



HIGHFIELD PARK, FENNY BENTLEY, DERBYSHIRE

Archaeological Scoping Study



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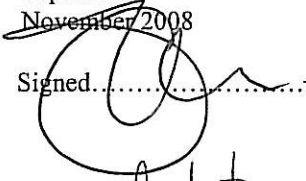
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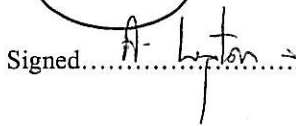
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SUMMARY

Rural Solutions requested that Oxford Archaeology North (OA North) undertake a scoping study for a proposed upgrading and refurbishment of a caravan park at Highfield Park, Fenny Bentley, Derbyshire (NGR SK 1710 5095). The proposed development includes demolishing some existing buildings and conversion of some of the others 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.

The objective of the scoping study was to identify the nature of the known and potential archaeological resource. The study provides a baseline analysis, preliminary impact prediction and recommended methodology for further work. The work was undertaken in October 2008.

The scoping study 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.

Twenty-five sites have been identified within the study area, two of which are within the proposed development area (ridge and furrow of possible medieval origin, Site **22**, and Highfield Farm, Site **25**), and therefore may be impacted by the proposed development. Sites **01-21** and **23-4** were identified from the HER and NMR, of which, five were Listed Buildings (Site **11**, LB no. 80304; Site **12**, LB no.80305; Site **14**, LB no. 80302; Site **23** LB no.80383; and Site **24**, LB no.80384), and one (Bassett Wood Bowl Barrow, Site **05**, SM 13320) was a Scheduled Monument. Sites **22** and **25** were identified through the consultation of historic and current maps, aerial photographs and the visit to the site.

The scoping study has also shown that there is potential for Bronze Age archaeology in the area, as a number of barrows are located within the study area and wider vicinity. The ridge and furrow identified within the study area, including Site **22** located in the proposed development area, testifies to the agricultural use of the land during the medieval and post-medieval periods. The area has also been subject to lead mining and a series of shafts were shown on some of the historic OS mapping.

A desk-based assessment of the proposed development area, including consultation with the Peak District National Park Authority Archaeologist is recommended to establish the need for and inform any mitigation strategy, which could be suitably conditioned as part of any granting of planning permission. In addition, the plans of the proposed development indicate that the farmhouse and a barn at Highfield Farm are to be demolished, and associated outbuildings are to be extended and altered (Site **25**). A building survey is recommended in order to characterise these buildings and make a permanent record of them before they are demolished or altered.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Ian Butter of Rural Solutions for commissioning the study. Thanks are also due to Gill Stroud at Derbyshire Historic Environment Record (DHER) for her assistance with this project.

The scoping study was undertaken by Kathryn Blythe and the site visit was undertaken by Will Gardner, 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 requested that Oxford Archaeology North (OA North) undertake a scoping study for a proposed upgrading and refurbishment of a caravan park at Highfield Park, Fenny Bentley, Derbyshire (NGR SK 1710 5095). The proposed development includes demolishing some existing buildings and conversion and refurbishment of some of the others for the purposes of a reception and leisure facility. Provision and siting of portable holiday accommodation units is also included in the proposals, as well as 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. The study provides a baseline analysis, preliminary impact prediction and detailed methodology for further work. The work was undertaken in October 2008.
- 1.1.2 The scoping study comprised a search of records held by the Derbyshire Historic Environment Record (HER) maintained by Derbyshire County Council, and the archives and library held at OA North, as well as internet searches. In addition to this, a visual inspection was carried out on the site of the proposed development, in order to relate the landscape and surroundings to the results of the scoping study. This report sets out the results of the scoping study in the form of a short document, outlining the baseline condition, followed by the proposed methodology for further assessment.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development area is located at Highfield Park at the southern extent of the Peak District National Park, to the north of the village of Fenny Bentley (NGR SK 1710 5095). Highfield Park is located off the west side of the A515, between Ashbourne, located three miles to the south, and Buxton, located 18 miles to the north (Fig 1). This area is defined as 'Derbyshire Peak Fringe' by the Peak District National Park Authority landscape character assessment (PDNPA 2008). 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 (OS 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 at the request of the client. This was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute for Archaeologists, and generally accepted best practice.

2.2 LEGISLATIVE FRAMEWORK

2.2.1 For archaeologically and historically significant sites, planning policy at a national level is provided by the DoE Planning Policy Guidance Notes (PPGs), the principal national policy guidance here being *PPG 15: Planning and the Historic Environment (1994)* and *PPG 16: Planning and Archaeology (1990)*. Local planning policy is provided by The Derbyshire County Structure Plan, the Peak District National Plan and the Local Development Framework.

2.3 SCOPING METHODOLOGY

2.3.1 For the purposes of the scoping study it is necessary to understand the baseline conditions, from which an impact prediction can be ascertained and consequently establish the requirement for any further work. The work comprised a desk-based assessment of the baseline conditions for the site and its immediate environs. The methodologies employed for determining the importance of receptors and the scale of impact are based on the generally accepted methodologies adapted from those set out in *Guidance on the Methodology for Multi-Modal Studies*, DETR (2001) as they prove to be most effective, although compiled for transport developments. Tables 1 and 2 below outline the criteria used for cultural heritage and archaeology issues.

Importance	Examples of receptor
National	Statutory Designated Sites: Scheduled Monuments (SMs), Listed Buildings, Registered Parks and Gardens and Conservation Areas
Regional or County	Sites recorded on the Historic Environment Record
Local or Borough	Sites not included on the Historic Environment Record, and with no Statutory Designation but with a local interest; Sites with a local value or interest for education or cultural appreciation; Sites that are so badly damaged that too little remains to justify inclusion into a higher grade

Table 1: Criteria used to determine Importance of Receptors

Scale of Impact	Description
Substantial	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 historical context and setting, or causing statutory objectives to be exceeded
Moderate	Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its 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 historical setting
Negligible	Negligible change or no material change to the site or feature. No real change in our ability to understand and appreciate the resource and its historical context and setting

Table 2: Criteria used to determine Scale of Impact

- 2.3.2 The aim of the study was not only to give consideration to the potential for archaeological remains on the development site, but also to put the site into its archaeological and historical context. All statutory and non-statutory sites within a 500m radius of the development site were identified (*Table 4*) and plotted on Figure 2. The principal sources of information consulted were the Derbyshire HER, and historical and modern maps of the study area.
- 2.3.3 **Derbyshire Historic Environment Record (DHER):** the HER office maintained by Derbyshire County Council in Matlock, holds records of archaeological sites within the county. A record, including grid reference and description, was obtained for the various sites within the defined area.
- 2.3.4 **National Monuments Record (NMR):** the National Monuments Record maintained by English Heritage holds records for the entire country including Listed Buildings, Scheduled Monuments and records of archaeological events. Records, including a grid reference and description, were obtained for the various sites within the defined area.
- 2.3.5 **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.
- 2.3.6 **Visual Inspection:** a visual inspection of the proposed development site was undertaken on 22nd October 2008 to relate the existing topography and land use with the DHER sites. The visit also allowed 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 AND ARCHAEOLOGICAL BACKGROUND

3.1 INTRODUCTION

3.1.1 The following section presents a summary of the historical and archaeological background of the general area in order to place the study area into a wider archaeological context. This is presented by historical period, and has been compiled from the East Midlands Regional Research framework, available on line (<http://www.le.ac.uk/ar/research/projects/eastmidsw/index.html>) and the information given as part of the DHER and NMR sites.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 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 3: Summary of British archaeological periods and date ranges

3.2 BACKGROUND

3.2.1 **Prehistoric Period:** the Palaeolithic and Mesolithic periods are not well represented in southern Derbyshire. The majority of known sites come 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. 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).

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 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). 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 (SM 13320) approximately 570m to the east-north-east at around 215m aOD (Site **05**). The 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. The Bassett Wood Barrow was also excavated in 1845, and an urned-cremation was found within a pit. The proposed development area lies almost in the centre of these two site, which indicates that there is potential for further Bronze Age sites to be located in the vicinity.

- 3.2.3 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**).
- 3.2.4 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, to the north-east of the study area (*ibid*), but there are no known Iron Age sites within the study area.
- 3.2.5 **Roman 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. A Scheduled Roman settlement and field system is located at Roystone Grange, approximately 6km to the north-east of the study area (SMs 29829 and 29831).
- 3.2.6 Lead was mined from the Derbyshire area by the Romans and used across the country for use in pewter and for pipes. 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*).
- 3.2.7 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.

- 3.2.8 **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).
- 3.2.9 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.
- 3.2.10 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).
- 3.2.11 **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). 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).
- 3.2.12 Also associated with the Tissington Hall estate, at the northern extent of the study area (Site **07**) is an area of medieval ridge and furrow, together with a further are of 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. 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).
- 3.2.13 In 1643 Tissington Hall 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.

- 3.2.14 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. 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).
- 3.2.15 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).
- 3.2.16 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'. The London and North Western Railway branch line between Ashbourne and Buxton was built in 1899 (Site 19). 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.

3.3 CARTOGRAPHIC EVIDENCE

- 3.3.1 **Introduction:** cartographic sources available at <http://www.old-maps.co.uk> and <http://www.derbyshiremapping.org.uk> were examined.
- 3.3.2 **Ordnance Survey, 6" to 1 mile, 1884:** the field boundaries within, and bounding the proposed development area on this map are all shown on the current OS mapping. Two buildings (Site 25) are shown approximately in the centre of the proposed development area. A well is also marked in this area and a second well is shown to the south-west of the buildings.
- 3.3.3 Outside of the proposed development area, 'old lead mines' are marked on the west side of Wash Brook and 'old shafts' are marked to the north of these. An 'old quarry' is marked on the east side of the proposed development area, and to the south-east a wood named 'Stone Pit Plantation' is marked in this area; its name giving further information on the type of the old quarry.
- 3.3.4 **Ordnance Survey, 6" to 1 mile, 1900:** the buildings within the proposed development area (Site 25) are named 'Pasture Tops' on this mapping, and there are now three buildings. Neither of the two wells are marked on this mapping.
- 3.3.5 The old lead shafts are more clearly marked on this mapping and are shown as a series of shafts on a north-west to south-east alignment, which terminate on

the west side of Wash Brook. The old quarry is no longer shown on this mapping. The route of the railway (Site 19) is shown on this mapping, however the railway was clearly not finished at this time, as no details are shown.

- 3.3.6 **Ordnance Survey, 6" to 1 mile, 1924:** further buildings are shown at Pasture Tops (Site 25) on this mapping. A 'tank' is marked to the south of the buildings, a 'windpump' is marked towards the south-western corner of the proposed development area, and a 'hydraulic ram' is marked in the south-western corner on the east side of Wash Brook. The railway (Site 19) was clearly in use by the time of this mapping, it is labelled 'L & NWR' (London and North Western Railway) and 'Ashbourne and Buxton Line'. 'Fenny Bentley Goods Station' is marked to the north-west of the proposed development area.

3.4 AERIAL PHOTOGRAPHS

- 3.4.1 **Recent aerial photograph coverage (<http://earth.google.com>):** recent colour photography of the study area was consulted using google earth. Ridge and furrow, aligned east/west was identified in the south-east field of the proposed development area (Site 22). Ridge and furrow within typical medieval sinuous strip fields can be seen in the surrounding area.

3.5 CONSERVATION AREAS

- 3.5.1 There are two Conservation Areas in the vicinity of the proposed development area, Tissington, approximately 900m to the north-east, and Fenny Bentley approximately 750m to the south-east (<http://www.derbyshiremapping.org.uk>).

3.6 PREVIOUS 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 1993, 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.

3.7 VISUAL INSPECTION

- 3.7.1 During the visual inspection of the site the area was divided into Fields and numbered 1-6 accordingly for the purpose of the assessment (Fig 2). The ground conditions were generally good with the majority of the land being of

short pasture, much of which is in use as temporary, or short-term, pitches for caravans (Plate 1). Fields 2, 3, 4 and 6, on the western side of the proposed development site, all contained woodland, which will remain unaffected by the development. A number of field boundaries, particularly those on the perimeter, appear to relate to the historic act of enclosure (Plate 2) and comprise banks, measuring approximately 1m high and 4m wide, with well established hawthorn hedges, *c* 3m high. However, the proposals indicate that these will also remain unaffected by the development.

- 3.7.2 Ridge and furrow was identified across the site, in Fields 1, 2, 3 and 5, with an area central to the site also (Site **22**; Plates 3-5), thought to be possibly medieval in date. Within the south-eastern field of the proposed development area, Field 5, the well-preserved ridge and furrow had ridges measuring *c* 4m wide, and raised *c* 0.8m high (Plate 3), orientated roughly east to west. It should be noted that, generally, a great deal of the current caravan park overlies ridge and furrow that looks to have been significantly eroded by landscaping and maintenance (Plate 4). Ridge and furrow also extended into the woodland plots at the western side of the caravan park. The abundance of the agricultural earthworks seen within the proposed development site is consistent with the surrounding landscape.
- 3.7.3 The collection of buildings central to the caravan park (Site **25**; Plates 6-9) comprise the original farmhouse and several outbuildings (Plate 6). The date is difficult to ascertain without a detailed assessment but the farm was present on the late nineteenth century OS mapping (1884). The outbuildings include a barn that appears to be contemporary with the farmhouse (Plates 7 and 8), the site reception, shop and swimming pool (Plates 7 and 9). The buildings have undergone some alteration or conversion with some elements being of relatively recent construction.

4. SUMMARY OF BASELINE CONDITIONS

4.1 INTRODUCTION

4.1.1 Twenty-five sites have been identified within the study area, two of which are within the proposed development area (Sites **22** and **25**), and were 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 sites have been listed below in Table 4 for reference.

Site	Ref.	NGR	Period	Site Type
01	HER 13908	SK 1624 5082	Bronze Age	Lid Low Barrow, 32m west of Spend Lane, Thorpe. A Bronze Age barrow disturbed in 1844 and excavated in 1845.
02	HER 13910	SK 1642 5086	Medieval	Large, prominent ridge and furrow, approximately 140m south-east of Pike House, Thorpe.
03	HER 13911	SK 1653 5141	Post-medieval	Hollington End Farm, Thorpe. A seventeenth to nineteenth century farm, which is surrounded by ridge and furrow.
04	HER 13919	SK 1623 5048	Post-medieval	Milestone, 35m west of the Dog and Partridge Public House, Thorpe.
05	HER 14306; SM 13320	SK 1776 5111	Early Bronze Age	Bassett Wood Bowl Barrow, Tissington. Scheduled bowl barrow partially excavated by Bateman in 1845.
06	HER 14318	SK 164 516	Medieval to post-medieval	Lynchets, ridge and furrow, banks, a possible building and a dew pond, located in a field to the north of Hollington End Farm, Tissington.
07	HER 14320	SK 171 520	Medieval	Medieval ridge and furrow on the Tissington Hall estate.
08	HER 5602	SK 16 50	Late Bronze Age	Late Bronze Age spear-head and two bronze pins found during construction of the Ashbourne to Buxton railway line at Fenny Bentley. Exact findspot unknown.
09	HER 5603	SK 176 501	Roman to early medieval	'Ancient coins', found near Cherry Orchard Farm, Fenny Bentley. Coins recorded as having been found in the north-west corner of the orchard attached to the farm from c 1800 until the early nineteenth century; this area is now built over.
10	HER 5604	SK 1756	Medieval	Probable site of the medieval manor house of the Beresford family. Traces of the moat

		5010		survive.
11	HER 5605/ NMR SK 15 SE 5/33 LB 80304	SK 1760 5018	Medieval to post- medieval	Cherry Orchard Farm House (formerly Bentley Old Hall), Fenny Bentley. Farmhouse, which consists of a late medieval tower and an early seventeenth century range. Listed Building (II*).
12	HER 5606/ NMR SK 15 SE 5/34 LB 80305	SK 1745 5019	Medieval to post- medieval	St Edmund's Church, Fenny Bentley. Originally a Norman church, the building was reconstructed in the early fourteenth century and underwent extensive repair and enlargement in 1850. Listed Building (II*).
13	HER 5607	SK 1755 5022	Medieval to post- medieval	Paved ford, over Little Bentley Brook, 70m north-west of Cherry Orchard Farm, Fenny Bentley.
14	HER 5613; LB 80302	SK 1731 5121	Post- medieval	Cast-iron milepost, dating from the early nineteenth century, 370m west of Bassettwood Farm, Fenny Bentley. Listed Building (II).
15	HER 5621	SK 174 504	Unknown	Linear boundaries and enclosure(?), located in a field south of Bentley.
16	HER 5622	SK 1771 5036	Unknown	Enclosure and field boundaries identified from aerial photography, north-east of Cherry Orchard Farm, Fenny Bentley.
17	HER 5623	SK 176 504	Medieval	Faint earthwork evidence of ridge and furrow, south-east of Bentley Hall, Fenny Bentley.
18	HER 5624	SK 172 503	Unknown	Crop marks of linear boundaries, north-west of Firs Farm, Fenny Bentley. Series of crop marks which indicate two linear boundaries running east/west and north/south for a short stretch.
19	HER 99029	SK 17462 47558	Post- medieval	Route of the London and North Western Railway's branch line between Ashbourne and Buxton, built in 1899.
20	HER 99045	SK 18207 46270	Post- medieval	Derby to Hurdlow (via Ashbourne) turnpike road. One of the earliest turnpike roads in Derbyshire, sanctioned by an Act of 1738.
21	HER 99049	SK 17316 51255	Post- medieval	Turnpike road diversion, Fenny Bentley and Tissington. Amendment of 1777 to a section of the Ashbourne to Buxton turnpike road running through Fenny Bentley and to the west of Tissington.
22	-	SK 17000 50804	Medieval to post- medieval	Well-preserved ridge and furrow, within the south-eastern field of the proposed development area (Field 5). It was possibly medieval in date, with c 4m wide ridges raised c 0.8m high orientated roughly east to

				west. It should be noted that a great deal of Highfield Park overlies ridge and furrow, which looks to have been significantly eroded by landscaping and maintenance. Ridge and furrow also extends into the woodland plots at the western side of the caravan park.
23	NMR SK 15 SE 5/113 LB 80383	SK 17114 51796	Post- medieval	The Avenue. Early nineteenth century gatepiers. Listed Building (II).
24	NMR SK 15 SE 5/114 LB 80384	SK 17113 51826	Post- medieval	The Avenue. Mid nineteenth century cottage. Listed Building (II).
25	-		Post- medieval	Highfield Farm. Two buildings and two wells shown on the first edition 6": 1mile OS map of 1884. On the 1900 OS map there are three buildings, and the farm is named 'Pasture Tops'.

Table 4: Gazetteer of Sites

4.2 IMPORTANCE OF THE ARCHAEOLOGICAL RECEPTORS IDENTIFIED

- 4.2.1 The Scheduled Monuments and Listed Buildings of Grade II* and II status are of *national* importance due to their statutory designated status.
- 4.2.2 HER sites are considered to be of *regional* importance, whether any remains are in existence, under the significance criteria (Table 1).
- 4.2.3 The farm buildings identified during the visual inspection have no statutory protection, and they are not recorded on the HER. Consequently, these are of a *local* importance. However, as a result of the proposed redevelopment, any subsequent survey undertaken may lead to the farm being recorded on the DHER, making it of *regional* importance.
- 4.2.4 Similarly, for potential, as yet unknown, below ground remains their current status is of *local* importance. However, following discovery and their subsequent recording on the DHER they could become of *regional* importance, particularly if medieval remains or earlier are encountered, as insinuated by the ridge and furrow.

4.3 POTENTIAL IMPACTS

- 4.3.1 Of the twenty-five sites located within the study area, two (Sites 22 and 25) are located within the proposed development area and, therefore, may be impacted by the proposed development.

- 4.3.2 The plans of the proposed development indicate that the farmhouse and barn (Site **25**) are to be demolished, and associated outbuildings are to be extended and altered. The scale of this impact is likely to range from *slight* to *substantial*, depending on the detailed proposals for each building. It is therefore recommended that a building survey is carried out of Highfield Farm, in order to establish the character and extent of the original farmstead, in accordance with English Heritage guidelines (2006b). The PDNPA should be consulted as to the level of survey they require, but this should be informed by a more detailed map regression analysis.
- 4.3.3 The ridge and furrow (Site **22**) was found to be particularly well-preserved within the south-eastern part of the proposed development area and has been tentatively dated to the medieval period. However, the impact will be restricted to Field 1 (Fig 2). The scale of impact on this ridge and furrow is likely to range from *slight* to *moderate*. It is recommended that a topographic survey is carried out on those areas of ridge and furrow which will be impacted on by the proposed development, in order to characterise them before they are destroyed. The PDNPA should be consulted as to the methodology for a topographic survey.
- 4.3.4 In addition, a number of field boundaries have been identified on the proposed development site. The majority of the hedgerows have been identified as being of at least nineteenth century in origin, from OS mapping of 1884. Detailed map regression may provide a more accurate date. However, the scale of impact is likely to be only *slight* if any, and consultation should be made with the PDNPA for any required archaeological mitigation of the impact of the proposed development on these features.
- 4.3.5 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 area, at c 220m aOD, and Site **05** c 570m to the east, at c 215m aOD. The proposed development area, located between these two barrows and at a similar height, therefore has potential for Bronze Age archaeological remains.
- 4.3.6 Consultation of historic OS mapping showed that lead mining had taken place in the post-medieval period on the immediate west side of Wash Brook, adjacent to the proposed development area. Although no mining sites were marked within the proposed development area, there remains the possibility that unmarked sites of this type are extant within the proposed development area.

5. PROPOSED ASSESSMENT METHODOLOGY

5.1 RECOMMENDATIONS FOR FURTHER WORK

5.1.1 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 will be the intention of any further work to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DoE to be enacted upon. Assessment of the impact will be achieved by the following method:

- assessing any potential impact and the significance of the effects arising from 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.

5.1.2 Therefore, in order to assess the potential impacts on the receptors associated with cultural heritage and archaeology, the following activities are proposed:

- a detailed archaeological desk-based assessment should be undertaken in accordance with the relevant IFA and English Heritage guidelines (Institute of Field Archaeologists, 2001 *Standard and guidance for archaeological Desk-based Assessments*; English Heritage, 2006a *Management of Research Projects in the Historic Environment* (MoRPHE)). The desk-based assessment will review the existing documentary and all available cartographic sources, aerial photographs, and ‘grey literature’ reports for previous archaeological events that have taken place within the study area. This could be suitably conditioned as part of any granting of planning permission;
- consultation with the Peak District National Park Authority Archaeologist,;
- an assessment of the known and potential archaeological sites within the study area, in terms of importance, impact and significance of impact. This will be used to inform an appropriate mitigation strategy;
- a building survey of Highfield Farm;
- a topographic survey of the ridge and furrow;
- an assessment of the visual impact of the proposed development on archaeological receptors in the wider area.

- 5.1.3 The impact will be 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 will be termed as substantial, moderate, slight, or negligible, as per the DETR methodology guidance (2001).
- 5.1.4 The interaction of the scale of impact and the importance of the archaeological site will enable the impact significance to be adequately assessed. This may be calculated by using the matrix shown in Table 5, below. Following on from these considerations, the significance of effects will be ascertained and, in consultation with the PDNPA, the required archaeological mitigation strategy can be proposed.

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

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Peak District National Park Authority (PDNPA), 2008 *Derbyshire Peak Fringe. Peak District Landscape Character Assessment* ([www. Peakdistrict.gov.uk](http://www.peakdistrict.gov.uk))

6.3 WEBSITES

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<http://www.derbyshiremapping.org.uk>

<http://www.domesdaybook.co.uk>

<http://www.le.ac.uk/ar/research/projects/eastmidsfw/index.html>

www.magic.gov.uk

7. ILLUSTRATIONS

7.1 FIGURES

Figure 1: Site location

Figure 2: Gazetteer of sites

7.2 PLATES

Plate 1: General view of Field 1, facing north-west

Plate 2: Southern field boundary to Field 5, facing east

Plate 3: Ridge and furrow in Field 5, facing north

Plate 4: Ridge and furrow within the children's play area, facing south

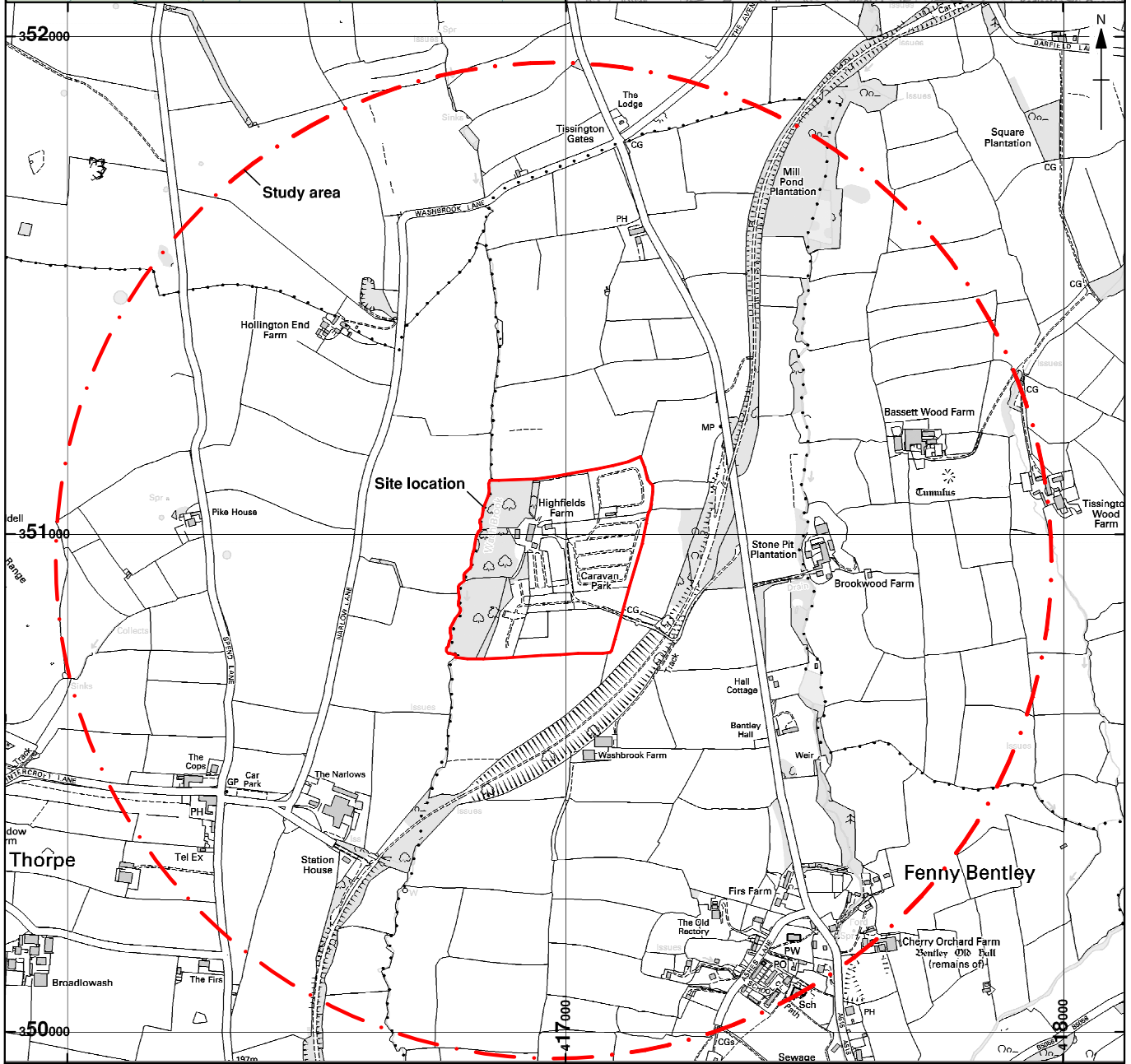
Plate 5: Ridge and furrow within the woodland (evident in Fields 2, 3, 4, and 6)

Plate 6: Farmhouse, facing north-north-east

Plate 7: Swimming pool, facing west-north-west, with the barn to the south

Plate 8: Farmhouse outbuildings, facing north-west

Plate 9: Site reception, facing north



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Figure 1: Site location

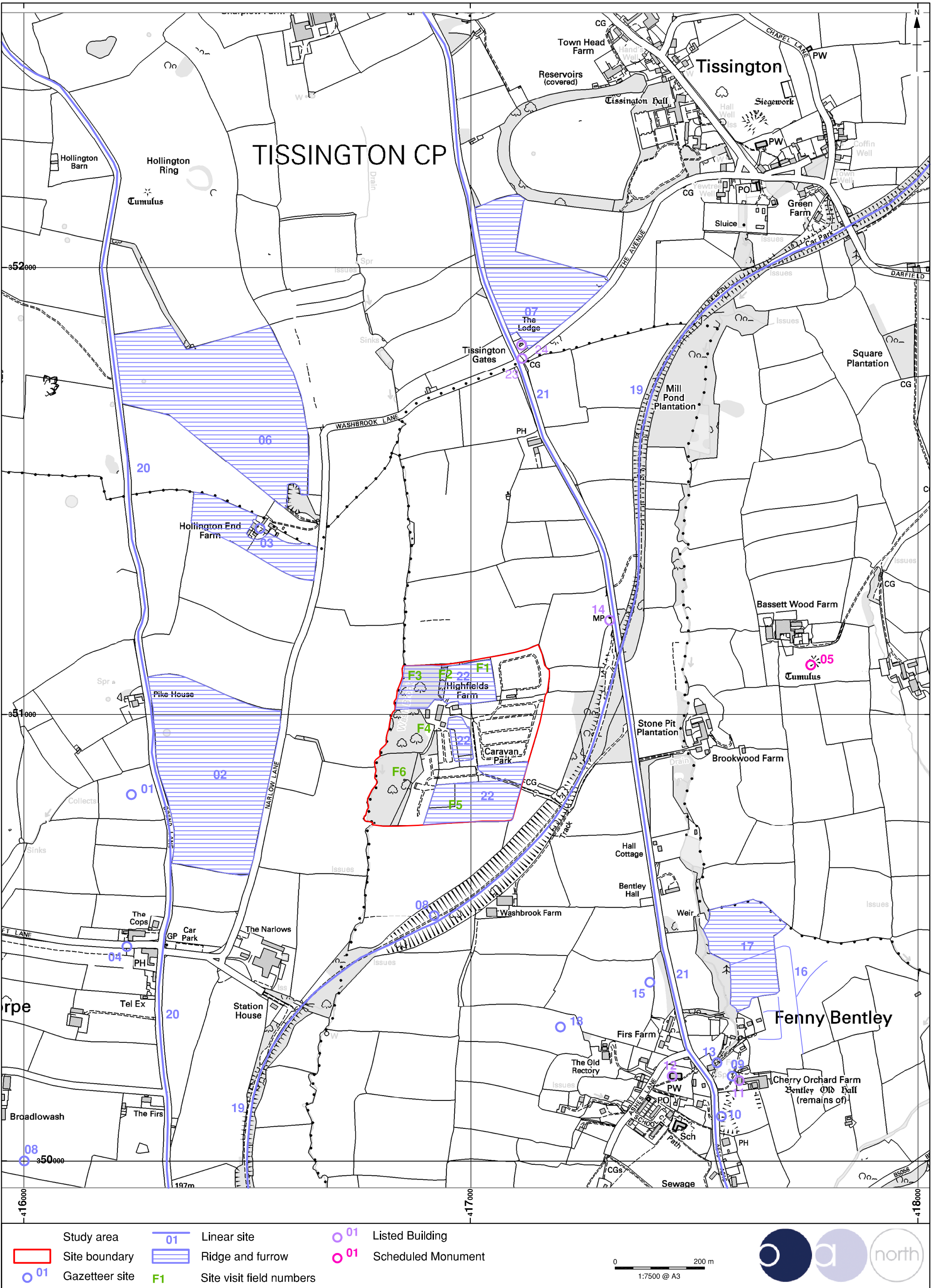


Figure 2: Gazetteer of sites



Plate 1: General view of Field 1, facing north-west



Plate 2: Southern field boundary to Field 5, facing east



Plate 3: Ridge and furrow in Field 5, facing north



Plate 4: Ridge and furrow within the children's play area, facing south



Plate 5: Ridge and furrow within the woodland (evident in Fields 2, 3, 4, and 6)



Plate 6: Farmhouse, facing north-north-east



Plate 7: Swimming pool, facing west-north-west, with the barn to the south



Plate 8: Farmhouse outbuildings, facing north-west



Plate 9: Site reception, facing north

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 scoping study 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.

1.2 OXFORD ARCHAEOLOGY

1.2.1 Oxford Archaeology has a long and varied experience of the process of undertaking Environmental Impact Assessments (EIAs) and the preparation of text for scoping studies and 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; and quarries such as the Billown Lime Quarries and Poortown Quarry, Isle of Man.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North 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 objective of the scoping study will be to identify the nature of the known and potential archaeological resource to inform the Planning Authority (PA) and Statutory Bodies (SB) of the environmental information for the proposed development and the required environmental study to compile further detail on the environmental information. The required stages to achieve these ends are as follows:

2.2 **Scoping Study:** to provide a baseline analysis, preliminary impact prediction and detailed methodology for further work. The process of scoping is intended to determine the content and extent of the subsequent EIA for the purposes of the eventual planning application.

2.3 **Report:** a report can be provided in the client's format for insertion into a more general document, which must be provided at the outset of the project, or as an OA North client report.

3 METHOD STATEMENT

3.1 SCOPING STUDY

3.1.1 The initial scoping stage of the EIA process provides the opportunity for consultation to be undertaken and a Scoping Opinion obtained from the Planning Authorities. This provides the terms of reference for any subsequent EIA and will ensure the relevant issues can be addressed in the ES to be submitted with the planning application. The scoping study may

allow for the detection of potentially significant adverse impacts to be detected and enable any appropriate mitigation measures to be built within the design at an early stage.

- 3.1.2 **Baseline Analysis:** an overview of the archaeological and cultural heritage background to the site is necessary to understand its wider context and characterise the existing archaeological and historical environment. An appraisal of the Historic Environment Record (HER) will be carried out, together with the Statutory Designated sites, for example scheduled monuments (SM) and listed buildings. Information relevant to the site will be obtained from the National Monuments Record (NMR), and relevant legislation and local policies will also be identified. First and second edition Ordnance Survey maps will also be consulted.
- 3.1.3 This baseline study will provide an understanding of the level of investigation required and consequent assessment methodology for a subsequent technical chapter, should it be required.
- 3.1.4 **Consultation:** for the purposes of this scoping study the relevant statutory bodies may be contacted, to include English Heritage and the County Archaeology Service to ensure that all relevant concerns and sources will be addressed.
- 3.1.5 During the scoping process it may also be considered beneficial to consult with non-statutory bodies, particularly concerning local issues. However, this will be undertaken in agreement with the client due to any potential confidentiality issues.
- 3.1.6 **Site Visit:** a site visit will be undertaken to inspect the site and its surroundings in order to provide a context for assessment of the environmental effects from the proposed development. The information collated during the baseline analysis will be assessed more thoroughly when related to the site and the topography and location of the proposed development. Furthermore, any potential cultural heritage or archaeological features that will require further investigation during an EIA can be noted at this early stage.
- 3.1.7 **Impact prediction:** the accumulation of data from the baseline analysis will enable a preliminary assessment of the potential impact of the development on the environmental effects to be predicted at this stage. The key issues and constraints will be discussed regarding the known cultural heritage and archaeological resource.
- 3.1.8 **Detailed Methodology for EIA:** from the preliminary impact prediction proposals for the methodology for further work to be undertaken in the EIA process will be outlined, and any foreseeable mitigation work at this stage. The structure and content of any subsequent EIA for archaeology will be outlined.

3.3 REPORT AND ARCHIVE

- 3.3.1 **Scoping Study:** a draft will be presented to the client for approval after approximately four weeks following commencement of the research. The finalised report will be submitted to the client as a digital copy on CD as both the original files and as pdf versions.
- 3.3.2 The report can be presented in accordance with a template provided by the client, or as an OA North client report in a similar format to this project design.
- 3.3.3 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in these proposals, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4 OTHER MATTERS

- 4.1 **Access:** OA North will consult with the client regarding access to the site.
- 4.2 **Health and safety:** OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological

Unit Managers (1991). OA North will liaise with the Client to ensure all health and safety regulations are met. A risk assessment will be completed in advance of any on-site works and forwarded to the client together with a copy of OA North's Health and Safety Policy.

5 STAFFING

5.1 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. Since joining OA North in 2003, Emily has taken the lead role in the management of Heritage Management Services, which includes desk-based assessments, Environmental Impact Assessments and Conservation Management Studies.

5.1.1 The scoping study will be undertaken by **Kathryn Blythe BA (Hons) MA AIFA** (OA North HMS Project Officer). Kathryn has worked as a key player within the Heritage Management Services (HMS) at OA North since January 2008 and is fully conversive with national policies and legislation, as well as the requirements of regional and local policies. Kathryn has undertaken a variety of desk-based assessments, Environmental Impact Assessments, contributions to Conservation Management Plans and Strategies, as well research for archaeological landscape surveys and post-excavation reports.

6 INSURANCE

6.1 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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