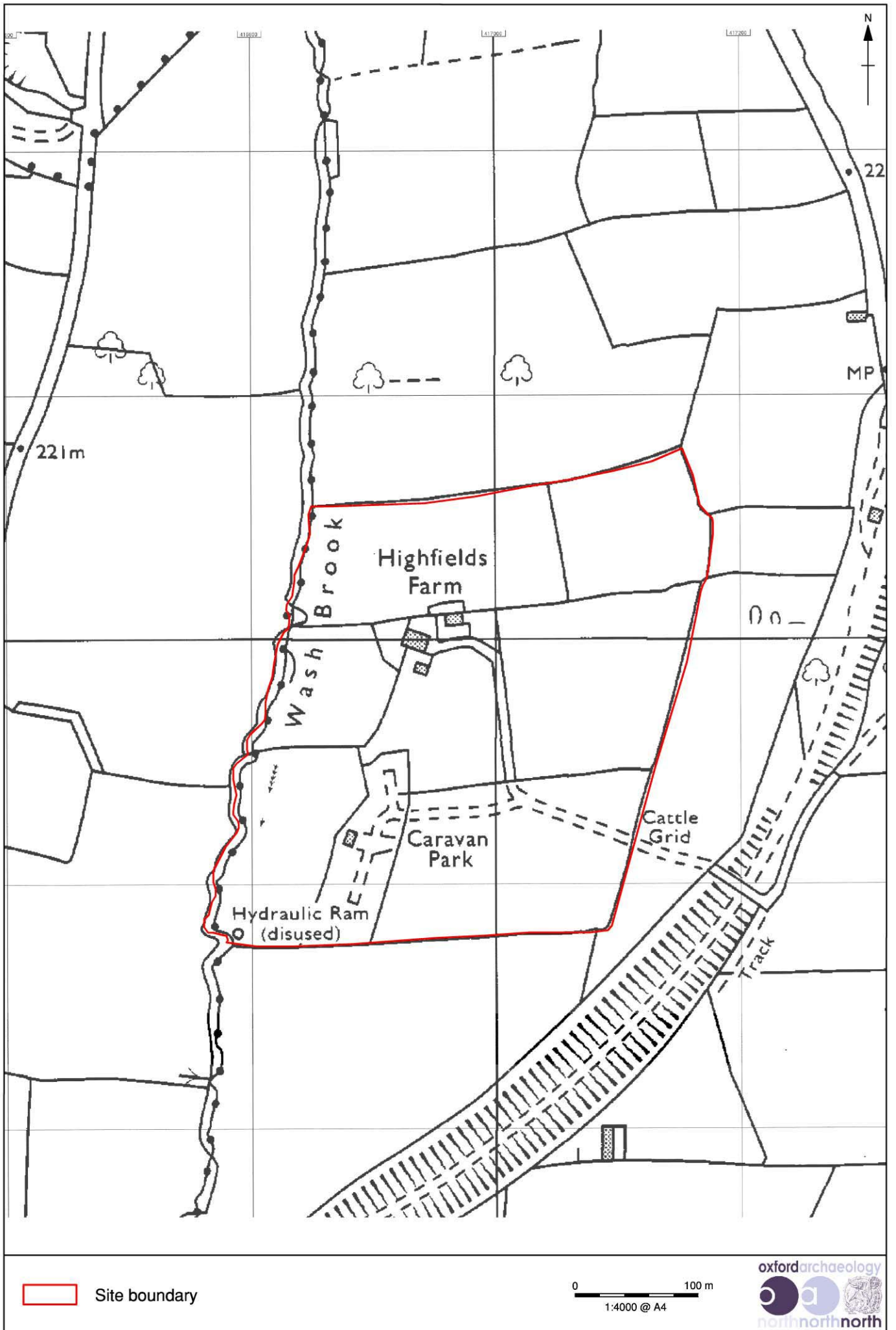
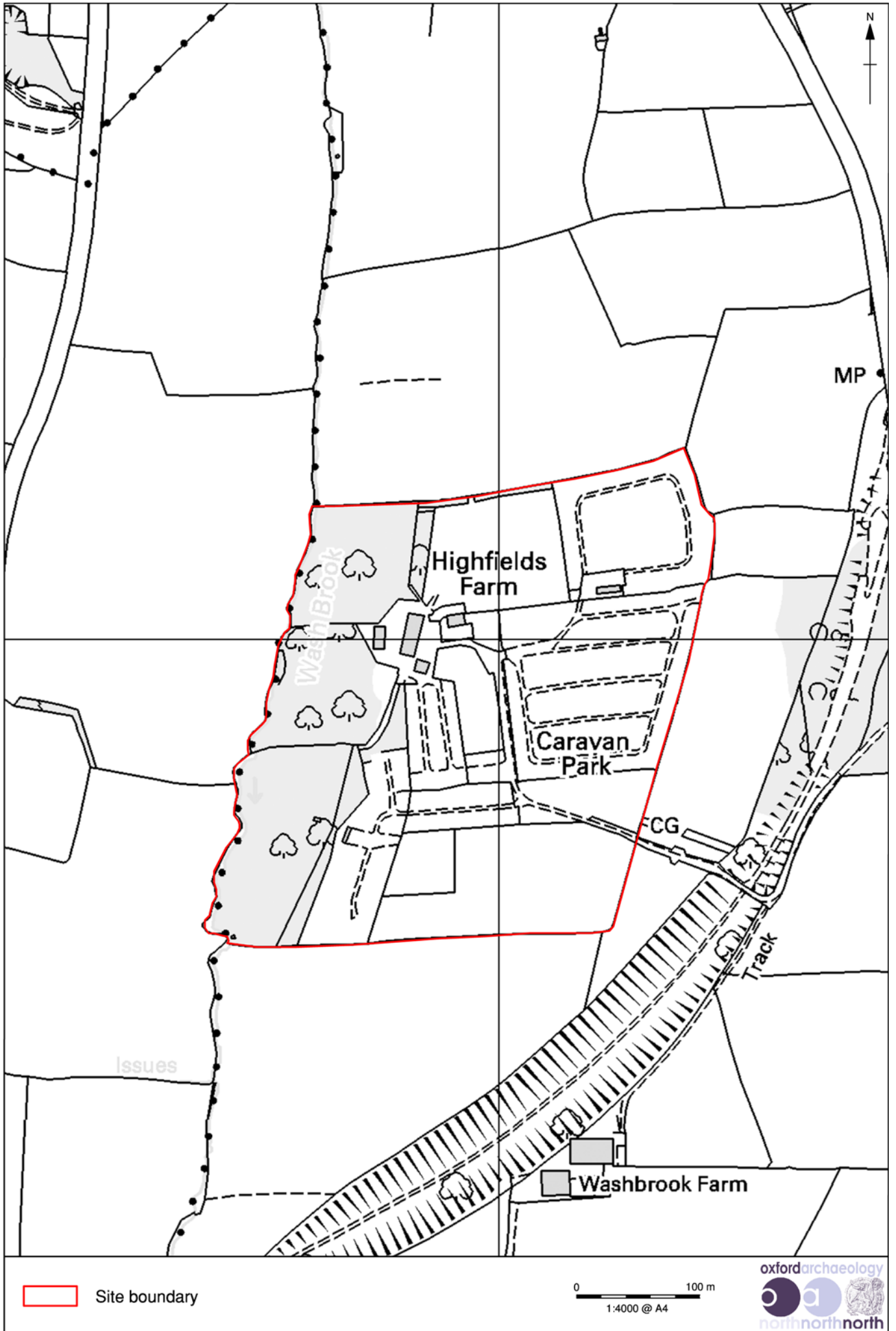


Figure 10: Ordnance Survey, 1:10,000, 1978



EM*L10115*AMS/EM*30-03-09

Figure 11: Map based on Ordnance Survey, 1:7,500, 2005



Plate 1: Map showing details from South Peak Archaeological Trust survey, 1988



Plate 2: Historic Landscape Assessment data, Peak District National Park Authority.
Green denotes area of ancient fossilised strip enclosure



Plate 3: Aerial image showing Highfield Farm and caravan park in the north-west of the photograph (PDNPA 72/307/422), 1972

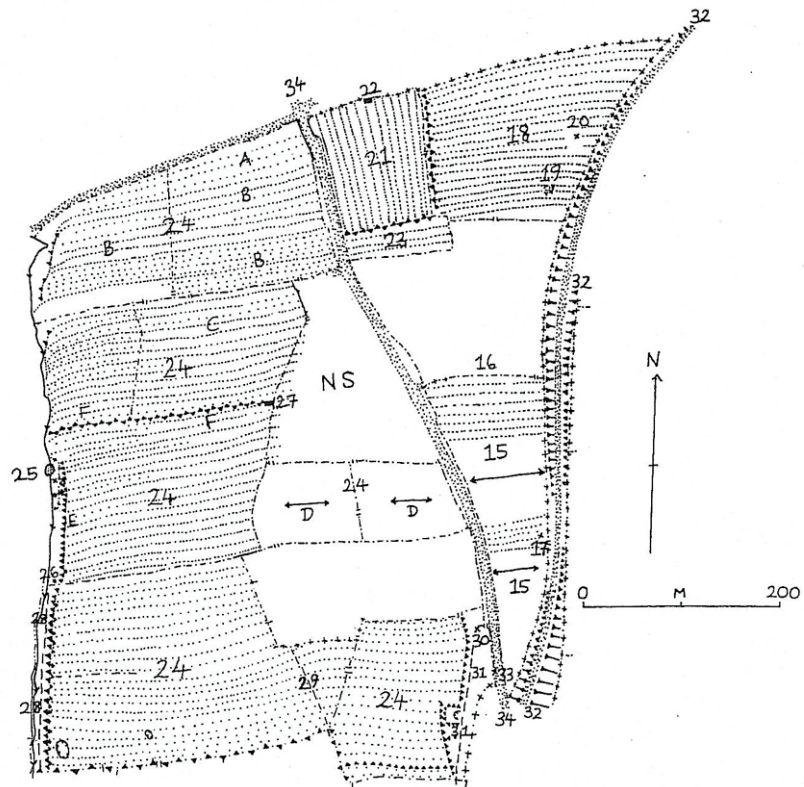


Plate 4: Brookwood Farm plan of ridge and furrow in fields to the north of Highfield Farm, 2003.



Plate 5: Highfield Farmhouse



Plate 6: Highfield Farm, outbuildings including barn

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Rural Solutions (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals to undertake a desk-based assessment for a proposed upgrading and refurbishment of a caravan park at Highfield Park, Fenny Bentley, Derbyshire (NGR SK 17105095). The proposed development includes conversion of some of the existing buildings for the purposes of a reception and leisure facility, as well as refurbishment of some existing facilities, provision and siting of portable holiday accommodation units, landscaping, and removal of some existing hedges in the reordering of the site whilst retaining and reinforcing existing perimeter planting. The aim is to integrate the site into the landscape at the same time as providing more up-to-date accommodation. A scoping study was previously undertaken (OA North 2008) to highlight any archaeological constraints to the proposals. Consequently, a more detailed desk-based assessment has been requested by the Peak District National Park Authority's (PDNPA) archaeologist of the impact on any potential below ground remains. This will inform a staged field assessment to investigate the requirements for a mitigation strategy to be imposed as a planning condition.

1.2 PREVIOUS SCOPING STUDY

1.2.1 The scoping study (*ibid*) comprised a search of records held by the Derbyshire Historic Environment Record (HER) in Matlock, the National Monuments Record (NMR), historic Ordnance Survey (OS) mapping available on line, and the archives and library held at OA North. In addition to this, the site visit was carried out, in order to relate the landscape and surroundings to the results of the scoping study. A total of 25 sites of archaeological potential were identified within the wider study area, two of which were within the proposed development area (ridge and furrow of possible medieval origin, Site **22**; and Highfield Farm, Site **25**). Five of the sites were Listed Buildings, and one (Bassett Wood Bowl Barrow, Site **05**, SM 13320) was a Scheduled Monument. Two sites (Sites **22** and **25**) were identified through the consultation of historic and current maps, aerial photographs and the visit to the site.

1.2.2 The investigation showed there to be the potential for Bronze Age archaeology in the area, due to the number of barrows in the vicinity. The ridge and furrow identified within the study area, including Site **22**, demonstrates the agricultural use of the land during the medieval and post-medieval periods. The area was also shown to contain a number of lead mining shafts on some of the historic OS mapping.

1.3 OXFORD ARCHAEOLOGY

1.3.1 Oxford Archaeology has a long and varied experience of Heritage Management Services (HMS), including desk-based assessment, Conservation Management Plans (CMP), Environmental Impact Assessments (EIA) and preparation of text for Environmental Statements (ES), covering projects of varying size and nature to numerous client specifications; including proposed by-pass routes such as the Highways Agency's A595 Parton-Lillyhall Road Improvement Scheme and the A30 Bodmin-Indian Queens Road Improvement; airports such as BAA at Gatwick, Edinburgh, Heathrow and Stansted; the Channel Tunnel Rail link in Kent originally by British Rail and replaced by RLE/London and Continental Railways; quarries such as the Billown Lime Quarries and Poortown Quarry, Isle of Man; and areas for regeneration such as the former Liverpool Garden Festival Site. Archaeological surveys and archaeological studies of parklands include those at Lyme Park, Cheshire, Lowther Park, Cumbria, Lathom Park and Rufford Park, both Lancashire. A number of OA's EA projects such as the Channel Tunnel Rail Link, A27 Worthing to Lancing Improvements and Birmingham Northern Relief Road have also involved assessment through documentary research and site inspections of impacts on landscapes.

1.3.2 With three main regional offices in the UK (Oxford, Lancaster and Cambridge), OA is now the leading archaeological and heritage practice in the country, employing in excess of 350 professionals, significantly adding to OA's expertise, capability and capacity. OA can provide a comprehensive professional archaeological service to anyone requiring assistance and advice in the study of the past and heritage resource management in both Britain and overseas. OA takes the time to understand the requirements of clients, ensuring that services are tailored precisely to the project – speed and efficiency are often critical to the needs of small and large development and infrastructure projects alike. OA is an **Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2. OBJECTIVES

2.1 The following programme has been designed to provide an accurate archaeological assessment of the site within its broader context, and will build on the information previously provided in the scoping study (OA North 2008). The nature of the known archaeological resource will be identified in the investigation. This will subsequently provide the information to allow any necessary evaluation or mitigation strategy to be formulated at a later stage. The assessment aims to evaluate this known archaeological resource and any potential for further archaeological deposits that may be impacted by the proposed development. The required stages to achieve these ends are as follows:

2.2 **Desk-based assessment:** to provide a desk-based assessment of the site, in accordance with PPG16 (DoE 1990). This aims to identify the archaeological potential (in accordance with the IfA standards (1999)).

2.3 **Report:** the assessment be completed within approximately four weeks from commencement.

3. METHOD STATEMENT

3.1 DESK-BASED ASSESSMENT

3.1.1 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further intrusive investigation in the form of trenching. It is not intended to reduce the requirement for evaluation, excavation or preservation of known or presumed archaeological deposits, but it will provide an appraisal of archaeological constraints and a guide to any requirement for further archaeological work. A gazetteer of all relevant archaeological and historical sites will be compiled together with an accompanying plan. It is assumed that a digital plan of the site and proposed development will be supplied by the client.

3.1.2 The following will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project. The archaeological potential of the proposed development areas will be assessed in accordance to the impact of the development and the sensitivity of the sites identified. This will allow the significance of the proposed development on the identified sites to be rated (DETR 2001).

3.1.3 **Documentary and Cartographic Material:** this work will include consultation of the Derbyshire Historic Environment Record (HER) for any updates since the research for the scoping study (OA North 2008), as well as the County Records Office, both in Matlock, together with any other relevant additional material at the Lancaster University Library, OA North research archive, local studies libraries, museums or other such archives.

3.1.4 A review of all known and available resources of information relating to the proposed development site and a surrounding area of 0.5km will be undertaken. The aim of this is to give consideration not only to the proposed development sites, but also its setting in terms of historical and archaeological contexts. These include;

- published and unpublished documentary sources

- data held in local and national archaeological databases
 - printed and manuscript maps
 - place and field-name evidence
 - evidence for township, ecclesiastical and other ancient boundaries
 - aerial and other photographic/illustrative evidence
- 3.1.5 **Derbyshire HER:** the HER is a database of known archaeological sites within the County. It also holds an extensive library of published materials for consultation.
- 3.1.6 **County Record Office, Matlock:** the office holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.
- 3.1.7 **Map regression analysis:** a cartographic analysis will be undertaken to:
- to aid investigation of the post-medieval occupation and land-use of the area and its development through to its modern-day or most recent use. This provides one method of highlighting areas of potential archaeological interest,
 - locate areas where any recent developments on site, of which there is no longer any evidence, may have impeded or disturbed below-ground archaeological remains.
- 3.1.8 Particular emphasis will be on the early cartographic evidence and will include estate maps, tithe maps, and Ordnance Survey maps through to present mapping where possible.
- 3.1.9 **Physical Environment:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken. It will be based on published geological mapping and any local geological surveys in the possession of the County Council or the client.
- 3.1.10 Assessment of any available geotechnical information from boreholes or test-pitting from the client will provide a context for the archaeological features and provide information on the level of the archaeological horizon and level of below-ground archaeology. It also serves to provide predictive data and assess areas of previous impacts or contamination issues.
- 3.1.11 **Impact Assessment:** unless otherwise advised by the client, the impact assessment will be prepared using the criteria set out in DETR (2001). This is an effective methodology used to describe the character and heritage of the archaeological and historical site, and it also considers Statutory Designations.
- 3.1.12 **Further Site Investigation:** as an outcome of the impact assessment, it may be deemed necessary to carry out supplementary archaeological fieldwork to further inform the process of assessment, including evaluation trenching, geophysical survey etc. OA North could undertake this work in consultation with the PDNPA's archaeologist and the client. However, due to the fact that the scope of work cannot be defined at present, additional site investigation has not been included in these proposals or in the costings. A separate proposal will be provided upon request, which will need to be formally approved by the PDNPA's archaeologist.
- 3.2 REPORT**
- 3.2.1 Two hard copies of the report will be submitted to the client (bound and unbound), together with a pdf version on CD. The report will include;
- a site location plan related to the national grid,

- a front cover to include the NGR,
 - a concise, non-technical summary of the results,
 - the circumstances of the project and the dates on which the fieldwork was undertaken,
 - description of the methodology, including the sources consulted,
 - a summary of the historical background of the study area,
 - an interpretation of the results and their significance,
 - a gazetteer of sites of all known or presumed archaeological or historical sites and features. These will be identified from research within the study area. The gazetteer will include a written detailed entry of site: site name and type, NGR, HER number and statutory designation where applicable, period and sources, together with method of site identification and current visible condition,
 - appropriate plans showing the location and position of sites located,
 - a paper sequence of all known available historic and recent maps,
 - a statement, where appropriate, of the archaeological implications and assessment of impact of the proposed development,
 - monochrome and colour photographs as appropriate,
 - a copy of this project design, and indications of any agreed departure from that design,
 - the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted .
- 3.2.2 The relevant number of copies of the report will be forwarded to the PDNPA's archaeologist for reference. Copies will also be sent to the HER for archive and reference purposes within 6 months of the completion of the archaeological work.

4. OTHER MATTERS

4.1 TIMETABLE

4.1.1 **Desk-based Assessment:** this element is expected to take 6 days to complete.

4.1.2 **Quality Assurance:** all written work is required to undergo a QA check by the project manager and operations manager prior to submission. The check, and subsequent editing and finalisation, is expected to take approximately two weeks.

4.1.3 **Final Report:** the report will be issued approximately four weeks from commencement of the work.

4.2 STAFFING

4.2.1 The project will be under the direct management of **Emily Mercer BA (Hons) MSc AIFA** (OA North Senior Project Manager) to whom all correspondence should be addressed.

4.2.2 The archaeological assessment and research will be undertaken by **Vicki Bullock BA (Hons)** (OA North HMS Project Supervisor). Vicki has worked as a key player within the Heritage Management Services at OA North since January 2008 and is fully conversive with the requirements of desk-based assessments.

4.3 INSURANCE

- 4.3.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

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