

Planning Enquiries

From: Cotton, Julian
Sent: 02 October 2012 14:53
To: Planning Enquiries
Cc: Brace, Carl
Subject: Applications at Court Farm, Hole in the Wall

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Please find enclosed unified archaeology comments on the six applications recently submitted for the above. Fundamentally, this ought to be regarded as a single large proposal, and I have treated it as such. Therefore, and for the avoidance of any doubt, all the relevant archaeology comments at this stage, in relation to all the applications (ie 2237, 2239, 22441 2242 2247 and 2360), are contained in the same memorandum here, which should be duplicated in the relevant section of each individual application record.

In essence: there are concerns and more information is required here.

Julian

Julian Cotton, Archaeological Advisor, Herefordshire Council



b122237s1.doc

TO: CARL BRACE, DEVELOPMENT MANAGEMENT
FROM: JULIAN COTTON, ARCHAEOLOGY



Herefordshire
Council

DEVELOPMENT DETAILS

APPLICATION NOS: S122237, 2239, 2241, 2242, 2247 and 2260
DESCRIPTION: Various related proposals in the area of Court Farm.
SITE: Court Farm, Hole in the Wall, Herefordshire, HR9 7J
PARISH: Foy
GRID REF: OS 3609 2285
MEMO REF: b122237b1
DATE OF MEMO: 01/10/12

APPRAISAL OF PROPOSAL AND SITE

The six applications above clearly form the component parts of a single and extensive development scheme, affecting what appears to be a particularly sensitive location. Therefore, I am commenting on that basis, and my below comments apply to all parts, jointly and severally.

Whilst only one of the numerous buildings and locations affected is currently listed, there is considerable historical interest to the broad area, principally relating to its important industrial heritage, but involving other matters also and dating back to at least Domesday. Much more detail is required in relation to these concerns; the cumulative heritage impact of the proposed development is appreciable, and is not satisfactorily addressed in the application.

INITIAL ADVICE REGARDING PROPOSAL

Having regard to relevant policy and best practice (in particular but not limited to **Para. 128 of the National Planning Policy Framework 2012 (NPPF)**), and 'saved' **Policy ARCH1 of the Herefordshire Unitary Development Plan 2007**, I would therefore advise the following:

The site includes or has the potential to include heritage assets with archaeological interest. Accordingly, the developers would need to submit an **archaeological desk-based assessment report**.

The current absence of such a report represents a significant omission from the application.

JC

JULIAN COTTON, ARCHAEOLOGICAL ADVISOR, HEREFORDSHIRE COUNCIL