

**Herefordshire Local Plan – Travellers Sites
Development Plan Examination**

Hearings: May 2018

Statement of Common Ground

**Between
Historic England and
Herefordshire Council**

Relating to Policies TS6 and TS7

16th May 2018

Introduction

This Statement of Common Ground relates to Policies TS6 and TS7 of the Travellers Development Plan Document Herefordshire Local Plan – Core Strategy. The Statement is intended to provide the Inspector with a summary of matters of agreement between Historic England and Herefordshire Council.

Background

At the pre- submission stage Historic England expressed concerns about negative impacts on heritage assets that could arise from the development of new pitches at both the Bromyard and the Pembridge sites (TS6 and TS7 respectively).

In relation to Bromyard, Historic England's concerns specifically related to a potential negative effect for a Grade II heritage asset identified within the Sustainability Appraisal and although there is no inter-visibility between the site and the asset, Historic England were concerned that there may be other negative impacts.

In relation to Pembridge, Historic England required more information on how this development could impact on the setting of these heritage assets identified in the Sustainability Appraisal.

In response the Council has provided Historic England with further information which supports the Council's view that detailed heritage impact assessments are not required at this stage in the process and that the proposed development is very unlikely to have a negative impact on the assets. Further information on this is set out in the later sections of this statement. Historic England is satisfied that this further information addresses their concerns at this stage.

Policy Context (list of relevant NPPF paragraphs and Core Strategy policies)

- Planning Policy for Traveller Sites August 2015
- Herefordshire Local Plan Core Strategy Policy H4 Traveller Sites and Policy LD4 Historic Environment and Heritage Assets
- Historic England's The Setting of Heritage Assets
- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

Matters of Agreement

Bromyard: The proposed new pitches are located within a well-established traveller site and will involve the refurbishment of two existing structures. Therefore it is very unlikely that there will be a negative impact on the Grade II listed Down Lodge. The site underwent an

extensive refurbishment in 2014 when ten of the original twelve pitches were fully redeveloped and brought back into use. Therefore there is agreement that bringing the two pitches back into use would not impact in Down Lodge in anyway with regards to inter-visibility or impact on the setting of the building. It is noted that there is an existing three hectare industrial estate located between Down Lodge and the Traveller Site. Taking into consideration all these factors it is agreed that there will be no negative impact on the setting of Down Lodge.

Pembridge

The proposed extension area is on the eastern side of the existing traveller site. The proposal is for four new pitches in addition to the six pitches on the existing site. The Sustainability Appraisal identified heritage assets in the vicinity of the site and stated that there may be a potential minor negative effect in relation to the built environment objective but the extent of this potential minor effect would depend on the design of the site which would be decided at the planning application stage. This issue was reflected in the supporting text to Policy TS7.

However given this distance between the assets and the proposed site both parties consider that there are unlikely to be potential negative impacts. Clear Brook Farmhouse is located approximately 700m to the south of the proposed extension area and no potential negative impact can be identified. Although this is sited on land which would have originally been part of the Clear Brook Farm, prior to Herefordshire Council's small holding disposal programme, it is agreed that the development of a relatively small parcel of land would not affect the setting of the farm house, particularly given the well established existing site. In reaching this conclusion the inter-visibility and the presence of the Shobdon/ Kingspan site situated to the north of the proposed extension area has also been taken into account.

The Rowe Ditch is approximately 940m to the west of the site and the three round barrows are located between approximately 645 and 800m away from the site. The latter are all located within arable farm land and there is no direct access via public footpaths to these assets. Given this distance and the location of the existing site it is agreed that there is unlikely to be any negative impacts on these assets as a result of the proposed new developments particularly taking into account the proposed modifications to Policy TS1 in relation to heritage assets and Policy LD 4 of the Herefordshire Core Strategy.

Areas of Disagreement

There are no areas of disagreement.

Declaration

The contents of this document are agreed for the purposes of the Herefordshire Local Plan – Travellers Sites Development Plan Document

Signed on behalf of Historic England

Signed on behalf of the Herefordshire Council



Date: 16 May 2018

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