From: Reuben Thorpe (Place)
Sent:14 Apr 2026 13:07:40 +0100
To: Anthony, Laura;Development
Cc: Morris, Mel
Subject:**External Email**Ref: AVA/2026/0188: Archaeology

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Ref: AVA/2026/0188

Proposal: Outline application for a detached dwelling with all matters reserved (may affect the character of the conservation area)

Location: Land At Mugginton Lane End Weston Underwood Ashbourne Derbyshire

Dear Laura

Thank you for consulting on this application.

The proposal site lies within a nationally designated scheduled monument of Ravensdale Medieval Deer Park (NAR 422440008) recorded on the Derbyshire HER (MDR2780). It also lies within the Ravensdale Park Conservation Area, (DDR6970). Recourse to historic mapping shows the site has always been undeveloped open ground and therefore the presence of below ground archaeological remains on the site cannot be discounted. For my part the potential impacts of this proposal have not been adequately outlined in the submitted Heritage Statement.

My advice on this application is that

- you should consult your Buildings and Conservation officer regarding impacts to the conservation area from the proposals
- you should also consult Historic England, who are statutory consultees where applications may affect a nationally listed monuments.

For my part the application HA does not sufficiently outline the impacts of the proposals and associated landscaping on any potential below ground archaeology and the significance of the site and so does not meet the bar, as yet, to pass Para 207 of NPPF. I would, therefore, ask for a holding objection until the Heritage Assessment document has been suitably updated.

I hope that this is helpful but happy as ever to discuss.

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | **Development Control Archaeologist** |

Conservation Heritage and Design Service | Place | Derbyshire County Council |

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