



Historic England

WEST MIDLANDS OFFICE

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Direct Dial: 01216256827

Our ref: P00552682

9 February 2017

Dear Mr Thomas

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**JUNCTION OF THE STRAIGHT MILE AND B4399, ROTHERWAS, HEREFORD,
HR2 6JL
Application No. 163996**

Thank you for your letter of 27 January 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

The proposed development is within the setting of several designated heritage assets and potentially impacts on undesigned heritage assets. Historic England has concerns with the application as no heritage assessment has been undertaken and therefore the impact of the proposals on heritage cannot be determined and the development's sustainability assessed.

Historic England Advice

The application is within the setting of a number of designated heritage assets including, but not restricted to: the site of Rotherwas House Scheduled Ancient Monument (National Heritage List for England UID: 1014880); the grade II listed Stable Block and Barn south of Rotherwas House (NHLE UIDs: 1348886 and 1099602); Hampton Park Conservation Area; Hampton Bishop Conservation Area; Hereford City Centre Conservation Area; Dinedor Camp Scheduled Ancient Monument (NHLE UID: 1001758); Lower Bullingham Deserted Medieval Village Scheduled Ancient Monument (NHLE UID: 1005320); and potentially undesigned heritage assets.

Although the Landscape and Visual Assessment highlights a slight adverse impact on views from the site of Rotherwas House and intervisibility with Dinedor Woods within which Dinedor Camp is situated, as it stands the application does not provide all the



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information needed in order for a decision as to the sustainability of the development to be determined. Given this, and to satisfy the requirements set out in Paragraph 128 of the NPPF, it is advised that a Heritage Assessment is required to be submitted prior to the determination of the planning application. The statement should consider not only the impact of the development on designated and non-designated heritage assets but how the proposed layout and design mitigates any impact, as outlined in the policies contained in Section 12 of the NPPF. The assessment of the impacts on the setting of heritage assets should be prepared in accordance with Historic England's 'Historic Environment Good Practice Advice Note 3: The setting of heritage assets'.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 128, 134 and 135 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Alison MacDonald

Assistant Inspector of Ancient Monuments

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cc: Julian Cotton, Planning Archaeologist, Herefordshire Council



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