Historic England

Mr Arne Swithenbank
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: P01232430

3 September 2020

Dear Mr Swithenbank

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

ABBEY FARM, ABBEY GREEN, LEEK, STAFFORDSHIRE
Application No. SMD/2020/042

Thank you for your letter of 19 August 2020 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.

Historic England Advice

From the submitted plans it is difficult to determine whether the proposed slurry tank (circular tower) to provide a minimum of five months storage capacity for slurry arising from the dairy herd housed in the adjacent farm buildings is within the Scheduled Monument area of Dieu-la-Cress Abbey or immediately adjacent to it. The monument includes the standing structural and some of the buried remains of a Cistercian monastery. Excavation and watching briefs have previously identified medieval deposits, the south range and other buildings of the abbey complex. Additionally earthwork including fish ponds have been identified lying outside the area of the Scheduled Monument indicating that further archaeological remains survive in the vicinity.

As it stands the application does not provide all the information needed in order for a decision as to the sustainability of the development to be determined. A Heritage Statement should be submitted to satisfy the requirements of Paragraph 189 of the NPPF. The statement should consider the direct impact of the proposed development on any heritage resource and also the setting of the designated heritage assets and the impact on non-designated heritage assets as outlined in the policies contained in Section 16 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'.

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If the slurry tank is proposed to be situated within the Scheduled Monument area it will require Scheduled Monument Consent. Notwithstanding the results of the Heritage Impact Assessment it is unlikely that Historic England would support such an application and we suggest that it is moved outside the monument boundary. If situated outside the boundary of the monument given its proximity to the Scheduled Monument the advice of the Local Authority's Archaeological Adviser should also be sought and this advice implemented in full.

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 Section 16 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: Shane Kelleher, County Archaeologist, Staffordshire County Council

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