



Land at Mastin Moor Derbyshire

Overarching Written Scheme of Investigation for Archaeological Programme

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Land at Mastin Moor Derbyshire

Overarching Written Scheme of Investigation for Archaeological Programme

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Devonshire Property (MM) Ltd. (hereafter 'the Client') to prepare an Overarching Written Scheme of Investigation (WSI) with regard to a proposed scheme of archaeological investigation of land located south of Worksop Road, Mastin Moor, Derbyshire, S43 3BQ, centred on NGR 445507, 375284 (**Figure 1**, hereafter 'the Site').

1.1.2 Proposals for the Site comprise a residential development of up to 650 dwellings, a residential care facility with extra care, a Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices), open space, community garden extension, community building, parking and associated infrastructure and earthworks.

1.2 Scope of document

1.2.1 The need for and scope of this Overarching WSI was established through consultation with the County Archaeologist and Development Control Archaeologist for Derbyshire County Council, the Planning Officer for Chesterfield Borough Council and the Client. A staged approach for archaeological programme of works, in line with the phases of development set out within the Design and Access Statement (Gillespies 2017), was agreed in principle.

1.2.2 This Overarching WSI has been informed by previous archaeological work undertaken between 2014 and 2020. These works comprised the following:

- *Archaeological Desk-based Assessment (Wessex Archaeology 2014);*
- *Recorded Scanning Survey (Wessex Archaeology 2015);*
- *Detailed Gradiometer Survey (Wessex Archaeology 2018);*
- *Summary of Significance (Wessex Archaeology 2018); and*
- *Historic Environment Desk-based Assessment (Wessex Archaeology 2020).*

1.2.3 This document sets out an overarching strategy that will specify the principles of a phased approach to a programme of archaeological investigation and recording post outline planning consent.

1.2.4 It is intended that each development phase will be carried out in accordance with a separate, detailed Written Scheme of Investigation, and the results of each phase will be used to inform the subsequent phases, in terms of scope and methodology as appropriate. These specific WSIs may relate to specific locations or to a specific mitigation strategy.



- 1.2.5 This Overarching WSI will be submitted to the Development Control Archaeologist for Derbyshire County Council, archaeological advisor to the Local Planning Authority (LPA), for comment and consultation prior to submission and will be directly referenced, as required, in any planning conditions attached to a positive determination for the outline application.

1.3 Site location, topography and geology

- 1.3.1 The proposed development area is located on the southern edge of Mastin Moor, approximately 8 km north-east of Chesterfield.
- 1.3.2 The proposed development area comprises two irregular parcels of land south of the A619/Workshop Road, either side of the B6419. The parcel to the west of the B6419 (phases 2 and 4) is approximately 29.5 ha in size with the parcel to the east (phases 1 and 3) approximately 18 ha.
- 1.3.3 The western section of the proposed development area lies at approximately 100 m above Ordnance Datum (aOD) in its north-eastern corner falling quite steeply to approximately 65 m aOD at 'Pump House Farm', before rising again to approximately 85 m aOD in the south-western corner. The north-western corner of the parcel lies at approximately 60 m aOD rising steadily to 90 m aOD in the south-eastern corner.
- 1.3.4 The eastern section of the proposed development area lies approximately 115 m aOD in its north-eastern corner falling steadily to 80 m aOD in its south-western corner. The north-western corner lies at approximately 100 m aOD rising steadily to 105 m aOD at its south-eastern corner.
- 1.3.5 The Site is predominantly used for arable farming, with a farmstead located within the western section (located outside of the application).
- 1.3.6 The underlying geology is mapped as the Pennine Middle Coal Measures Formation (British Geological Survey online viewer).

1.4 Construction programme

- 1.4.1 The construction programme has not yet been confirmed but will depend on the final project design and the construction strategy. Following consent being granted for the outline application, timescales to undertake the archaeological evaluation works, and any potential mitigation ahead of construction, will be confirmed and agreed. At the time of writing, a phased approach to the development of the Site is proposed which will be undertaken consecutively. Each phase of archaeological evaluation work will be completed within an appropriate and agreed timescale as per any detailed condition. The proposed construction phases are as follows and shown in **Figure 1**:

- *Phase 1 will be located on the eastern side of Bolsover Road, located close to the existing settlement at Mastin Moor which provides easy access and favourable ground conditions to begin the development;*
- *Phase 2 comprises the northern section of the Site on the western side of Bolsover Road;*
- *Phase 3 is located to the north-east of Phase 1, on the southern side of Worksop Road; and*
- *Phase 4 is located on the western side of Bolsover Road to the south of Phase 2, on the northern side of Woodthorpe Road.*



- 1.4.2 The archaeological programme will be carried out over two phases, with Phase 1 covering the eastern section of the Site (construction Phases 1 and 3), and Phase 2 covering the western section (construction Phases 2 and 4).
- 1.4.3 An updated version of this document will be issued should the current working programme of construction phases change.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 The archaeological and historical background was assessed in a prior desk-based assessment (DBA: Wessex Archaeology 2014) and more recently in a Historic Environment Desk-based Assessment (HEDBA: Wessex Archaeology 2020), both of which considered the recorded historic environment resource within a 1 km study area of the proposed development area. A summary of the results is presented below, additional sources of information are referenced, as appropriate.

2.2 Previous investigations

Land off Worksop Road, Mastin Moor, Derbyshire: Detailed Gradiometer Survey (2018)

- 2.2.1 Wessex Archaeology carried out a detailed gradiometer survey across the proposed development area which identified a number of anomalies interpreted as potential archaeological features including:
- *the probable route of a late 18th century railway, located within the western section (also identified within the DBA, see below);*
 - *an oval-shaped anomaly located within the eastern section which has been interpreted as a possible enclosure of unknown date;*
 - *the course of a 19th century tramway running from a pumping engine south to the former Seymour Colliery; and*
 - *an area of increased magnetic response which may be associated with the site of a number of former buildings along with a curving anomaly which may represent a former trackway associated with the buildings.*

2.3 Archaeological and historical context

Prehistoric, Romano-British, Anglo-Saxon and medieval (900,000 BC – AD 1539)

- 2.3.1 There is sparse evidence for definitive activity within the assessed study area during these periods. Prehistoric evidence is limited to the findspot of a Bronze Age scraper/knife within the Site and a 'mound', which may be prehistoric in origin although there is no definitive evidence to corroborate this assertion. A scatter of artefacts, which included an unabraded sherd of Romano-British greyware represents the only evidence within the study area from this period.
- 2.3.2 Excavations carried out in 2018 identified part of a Romano-British period enclosed field system from which sherds of pottery dating to the late 2nd or early 3rd century AD were recovered (ASWYAS 2018). The field system is located approximately 450 m to the west of the Site in a relatively similar position topographically and geologically and confirms the presence of populations from the prehistoric/Romano-British period within the surrounding area.

- 2.3.3 There are no known finds or features from the Anglo-Saxon period, however, Woodthorpe Hall, approximately 60 m to the east of the proposed development area, was constructed in the early 15th century while historic mapping evidence indicates the presence of 'spital field', within the eastern section. The word 'spital' is suggestive of a place of quarantine for lepers or an institution sheltering the poor or infirm, although there is currently no substantive evidence to support the presence of such an institution within the proposed development area.

Post-medieval, 19th century and modern (AD 1540 – present)

- 2.3.4 By the post-medieval period, evidence of activity within the assessed study area has increased, reflected in the number of buildings which date to the 17th, 18th and 19th centuries. The closest of these to the proposed development area is the now Grade II listed Church of St Peter which replaced an earlier chapel built in c. 1632.
- 2.3.5 At the end of the 18th century, improvements to the country's infrastructure are evident within the study area from the turnpiking of the Chesterfield to Worksop Road which runs along the northern edge of the proposed development area to the construction of the Chesterfield Canal, opened in 1777. To the west of the proposed development area, the Norbriggs Cutting extension of the Chesterfield Canal provided a transport connection to a coal mine established within the proposed development area, later named as 'Norbriggs Colliery'. By 1789, the owners of the colliery constructed a horse-drawn tramway leading from the colliery to the cutting, which was the first of its kind in Derbyshire.
- 2.3.6 By 1840, the Norbriggs Colliery appears to have fallen out of use although coal mining continues in the study area throughout the 19th century. Seymour Colliery was located approximately 350 m to the south of the proposed development area, the workings for which required the sinking of a shaft at Norbriggs Cottages and the construction of a pumping engine linked to the main colliery by a 'tub track' surface tramway. In addition to the shaft at Norbriggs, cartographic evidence indicates a number of other mineshafts were located within the proposed development area, mainly clustered around its western edge, although a single shaft is noted within the centre of the eastern section.
- 2.3.7 Historic mapping evidence suggests that the proposed development area mainly remained as agricultural land throughout the 19th and 20th centuries, although a large portion of the western section was subject to open cast mining in the early part of the 20th century.

3 STRATEGY OVERVIEW

3.1 General

- 3.1.1 The proposed development will involve groundworks initially comprising the removal of topsoil and subsoil from all areas where house-building and related infrastructure is proposed. The stripping of sub-soils for infrastructure works, and the excavation of foundations and service trenches may result in the truncation and destruction of any archaeologically significant buried features or deposits present within the footprint of the working areas.
- 3.1.2 Works involved in the establishment of green infrastructure intended to provide community amenity facilities (e.g. hard and soft landscaping, planting, construction of paths, installation of services / SUDS) may also have the potential to impact on buried archaeological remains. The utilisation of these areas post-construction (e.g. within allotments) may also result in disturbance or loss of archaeological remains.

- 3.1.3 Potential impacts to archaeologically significant remains can be addressed via the principles of:
- *Preservation in situ – removing any risk of impact through design changes and / or the implementation of an effective strategy and procedure for their protection and management prior to, during and post-construction; or*
 - *Preservation by record – mitigation of impact through the application of a range of archaeological techniques prior to and during construction.*
- 3.1.4 This Overarching WSI for archaeological programme forms part of an ongoing process to identify the components of the archaeological resource that will be affected by the proposed development and their significance, and to propose either to mitigate or to safeguard against any impact that may occur due to its implementation in line with national and local planning policy.
- 3.1.5 The overall strategy will evolve as future stages of archaeological work are carried out, the results of which will inform the requirement for and scope of any subsequent work. This Overarching WSI for the scheme sets out the scope and nature of the archaeological programme and how each phase of archaeological works will be accommodated at each phase of development.
- 3.2 Archaeological programme**
- 3.2.1 The initial aim of the programme of investigations is not to mitigate, but to more accurately establish the potential for the presence/absence of archaeologically significant remains, allowing a detailed and site-specific mitigation programme to be created, and thus to be undertaken prior to the submission of detailed plans.
- 3.2.2 It is anticipated that the trial trench scheme of investigations will be undertaken in two separate phases, as areas are brought forward for development. Each phase of archaeological works will be carried out well in advance of construction to allow sufficient time to plan and undertake any subsequent mitigation works that may be required.
- 3.2.3 Three potential outcomes can be predicted, following each phase of the scheme of investigations:
- *No further work will be required – the County Archaeologist and Development Control Archaeologist for Derbyshire County Council are satisfied that no significant archaeological remains meriting subsequent mitigation or preservation in situ are identified;*
 - *Additional mitigation is required by the County Archaeologist and Development Control Archaeologist for Derbyshire County Council – significant archaeological remains requiring preservation by record are identified; or*
 - *Preservation in situ is proposed – significant archaeological remains are identified that merit preservation in situ, to be achieved by detailed design to accommodate the archaeological remains to avoid any harm.*
- 3.2.4 Following the completion of each phase of the investigations, consultation will be undertaken with the LPA to agree the need for and scope of any works that will be required to mitigate the impacts of the development on the archaeological resource.
- 3.2.5 Any decisions regarding preservation *in situ* of archaeological remains identified during the evaluations will be made via consultation between the Client or their representatives and

the County Archaeologist and Development Control Archaeologist for Derbyshire County Council.

4 AIMS AND OBJECTIVES

4.1 General aims

4.1.1 The general aims of the archaeological evaluation, in compliance with the ClfA' *Standard and guidance for archaeological field evaluation* (ClfA 2014), are:

- *to provide information about the archaeological potential of the site;*
- *to inform detailed design in order to mitigate against any potential harm, should this be deemed necessary; and*
- *to inform either the scope and nature of any further archaeological work that may be required; or the formation of a mitigation strategy (to offset the impact of the development on the archaeological resource); or a management strategy.*

4.2 General objectives

4.2.1 In order to achieve the above aims, the general objectives of the archaeological evaluation are:

- *to determine the presence or absence of archaeological features, deposits, structures, artefacts or ecofacts within the specified area;*
- *to establish, within the constraints of the evaluation, the extent, character, date, condition and quality of any surviving archaeological remains;*
- *to test the results of the geophysical survey (Wessex Archaeology 2018);*
- *to place any identified archaeological remains within a wider historical and archaeological context in order to assess their significance; and*
- *to make available information about the archaeological resource within the site by reporting on the results of the evaluation.*

4.3 Specific objectives

4.3.1 Based on the known archaeological resource within the Site, identified within the DBA, HEDBA and geophysical survey, the archaeological evaluation will be undertaken with a view to contributing to regional research objectives as set out below (N.B. further research questions may be added to the specific WSIs where these are identified following further archaeological works):

- ***Oval enclosure (relevant to research questions set out in Cooper 2006, 131-132):***
 - *expand on the corpus of known Iron Age settlements with a particular focus on dating to establish the presence of those from the earlier portion of the period as these are particularly poorly represented regionally;*
 - *investigate the meaning, causation and possible sequences of settlement enclosure;*
 - *investigate the emergence of land divisions and the relationship of settlement change to agriculture;*
 - *build a good resource for the study of rural settlements during the Romano-British period;*

investigate the role and inter-relationship of rural settlements through time;

- **'Spital' field name (relevant to research questions set out in Cooper 2006, 214):**
 - *carry out further investigation on sites of potential medieval hospitals to establish their potential for further research;*
 - **Settlement within the southern section of the Site (relevant to research questions set out in Cooper 2006, 242):**
 - *investigate the nature of the transition from post-medieval and earlier settlement patterns to those active from 1750 onwards;*
 - *assess the evidence for both continuity and change in settlement patterns and urbanisation;*
 - *address settlement expansion beyond historic cores, and fringe location of industries and associated housing;*
 - **Tramway and colliery (relevant to research questions set out in Cooper 2006, 245 & 250):**
 - *identify the extent of horse-drawn railways in the region;*
 - *establish the extent of transport as an inter-linked system characteristic of the region;*
 - *establish the nature and development of linear transport systems;*
 - *investigate coal mining and the impact of capitalist paternalism on the region's settlements; and*
 - *understanding the markets, settlements, communities and transport infrastructure directly related to extractive industrial activity.*
- 4.3.2 The specific objectives noted above will be set out within the detailed WSIs for each phase of work as appropriate.

5 ROLES, RESPONSIBILITIES AND COMMUNICATION

5.1 Schedule

- 5.1.1 Following the submission of an agreed WSI for each phase of construction archaeological evaluation:
- ***the works must be completed and reported on in time to inform the final scheme design and archaeological mitigation strategy for each phase of the development;***
 - ***each phase of the evaluation works will be subject to a reporting process and results fed back into the subsequent evaluation and mitigation strategies to allow for changes in methodologies/sampling strategies etc., for forthcoming works to be set out;***
 - ***a final schedule for the phased evaluation will be developed following consent of the outline application and production of a construction programme, once known; and***
 - ***each phase of archaeological evaluation work will be completed as per any detailed condition of consent.***

- 5.1.2 Indicative timescales for each element of the archaeological evaluation works are proposed as:

Task	Timeframe
Phase 1 and 3 Specific WSI produced and submitted to DCC	3 weeks
Phase 1 and 3 archaeological trial trench evaluation fieldwork	3 weeks
Phase 1 and 3 monitoring site visit by DCC to determine requirement for contingency trenches	1 week
Phase 1 and 3 contingency trenches if required	1 week
Phase 1 and 3 post-ex analysis and production of evaluation report	6 weeks
Phase 1 and 3 review of whether any mitigation by design, preservation by record or preservation <i>in situ</i> is required, and production of mitigation strategy, including consultation with DCC	4-6weeks
Implementation of mitigation strategy, if required, prior to development	Unknown
Review and input into Phase 2 and 4 archaeological trial trench strategy following results of Phase 1 and 3, including consultation with DCC	1 week
Phase 2 and 4 Specific WSI produced and submitted to DCC	3 weeks
Phase 2 and 4 archaeological trial trench evaluation fieldwork	3 weeks
Phase 2 and 4 monitoring site visit by DCC to determine requirement for contingency trenches	1 week
Phase 2 and 4 contingency trenches if required	1 week
Phase 2 and 4 post-ex analysis and production of evaluation report	6 weeks
Phase 2 and 4 review of whether any mitigation by design, preservation by record or preservation <i>in situ</i> is required, and production of mitigation strategy, including consultation with DCC	4-6 weeks
Implementation of mitigation strategy, if required, prior to development	Unknown

5.2 The Client

- 5.2.1 Devonshire Property (MM) Ltd will remain the overarching stakeholder throughout the development process and will ensure that this Overarching WSI is embedded within the Construction Management Plan (CMP) for the proposed development. Any Developer, Contractor or Sub-contractor undertaking work within the Site will be made aware of the archaeological requirements as set out within this Overarching WSI, in accordance with the wording of the relevant planning conditions.

5.3 Archaeological Curator(s)

5.3.1 The Archaeological Curator for the Site is as follows:

- *Development Control Archaeologist for Derbyshire County Council.*

5.3.2 During the project, communication with the Archaeological Curator(s) will be undertaken via email and/ or telephone contact. Specific WSIs for each phase of the archaeological works will be submitted to the Archaeological Curator(s) for comment/ approval. During any fieldwork, the Archaeological Curator(s) will be afforded site monitoring visits as required. After construction has been completed, the final archaeological report(s) or publication(s) for this project will be submitted to the Archaeological Curator(s).

5.4 Archaeological Contractor(s)

5.4.1 Archaeological Contractor(s) will be appointed to carry out specific packages of work. The Archaeological Contractor(s) may be appointed by the Developer or their appointed representatives (the Client, or other contractors/ sub-contractors). In these instances, the Client will have a coordinating role, ensuring works are specified, planned, undertaken and reported in accordance with this Overarching WSI, and undertaken by appropriately qualified and experienced personnel.

5.5 Responsibilities

5.5.1 The responsibility for implementing the Overarching WSI programme and subsequent agreed WSIs related to each phase of development rest with the Developer and their appointed representatives (including their Contractors).

5.5.2 The Developer and / or their appointed representatives, or any archaeological body they may appoint to manage the implementation of the Overarching WSI, will seek curatorial advice from the Archaeological Curator(s) as appropriate.

5.5.3 Interaction with the Archaeological Curator(s) will be administered by the Developer and/ or their appointed representatives. Should newly identified archaeological deposits be discovered during construction, the Archaeological Curator(s) will be contacted immediately.

5.5.4 The Developer and/ or their appointed representatives will ensure that Contractors make project personnel aware of this Overarching WSI programme and subsequent agreed WSIs related to each phase of development.

6 INDICATIVE TRENCHING STRATEGY

6.1 Introduction

6.1.1 In line with the phasing of the proposed development area (**Figure 1**), an indicative targeted trenching layout has been produced. Trenches have been placed over anomalies identified from the 2018 geophysical survey in order to test their veracity, with a sample of trenches placed in 'blank' areas to identify any other potential archaeological remains not previously identified.

6.2 Pre-construction: Phases 1 and 3

6.2.1 The indicative trenching layout (**Figure 2**) comprises 54 trenches measuring 50 x 2 m and represents a 3% sample of the total area. Should significant additional archaeological features be encountered, a 1% contingency (equivalent to 17no. 50 x 2 m trenches) can be

employed. This contingency can be used to excavate additional trenches, or to extend existing trenches as deemed necessary. The results of the Phase 1 and 3 archaeological evaluation will be used to set out a specific methodology (Specific WSI) for the evaluation of Phases 2 and 4 and inform any potential subsequent mitigation strategy for Phases 1 and 3.

6.3 Pre-construction: Phases 2 and 4

- 6.3.1 The trenching layout (**Figure 3**) comprises 61 trenches measuring 50 x 2 m and represents a 3% sample of the total area. Should significant archaeological features be encountered, or, should significant archaeological remains have been encountered within the Phase 1 and 3 areas which warrant a greater sample, a 1% contingency (equivalent to 20no. 50 x 2 m trenches) can be employed. This contingency can be used to excavate additional trenches, or to extend existing trenches as deemed necessary.
- 6.3.2 The results of each phase of the evaluation will inform the requirement for subsequent stages of mitigation within discrete areas of the Site.
- 6.3.3 This may take the form of area excavation (e.g. strip, map and sample) to deliver preservation by record by way of mitigation for the loss, be it partial or total, of any identified archaeological remains deemed to be of sufficient significance.
- 6.3.4 Any such works will also take place prior to construction.

6.4 During construction

- 6.4.1 No further works are anticipated to be required within the evaluation areas during the construction phase, excepting where a programme of archaeological monitoring of groundworks (via watching brief) is required to be undertaken as mitigation.
- 6.4.2 Should any archaeological remains identified during the trial trench evaluations be proposed for preservation *in situ*, a strategy for the protection of the remains during construction will be required.

6.5 Post-construction

- 6.5.1 In general, no further archaeological works are anticipated to be required within evaluation areas post-construction, following the implementation of any required programme of mitigation.
- 6.5.2 The only exception to this would be where archaeological remains identified during the evaluation are proposed to be preserved *in situ*, in which case, a strategy for the long-term management of the remains will be required.

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7.1 Third party data copyright

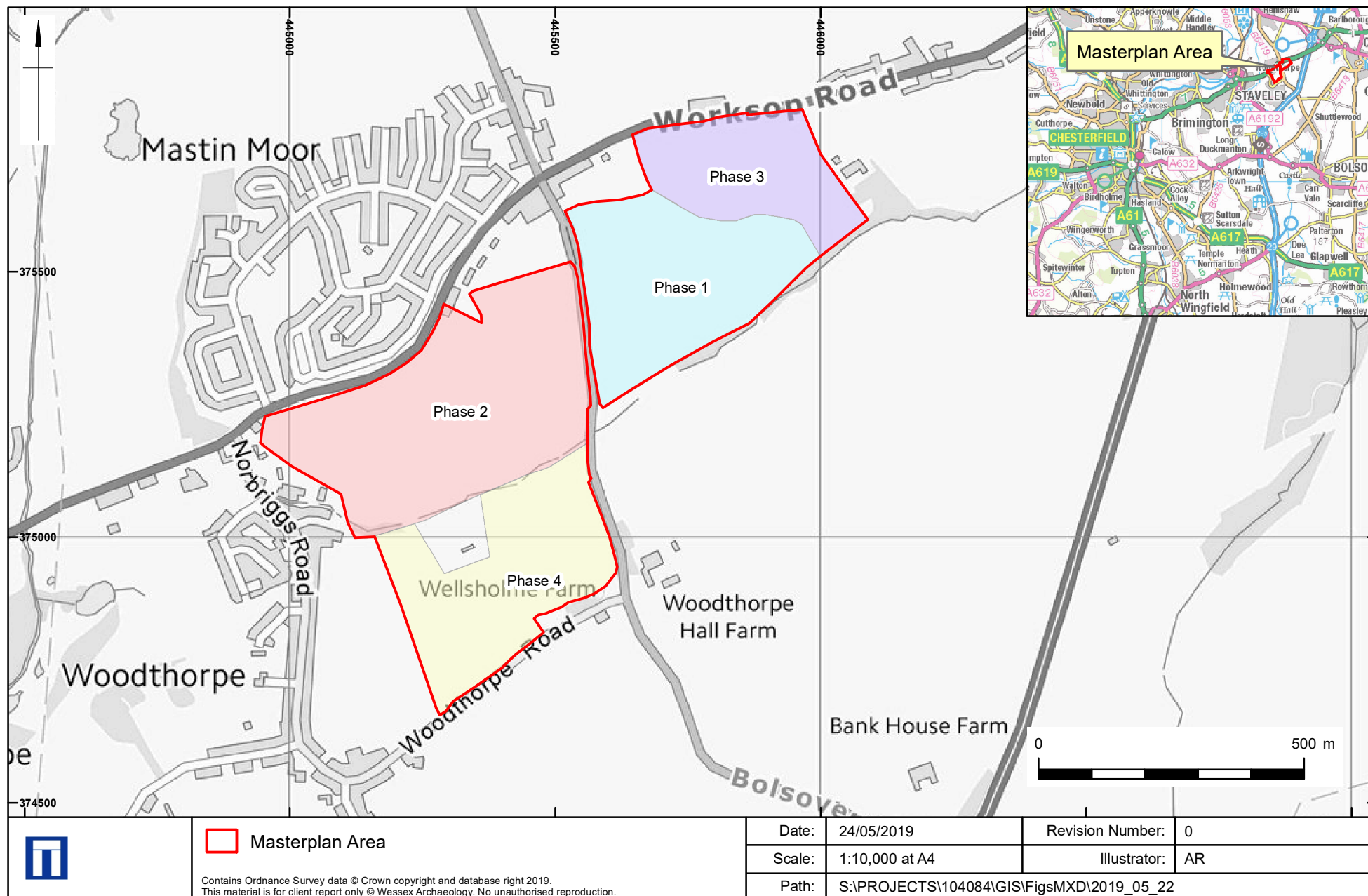
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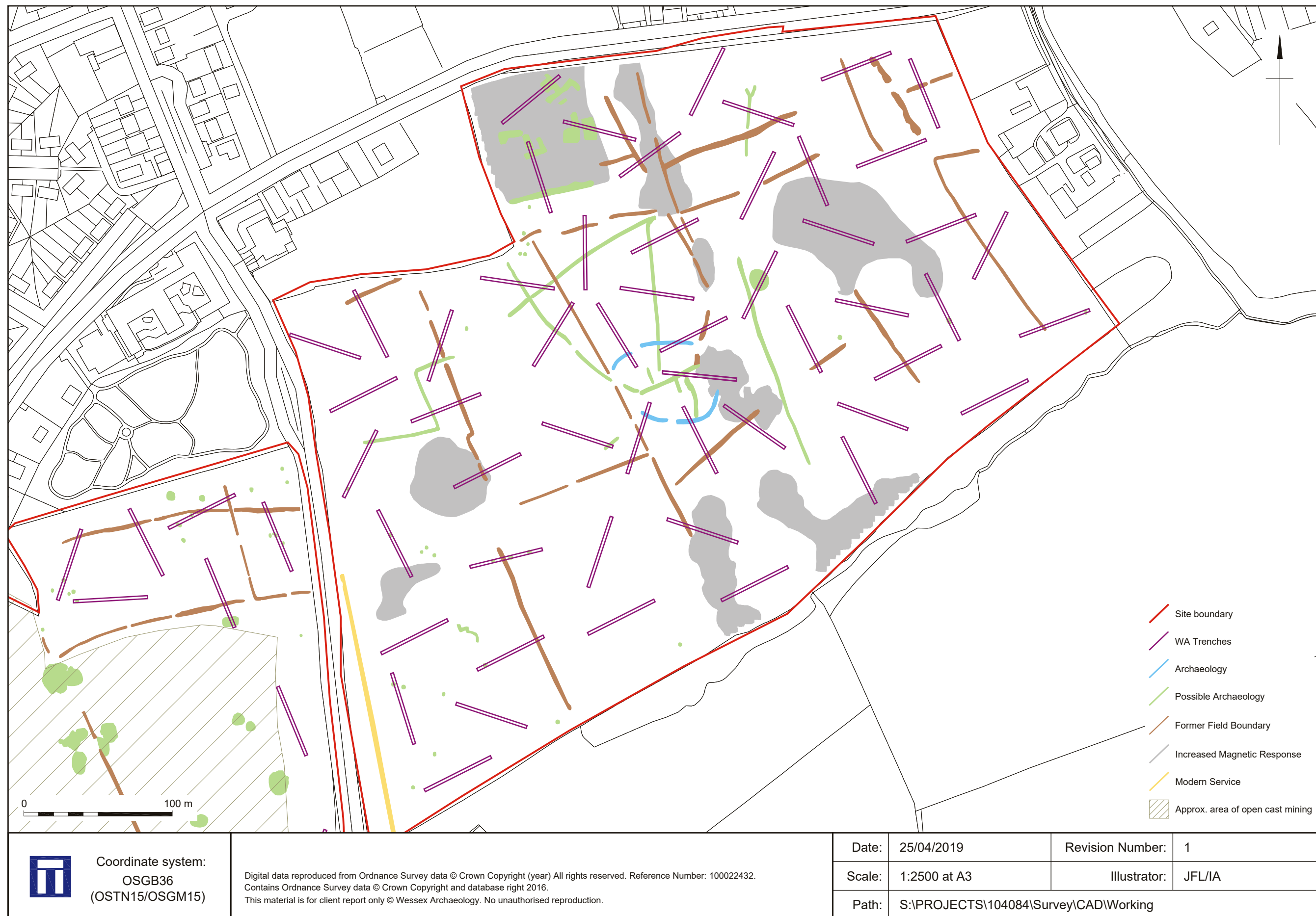
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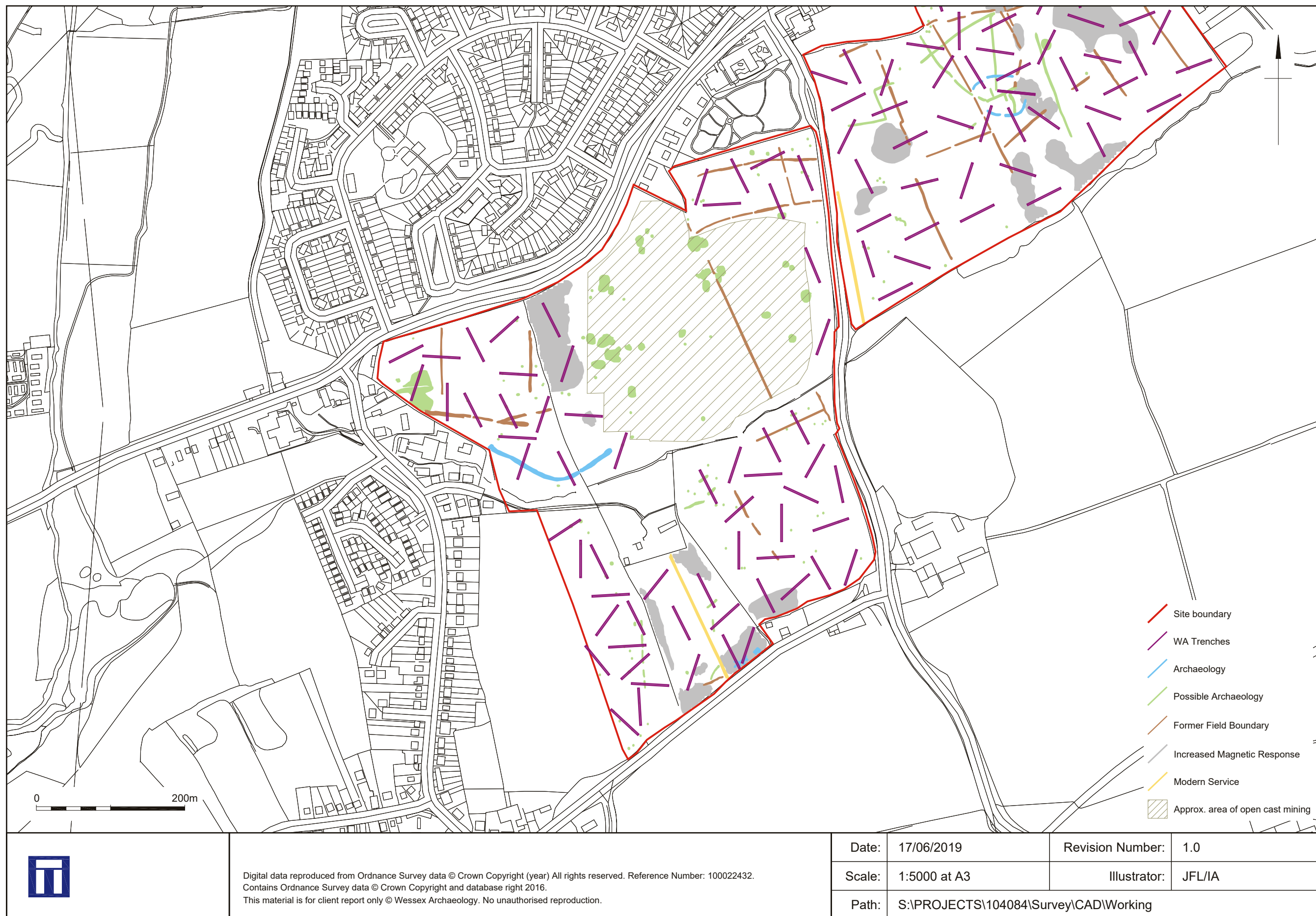
Masterplan area and phases of development

Figure 1



Mastin Moor Phases 1 and 3 – Indicative 3% trench plan

Figure 2



Mastin Moor Phases 2 and 4 - Indicative 3% trench plan

Figure 3



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