



Herefordshire Council
Local Plan Heritage Impact Assessments
Heritage Impact Assessments: Appendices

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Herefordshire Council
Local Plan Heritage Impact Assessments
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Appendix A – HIA Methodology

Assessment Method of Site-Specific Allocations

Herefordshire Council has carried out assessment on 20 allocated strategic sites. These sites vary in scale, from medium to large scale, and their proposed use includes housing, employment and mixed use.

The aim of the assessments is to provide a clear identification of the likely risks associated with any particular allocation site so that they can be reviewed and sifted in a focussed and transparent manner during the Local Plan process.

The level of detail in any assessment and confidence in the risk of harm is directly proportionate to the level of detail accompanying a specific site allocation. Where there is more information about the site in terms of known assets, understanding of significance and wider context and likely archaeological potential, then there can be more certainty about the risks and better articulation of recommendations, potential for enhancements and ways of minimising harm.

HIA step process

The following steps would be employed for each allocation site and the results reported in a structured format and has been developed in line with guidance from Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans.

- Step 1: Provide a baseline overview of the site and the proposed allocation.
- Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site, briefly describe their significance and describe the potential impact on their significance.
- Step 3: Identify potential mitigation and opportunities for enhancement, considering (where applicable) the effect on key characteristics of the wider settlement and its setting.
- Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome with supporting figures.

The following sections provide more detail on each Step.

Step 1: Provide a baseline overview of the site and the proposed allocation.

Concise statements would be set out to describe the site's size, location, topography, and its current usage/occupation. The details of the proposed allocation will also be summarised, including the relevant Policy, the proposed site use (housing / employment / mixed), and any preliminary allocation details (if they exist) on the nature of proposed development within the site, including area, type, height and density of development.

The level of detail provided in this section would depend on the scale of the site (i.e. more information for larger sites) and the amount and depth of historic environment data/information available for the site and study area.

The aim of Step 1 is to provide a baseline which will be used later in the assessment to identify potential impacts that would be in clear conflict with national and local policy relating to the historic environment.

Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance

Designated heritage assets and significant non-designated assets within a defined study area around each allocation site will be identified and mapped.

The scale of study area will depend in part on the nature of the allocation site, but for most sites a study area of c. 1 kilometre radius will be sufficient. The extent of the study areas and criteria for determining them is discussed in more detail below (see below). For allocated strategic sites that may include taller buildings or larger massing, the size of the study area will need to reflect the extent of potential visibility.

Where assets have group value this will be taken into account in the narrative report. Similarly, where there are multiple non-designated assets these may be grouped to aid assessment. The assessment will also draw on key views (where applicable) from the settlement characterisation report. The assessment will also identify additional site-specific key views which relate to the significance of heritage assets.

The Hereford Area of Archaeological Interest (AAI) will also be a consideration. The AAI has contextual relevance to archaeological remains in the surrounding area as well as above ground designated and non-designated heritage assets in the surrounding area. Although none of the allocated strategic sites fall within the AAI boundary, some fall within its surrounding spatial context, which could have implications for assets associated with the AAI.

Site specific studies, such as archaeological desk-based assessment and fieldwork, may also be necessary to provide adequate information, particularly for large allocated strategic sites or those in potentially sensitive locations (in accordance with guidance in Historic England's Advice Note 3 – The Historic Environment and Site Allocations in Local Plans).

Brief statements about their significance will be outlined, particularly in terms of describing the contribution of setting to their significance and their designation, if any.

Concise simple statements would be set out to describe the potential impact on the significance of identified assets / groups of assets (focussing on those affected). The level of detail would depend on the scale of the site and the level of detail available for the likely development of the site and historic environment data. The aim is to identify where significant impacts may occur.

Step 3: Identify potential mitigation and opportunities for enhancement, considering (where applicable) the effect on key characteristics of the wider settlement and its setting.

Based on the impact assessment carried out in Step 2, design-based mitigation and enhancement opportunities would be considered for each site.

For sites which fall within one of the settlement characterisations mitigation and enhancement opportunities will consider how sites could be influenced by these characteristics.

Design based mitigation could for example include recommendations for areas for avoidance, potential need for screening or planting, limitations on density or heights of development, geographic spread, retention of heritage assets or sensitive historic elements, enhancing legibility of historic features or assets, and improved access given the known geography and likely boundaries of a site. Mitigation could also include high level recommendations for archaeological investigation, and records of previous investigations (if any) on the site and their locations would be used to help determine the nature and location of this.

Opportunities for enhancement would also be identified (where possible) e.g. tackling heritage at risk, enhancing legibility of historic features or assets, improved access across or to features, interpretation of heritage assets or features, or improved land management regimes.

Finally, requirements for further work could also be highlighted in order to provide more detailed information on likely impacts or remove a degree of uncertainty at the next stage of assessment.

All of the above is likely to take the form of standardised statements and there would be a focus on identifying achievable and typical forms of mitigation to ensure the assessments remain realistic in a development context. Design based mitigation would be supported by plans highlighting key spatial recommendations, such as areas of avoidance, retention of key views or proposed screening. For larger more complex sites, more detail on approaches to mitigation and enhancement may be provided.

[Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome.](#)

Taking into account the viable mitigation, the risk of harm would be identified in relation to potentially significant impacts on the historic environment. Here the historic environment refers to heritage assets and, where applicable, the key characteristics of the settlement. The following definitions would be used to describe that residual risk, following the application of viable mitigation:

- High Risk – Allocation is likely to affect the historic environment to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.
- Moderate Risk – Allocation is likely to affect the historic environment to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures.
- Low Risk - Allocation is unlikely to affect the historic environment to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

- Very Low Risk - Allocation is very unlikely to affect the historic environment to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

These three categories essentially form a Red, Amber, Green (RAG) system of categorisation. Where sites are identified as Moderate (Amber) or High (Red) Risk, further refinement of the site / proposals and further assessment may enable a change in risk category.

Data and information to be used in the assessment

The following sources of data and information will be used to inform the Heritage Impact Assessment in terms of identifying assets, analysing impact and identifying opportunities for enhancement, mitigation and setting parameters for future development (note: the sources below are not available for all sites):

- Settlement characterisations (to be prepared by CBA alongside the HIA) for the main market towns i.e. Hereford City, Leominster, Ledbury, Bromyard, Ross on Wye and Kington
- Listing and other designation data (Historic England)
- Historic Environment Record (HER) data from sites and study areas
- Hereford Area of Archaeological Interest (AAI)
- Herefordshire Local Plan (draft report and previous local plan policy for previous allocated strategic sites)
- Site Allocations background information (draft reports)
- Neighbourhood Development Plans
- Previous planning application information
- Relevant Design Guides
- Townscape reports and guidance
- Historic Ordnance Survey Plans
- Historic Landscape Characterisation reports
- Aerial Photographs maintained by Historic England
- Local historic parks dataset
- Non-designated heritage assets identified through public consultation
- Consultant site visits
- Green Infrastructure Strategy

Site study areas

Study areas would be determined depending on the nature and size of the site allocation, together with the surrounding sensitivities of heritage assets and their level of significance. Study areas will be used to identify and assess assets as necessary.

A study area around a site of 3 kilometres will be applied for highly significant designated assets that fall within this buffer i.e. Listed Buildings at Grade II* and Grade I, Registered Parks and Gardens at Grade II* and Grade I, and all Scheduled Monuments. A 1 kilometre study area will be applied to cover other designated assets including Conservation Areas and Grade II Listed Buildings.

Historic Environment Record data will be provided for a buffer of up to 1 kilometre, to provide context and wider understanding of the site allocations. This study area will be refined and narrowed for sites in denser urban areas, where there is a considerable amount of evidence of past activity and a narrower scope will help to focus the assessment of risks to the site.

Settlement characterisations

Characterisations are being prepared for Hereford City, Leominster, Ledbury, Bromyard, Ross on Wye and Kington. These reports will identify key characteristics of each settlement, including aspects of vernacular architecture, viewpoints, landmark structures, and broader setting. Where sites fall within these settlements, the characterisation work has also been taken into account in identifying characteristic features and nature of the settlement. This can be used identifying potential opportunities, mitigation or setting parameters for future development (see Step 3 above).

Characterisations will be underpinned by a wealth of up-to-date historic environment data and reporting. They will also be informed by full and up-to-date site visits. As a part of the Characterisations work, public consultation will also be utilised to identify heritage assets of communal or social value, which themselves contribute to the character of the five market towns and Hereford.

Report Structure

The reports will be produced with subheadings and accompanied by supporting figures. The reports are likely to be brief summaries of 2 – 3 pages outlining the current baseline of information known about the site, likely impact, and recommendations for site allocations.

The report sub-headings will comprise:

Description of Site

A 1-2 paragraph description of the site covering site boundaries, location, geology and topography. The description will include details on the site's current use / condition and immediate surrounding context.

Description of Study Area

This section will set out, in 1-2 sentences, the extent of the study area, including a brief description of its suitability in terms of considering the designated and non-designated heritage assets in the vicinity which could have their significance affected.

Known Assets on the Site

List of heritage assets identified on the site, whether these are designated / non-designated and their relative Grade (if applicable).

Assets within the Study Area

List of heritage assets identified within the study area, whether these are designated / non-designated and their Grade (if applicable).

Potential Impacts

Brief description of the potential impacts on assets on the site and within the study area, as well as outline the potential for archaeological remains where relevant.

Opportunities for Enhancement or Mitigation

1-2 sentences outlining potential for enhancement and mitigation through design-based measures. This section should also highlight the potential for further archaeological investigation of the site. Advice on the type of archaeological investigation would be high level at this stage of assessment. Previous archaeological investigations (if any) on the site and their location would be used to help inform this.

Recommendations for Development

Identify areas of sensitivity and provide a description of areas of the site which may require avoidance of development, landscape buffering, or other aspects of design-based mitigation such as limiting development in terms of scale, heights, massing etc.

Residual Risk and Summary

This section would outline the residual risk of harm to the historic environment i.e. High Risk / Moderate Risk / Low Risk. These three categories would correspond to a Red, Amber, Green (RAG) system of risk categorisation.

Figures

Supporting figures will be produced which show the site boundaries, heritage assets on the site, heritage assets within the study area, and key views (where relevant). For sites where spatial recommendations have been made, these will be illustrated on a further figure for the site.

Appendix B – Glossary of Terms

This glossary of terms has been developed to support understanding of the Heritage Impact Assessments and associated methodology. It has used definitions from those published by Historic England, the glossary in Annex 2 of the NPPF, using descriptions of assessment process in the EIA Regulations and the Town and Country Planning Act.

Areas of Archaeological Importance: The Secretary of State may from time to time by order designate as an area of archaeological importance any area which appears to him to merit treatment as such for the purposes of this Act.

Local authorities and Historic England have the same powers in relation to their local authority area and Greater London respectively.

Building: Building includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building.

Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Context: Any relationship between a place and other places, relevant to the values of that place.

Conservation:

1. “The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.”
2. “The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.”
3. “All operations designed to understand a property, know its history and meaning, ensure its material safeguard and, if required, its restoration and enhancement.”

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designation: The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values.

Development: The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: For the purposes of any...area in England [except Greater London] the development plan is:

1. The regional strategy for the region in which the area is situated (if there is a regional strategy for that region); and
2. the development plan documents (taken as a whole) which have been adopted or approved in relation to that area; and
3. the neighbourhood development plans which have been made in relation to that area."

This includes adopted Local Plans, neighbourhood plans and the London Plan.

Grade I: For buildings, Grade I (one) indicates that the building is of "exceptional interest".

For registered parks and gardens Grade I (one) indicates that the site is of "exceptional interest".

Grade II: For buildings, Grade II (two) indicates that buildings are "of special interest, warranting every effort to preserve them."

For registered parks and gardens, Grade II (two) indicates that the site is of "special interest, warranting every effort to preserve [it]".

Grade II*: For buildings, Grade II* (two star) indicates that "buildings are particularly important...of more than special interest."

For registered parks and gardens, Grade II* (two star) indicates that the site is "particularly important, of more than special interest".

Harm: "Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place."

Heritage: Heritage is a broad concept and includes the natural as well as the cultural environment. It encompasses landscapes, historic places, sites and built environments, as well as bio-diversity, collections, past and continuing cultural practices, knowledge and living experiences. It records and expresses the long processes of historic development, forming the essence of diverse national, regional, indigenous and local identities and is an integral part of modern life. It is a social dynamic reference point and positive instrument for growth and change. The particular heritage and collective memory of each locality or community is irreplaceable and an important foundation for development, both now and into the future.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic Garden: A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view. As such, it is to be considered as a monument... is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable. Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged... The term 'historic garden' is equally applicable to small gardens and to large parks, whether formal or 'landscape'.

Local heritage asset: a non-designated heritage asset which has been recognised through addition on a list at local government level as having a degree of significance.

There may be many buildings and sites in a local authority's area that make a positive contribution to its local character and sense of place because of their heritage value.

Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Listed Building: "...means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act -

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall subject to subsection (5)(a) be treated as part of the building.

Local Development Plan or Local Plan: "A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004

Mitigation Measures: Measures envisaged to avoid, prevent, reduce or, if possible, offset any adverse effects on the environment following identification and assessment of potential adverse impacts on the environment.

Mitigation, within the context of Environmental Impact Assessment (EIA), refers to a set of strategies and actions aimed at minimising, alleviating, or preventing adverse environmental effects resulting from proposed projects or activities. The goal is to identify and implement measures that reduce or offset potential harm to ecosystems, biodiversity, natural resources or in this case the historic environment. Mitigation involves the adoption of best practices, technologies, and policies to limit negative impacts.

Mitigation could include design changes, installation of new elements or features within the design, retention of sensitive elements within the site.

National Heritage List for England: The National Heritage List for England is an online database of designated heritage assets excluding conservation areas. It holds official records for Scheduled monuments, Listed buildings, Protected wreck sites, Registered parks and gardens, Registered battlefields

It also holds a convenient collated version of the record of World Heritage Sites (the official record is held by UNESCO). It also contains details of certificates of immunity from listing and building preservation activities received by Historic England.

Neighbourhood Development Plan: A 'neighbourhood development plan' is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which prepared plans for housing and other development can be produced.

Non-designated heritage asset: buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet criteria for designated heritage asset.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

These assets can be identified through the local and neighbourhood plan-making processes and conservation area appraisals and reviews as well as through planning decisions.

Planning application: a formal request and application of documents to a local authority for planning permission for development or a change of use of land or buildings.

Planning applications can be for major developments and minor developments and can be Outline with limited design information or Full with more detailed information submitted as part of an application.

Recording: The capture of information which describes the physical configuration, condition and use of monuments, groups of buildings and sites, at points in time, and it is an essential part of the conservation process.

Registered Park and Garden: A site included on the Register of Historic Parks and Gardens in England. Registered parks and gardens are designated heritage assets and subject to the planning policies within the NPPF.

Residual Risk: a term developed using the concept of residual impact from EIA Regulations, which describes the scoring of an impact which has included consideration of mitigation measures to reduce or avoid those harms, but where impact still remains. Residual risk is therefore a final scoring of risk, which is predicted to remain after mitigation measures are implemented.

Scheduled Monument: 'scheduled monument' means any monument which is for the time being included in the schedule compiled and maintained by the Secretary of State for Culture, Media and Sport".

Setting of a heritage asset:

1. The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
2. The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.
3. The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, **social** and economic context.

Significance:

1. "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
2. "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance."

Appendix C – Previous Heritage Impact Assessments

Heritage Impact Assessments were submitted to Herefordshire Council in November 2023. The results of these assessments were used to make changes to the boundary of two sites, updated Heritage Impact Assessments for the below sites are included in the February 2024 issue of the Heritage Impact Assessment document.

- Land south of Leominster Enterprise Parks
- Land south of Little Marcle Road, Ledbury

The original Heritage Impact Assessments for these sites are included below.

C7. Land south of Leominster Enterprise Parks

Based upon the results of the Heritage Impact Assessment shown below, changes have been made to the site, to reflect the results of the Heritage Impact Assessment. For the current assessment please see section 7 of the Heritage Impact Assessment Document.

Summary

For details on how this assessment was conducted, please refer to the HIA methodology in Appendix A.

There are several heritage assets within the site and study areas. Development of the site is likely to result in **high risk** of impact on the significance of select designated heritage assets close to the site. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is **moderate potential** for impacts on buried archaeological remains.

The risk of development of the site affecting the setting and significance of heritage assets is moderate.

Site description and development

The site is located at the far south of the Leominster Enterprise Park, and 1.3 kilometres south of Leominster's historic urban core. The site covers an area of 11.6 hectares and comprises open undeveloped agricultural fields. The site is bounded by Owen Way and Leominster Enterprise Park to the north, the A49 and fields to the east, the River Arrow and a collection of fields and woodland to the south, and Hereford Road (the B4361) and fields to the west (see Figure C7.1). The site has been allocated for development of up to 10 hectares of employment land.

There are hedgerows, trees, and fences on the site's field boundaries, which buffer the site to a minor degree. There is residential development to the north / northwest of Leominster Enterprise Park. To the south, east and west is open and undeveloped agricultural land, intersected by the River Arrow, the River Lugg, and several major roads (e.g., the A49 / Hereford Road).

The site's geology includes Raglan Mudstone Formation, which underlies alluvial deposits. The topography ranges from 73-68 metres above Ordnance Datum and remains relatively flat. Like the rest of south Leominster, the site is flanked by minor uplands to the east and west, and it is overlooked by the ridgeline that Ivington Camp occupies to the south. The treeline along Owen Way blocks intervisibility between the Enterprise Park and the site together with the intervening field providing an element of rurality at the edge of the settlement. There is limited visibility of the site from Leominster's urban core, due to the intervening built form of the town and its southern industrial district. The site is entirely obscured from the centre of the town given the distance, built form and tree planting.

Historic mapping (OS 1891 map– see Figure C7.2) shows the site was historically undeveloped agricultural fields, forming part of the rural agricultural landscape surrounding Leominster’s urban area. The site was adjacent to the main road (now Hereford Road) leading to south to Hereford, and northeast of Broadward Lodge, and southeast of Cock Croft, likely falling within one or both of these estates. The site’s agricultural function predates the 19th century, as evidenced by Medieval cultivation marks and lynchet earthworks identified through aerial photography within and surrounding the site (described further below). Activity in the wider vicinity of the site is evidenced by a cluster of findspots and archaeological remains dating to the Bronze Age, Medieval, and Post-medieval periods in a field east of the site.

During the latter half of the 20th century, Leominster experienced substantial growth, causing its urban area to extend southward, reaching the northern periphery of the site. Within the site, the area has undergone minimal changes since the 19th century. The addition of the Shrewsbury and Hereford Railway Line, and subsequent A49, brought about slight modifications to the arrangement of fields to the eastern area of the site.

Study Areas

A 300 metre study area has been used to assess potential impacts on non-designated assets within and around the site (see Figure C7.3 and C7.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure C7.3 and C7.5).

A 3 kilometre study area has been used to assess significant designated assets in the wider area whose setting may be affected by development within the site– see Figure (C7.3 and C7.6).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which are shown on Figure C7.4.

Known Heritage Assets within the Site

Designated Heritage Assets

There are no designated assets present within the site.

Non-Designated Heritage Assets

Historic Environment Record

The site of the post medieval house (MHE7777) is recorded in the east of the site, and an undated boundary marker stone (MHE7788) is recorded in the southeast.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Recent Degradation through Boundary Loss” which reflects the loss of rural boundaries following the modern expansion of Leominster southwards. An “Urbanisation” character area is recorded to the north of the site representing the urban spread of Leominster. The site is adjacent to areas of historic “Adaptation of Earlier Enclosure System” and “Small

Compass Enclosure of the Landscape”, reinforcing the historic agricultural land use of the wider area. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Three Scheduled Monuments sit within the three kilometre study area. Ivington Camp Multivallate Hillfort (NHL1018856), the remains of a prehistoric hillfort, sits 2.5 kilometres southwest of the site. Two Scheduled Monuments are located within Leominster’s historic urban core, these are: Leominster Priory (NHL1005529) which is the remains of an Early Medieval priory 1.25 kilometres northeast of the site, and Forbury Chapel, 2.2 kilometres northwest from the site.

The Ivington Camp Multivallate Hillfort is located on a topographic high point 2.5 kilometres southeast of the site. The asset has good views of the surrounding area; however, clear views are interrupted by dense tree belts surrounding the monument. As the site is some distance, at the edge of what is already an urban edge, it plays no role in the setting of the monument.

Leominster Priory and Forbury Chapel are located within the historic urban core of Leominster and are obscured from the site by the intervening built form of the town; therefore, the site does not place a particular role in the setting of the assets.

Listed Buildings

One Grade I Listed Building falls within the three kilometre study area. The Priory Church of St. Peter and Paul sits at the centre of the Scheduled Monument. The site is not visible from the asset and does not play a role in its setting.

Six Grade II* Listed Buildings fall within the three kilometre study area. Four of these are located in Leominster’s historic core directly 1.6 – 2.5 kilometres north of the site. Several of these are late-medieval/early post-medieval timber framed buildings, with later alterations. There is limited or no visibility of the site from these assets and the site does not play a role in their setting.

The Grade II* 17th century Wharton Court is located 2.2 kilometres southeast of the site. It is set within the wider agricultural landscape east of the hamlet of Wharton. The intervening built form of its estate and the density its surrounding treescape obscures visibility of the site. Additionally, the proximity of the A49 and its surrounding trees, largely separate the site from Leominster’s rural outskirts.

The Grade II* Church of St Luke sits within the village of Stoke Prior, on the uplands 2.5 kilometres southeast of the site. The church is positioned on a slope facing towards the east, and the church and village of Stoke Prior is surrounded by areas of woodland and orchards. As such, the site is not visible from the church, and it plays no role in its setting.

Two Grade II Listed Buildings are located within 500 metres of the site, to the southwest these are: Broadward Hall (75 metres south of the site) and Broadward Lodge (100 metres south of the site). These buildings are both a part of the

Broadward estate which now comprises a farm complex but historically included large areas of woodland. Broadward Hall is a three storey Georgian Hall with tripartite windows and principal elevation designed to take in the views of the open landscape to the east and northeast (including the site), likely overlooking its historic land holding. Broadward Lodge was a former farmhouse, and although it is oriented with its principal elevation viewing southwest (away from the site), the building will have formed part of the agricultural land holding of the Broadward estate. As such, the site plays an important role in the rural setting of both assets and is a key feature of views from Broadward Hall.

The Grade II Eaton Hall, and three associated Grade II Listed Buildings, are located 2.7 kilometres to the northeast, over the A49 / River Lugg. Given their distance, and separation by roadway and river, the site plays no role in their setting.

Three Grade II Listed Buildings are located to the far north / northeast of the site, these are: Heather Hill, Bridge over River Lugg, and Eaton Farmhouse. There is no intervisibility between these buildings and the site, and the site plays no role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

There is a cluster of prehistoric cropmarks, possible round barrows and field systems (circa 2500 – 700 BC), just northwest of the site. Evidence of early medieval to post medieval occupation of the area around the site is well documented. An early medieval occupation site is recorded north of the site (MHE14401) and shrunken medieval village is recorded south of the site (MHE5241). Some material of post-medieval date has been found in artefact scatters within medieval field systems (MHE7780). Lynchets, ridge furrow marks, and trackways are visible within the southwest part of the study area (MHE7780, MHE7713, MHE7781, MHE13512). The 19th-century Shrewsbury and Hereford railway line (MHE11043) sits to the 165 metres east of the site, which is still in use. Parallel and next to this, is the site of the Worcester-Bromyard-Leominster railway line, built from 1877 to 1897, now overlaid by the A49 (MHE11088). Archaeological work at Leominster Technology Park revealed alluvium, boulder clay, medieval pottery, prehistoric flint, and a charcoal-filled pit dating to AD 430-600 (EHE33541).

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site plays no role in the setting of the Scheduled Monuments within the three kilometre study area, as such, development of the site would pose **no risk** to setting or significance of these assets.

Listed Buildings

The Grade II Broadward Hall and Broadward Lodge draw much of their rural setting from the site, as tree cover and road alignments encourage views towards the northeast, encompassing the uplands to the east of Leominster. Therefore, the site

plays an important role in the rural setting of these assets. Development of the site poses a **high risk** to these assets.

Development poses **no risk** to the Listed Buildings within the historic core or wider urban core of Leominster, given the distance and intervening built form and planting.

There is little to no visibility of the site from Listed Buildings in the wider area including the Grade II buildings at the Eaton Hall estate, and where the site is visible it will not be a prominent new feature. Therefore, development poses **no risk** to the setting of these assets.

Non-Designated Heritage Assets

Historic Environment Record

The recorded medieval / post-medieval agricultural earthwork features identified around the site (MHE7780, 7781, 21722, 13601, 21709) may indicate previous activity. There may potential archaeological remains within these areas. There is the cluster of prehistoric cropmarks, possible round barrows and field systems northwest of the site, and a shrunken medieval village southwest of the site. The extent of these features is unknown but together with the possible 'stone' marking within the site, indicates a potential for archaeological remains surviving within the site. These remains are likely to be of significance.

It is notable that neither the site itself nor the surrounding area has undergone any formal archaeological evaluations. Given the range of historical assets recognised to the west, there is potential for further unidentified heritage assets. As such, development of the site poses a **high risk** of impact on significant archaeological remains.

Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

- Precluding development on the western quarter of the site and including tree screening along the southern boundary of the site. This will help to conserve rural views and reduce the prominence of new development in views from the Grade II listed Broadward Hall and Broadward Lodge. It must be noted that these actions may not sufficiently mitigate impacts on the assets as this risks closing off views to the northeast which is an aspect of setting in itself;
- Undertaking further work to better establish the potential for archaeological remains. This could be through a detailed desk-based assessment to support a planning application and potentially followed by archaeological fieldwork such as monitoring of ground works, or fieldwork in advance of construction. The type and extent of archaeological works should be set out in a Written Scheme of Investigation and agreed upon with Herefordshire Council's Archaeological Advisor as required.

- Limiting heights of development in line with the lower heights on the southern edge of the existing Leominster Enterprise Park

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure C7.7).

Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**.

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE7788	Boundary stones, NE of Broadward Lodge, Leominster	Boundary Marker (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23229
MHE16916	Broadward, Herefordshire Council Bridge 59	Bridge (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41993
MHE7782	Broadward Hall	Country House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23235
MHE1921	Pigeon House, Broadward Hall, Leominster	Dovecote (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5211
MHE21724	Eaton Hall, field boundary	Field Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=44315
MHE21722	Field Boundary, Eaton Hall, Leominster	Field Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=44321
MHE7780	Strip fields, N of Broadward Lodge, Leominster	Field System (Medieval); Artefact Scatter (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23233
MHE1922	Broadward Lodge, Leominster	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5212
MHE7777	Site of house, NE of Broadward Lodge, Leominster	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23230
MHE7779	Building, NE of Broadward Lodge, Leominster	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23232
MHE5241	DMV, Broadward	Mill (Medieval); Shrunken Village (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=12022
MHE14401	Early Medieval Occupation Site, Leominster Enterprise Park, South of Leominster	Occupation Site (Early Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34715
MHE8054	Broadward Medieval Settlement, Leominster	Settlement (Early Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24355
MHE15994	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37840
MHE7781	Trackway, N of Broadward Lodge, Leominster	Trackway (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23234
MHE11088	Worcester, Bromyard and Leominster (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19551
MHE11088	Worcester, Bromyard and Leominster (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19551
MHE13601	Possible Round Barrows, Cock Croft, South of Passa Lane, Leominster	Round Barrow? (Bronze Age); Ridge And Furrow (Medieval); Trackway (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31805
MHE21709	Earthworks of Water Meadow System, Eaton Hall, Leominster	Water Meadow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=44319

Monument ID	Name	Type (Date)	Link
MHE23662	Watermeadows, Elms Green, Leominster	Water Meadow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53109
MHE11043	Shrewsbury and Hereford Railway	Railway (19th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9412
MHE11043	Shrewsbury and Hereford Railway	Railway (19th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9412

C11. Land south of Little Marcle Road, Ledbury

Based upon the results of the Heritage Impact Assessment shown below, changes have been made to the site, to reflect the results of the Heritage Impact Assessment. For the current assessment please see section 11 of the Heritage Impact Assessment Document

Summary

For details on how this assessment was conducted, please refer to the HIA methodology in Appendix A.

The site currently contributes to the setting of designated heritage assets within the surrounding area, including Grade II Listed Buildings and a Scheduled Monument. Development on the site may result in a **moderate risk** of impact on the setting and significance of these designated heritage assets. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is potential for archaeological remains to be identified on the site; as such, archaeological mitigation will be required.

Following the application of mitigation as advised, the risk of significant residual harm is considered low.

Site description and development

The site is located west of the River Leadon, on Ledbury's western extent, approximately 1.3 kilometres west of Ledbury's historic core. The site covers an area of approximately 20 hectares, comprising undeveloped agricultural fields and an area of woodland, as seen on Figure C11.1. See Figures C11.2 and C11.3 for photographs of the site. The site has been identified for potential employment development within use classes B2, B8, and E.

The site is bound by Lilly Hall Lane and the Heineken Brewery to the north; fields, woodland, The River Leadon and Leadon Way to the east; Ledbury Rugby Football Club, fields and Ross Road (A449) to the south; and fields, woodland and Lilly Hall Lane to the west. Around the site's boundaries are fencing, trees, and walls, but to the northwest, the boundary of the site is open.

Ledbury's urban centre sits to the east of the site. To the north, south and west is agricultural land, intersected by roads with scattered/small-scale development. There is a small water channel intersecting the site.

The site's geology includes Raglan Mudstone Formation, with overlying head deposits in the south of the site. The topography ranges from 60 metres above Ordnance Datum to the north, down to 42 metres to the southeast, sloping towards the west as the site meets the River Leadon. The site gradually rises to the north, as the base of Wall Hills Camp. Views to the southern extent of the site are hindered by the built form of the Ledbury Cider Mill (now the Heineken Brewery), and its surrounding treed areas. In its northern extent, however, open fields allow intervisibility between the site and numerous positions, particularly from the uplands

to the north. The site is not intervisible with Ledbury's urban core, nor any of the historic buildings within it.

Historic mapping (see Figure C11.4) shows the site was historically undeveloped agricultural fields which formed part of the rural agricultural landscape surrounding Ledbury's historic urban area. The land lay adjacent to Lilly Hall Lane, leading to and named after the Grade II listed Lilly Hall. Additionally, it lay just south and southwest of Fairtree Farm and Flights Farm, likely falling within one or both of these farms. The site's agricultural function likely predates the 19th century, as evidenced by Medieval ridge and furrow earthworks identified through aerial photography surrounding the site (described further below). Minor activity in the wider vicinity of the site is evidenced by a cluster of findspots dating to the Prehistoric, Medieval, and Post-Medieval periods in a field surrounding the site.

As Ledbury grew in the late 20th century, the urban area expanded west towards the edge of the site. However, these developments have been confined within the Leadon Way, and predominantly extended the settlement north and south of the historic core. The site itself has changed very little since the 19th century, although the construction of Leadon Way in the late 20th century altered the division of fields in the west of the site. The Ledbury Cider Works, which occupies a former Brick and Tile Works immediately north / west of the site off Lilly Hall Lane, has undergone redevelopment and expansion since the late 20th-century.

Study Areas

A 300 metre study area has been used to assess potential impacts on non-designated assets within and around the site (see Figure C11.5 and C11.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure C11.5 and C11.7).

A 3 kilometre study area has been used to assess significant designated assets in the wider area whose setting may be affected by development within the site (see Figure C11.5 and C11.8).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which are shown on Figure C11.6.

Known Heritage Assets within the Site

Designated Heritage Assets

There are no designated assets present within the site

Non-Designated Heritage Assets

Historic Environment Record

There are a small number of assets identified within the site. These include a possible bronze age axe head (MHE26261), a medieval coin (MHE26241), and the site of an 18th century house (MHE6918).

No targeted archaeological evaluations have been undertaken within the site. Therefore, unidentified archaeological remains may survive within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape” and is adjacent to an area characterised by “Enclosure of Common Arable Fields” which reflects the historic agricultural character of the wider area. The site contributes to this character as an area of previously undeveloped farmland.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

A small part of the western edge of the Ledbury Conservation Area is located within the 1 kilometre study area. The Conservation Area covers the medieval historic core of Ledbury and Ledbury Park. It contains 187 Grade I, Grade II* and Grade II Listed Buildings.

The Conservation Area is characterised by a high proportion of medieval and post-medieval timber framed buildings that occupy the original medieval street plan of the historic market town. Existing buildings are mostly 1-2 storeys and notable landmarks include the Market House, St Michael and All Angels Church, and Clock Tower. The Conservation Area is surrounded by more recent development and abuts the Malvern Hills AONB to the east.

Development in the 20th century has expanded the urban area beyond its historic footprint on all sides, forming a considerable band of intervening development between the Conservation Area and the site. Given the intervening built form of Ledbury’s 20th century western suburbs, the Leadon Way road, and local topography, the site does not contribute to the setting of the Conservation Area or the assets within. The site is located on Little Marcle Road, an historic though minor approach to the Conservation Area. There are key views of the Conservation Area from the northeast, however, the site is not a prominent feature within these views and forms a very minor backdrop.

Scheduled Monuments

Two Scheduled Monuments fall within the 3 kilometre study area.

Wall Hills Camp falls within the 1 kilometre study area, located 450 metres north of the site, separated by two fields. Sitting on private land, it is a large multi-vallate hillfort (likely of Iron Age construction), overlooking the Leadon Valley, west of Ledbury. The boundaries of the Camp are heavily treed; however, the monument occupies a topographically high area and as such parts of the Camp may overlook the site. There may be clear views of the site from the raised south-western embankment of the earthwork; indeed, photography at the site shows that tree cover from this embankment is sparse in some areas, as such, views of the site may be possible. The site is located on currently relatively flat, minimally developed lowland over which the camp would originally have had long-range views for defensive purposes. Further, more detailed investigation is required to determine the setting of this asset and likely impacts once development proposals come forward.

The Moated site at Bellemy's Farm sits on the boundary of the study area 3 kilometre south of the site. It is a medieval earthwork situated within the bounds of a later farm. Due to distance and intervening topography, the site does not play a role in the setting of this Scheduled Monument.

Listed Buildings

The Grade II* Listed Barn to the South of Wall Hills Farm sits at the eastern base of Wall Hills Camp. It is located in the north of the 1 kilometre study area, approximately 830 metres from the site. It is the only designated asset within the complex at Wall Hills Farm. It dates to the 15th century, demonstrating evidence of agricultural activity in the vicinity of the site as far back as the medieval period. The site is obscured from view from the barn by heavy tree cover and the intervening form of Wall Hills Camp. Additionally, the farm appears to have been constructed to align with views to the east utilising the topography looking towards Ledbury. As such, the site plays little role in the setting of the Listed Building.

A Grade II milestone is located 170 metres to the southeast of the site on the A44C11. Its context (its use as a way marker into Ledbury) is not dependent on the site.

The Grade II Listed Flights Farm is a relatively intact collection of historic timber-framed farm buildings and farmstead. It is located approximately 170 metres west of the site up Lilly Hall Lane. Its foundations date to the early 17th century, with additions made in the 19th century, including an Oast house. The views from the house are relatively open to the south over open fields, including the fields making up the northern arm of the site. Taller elements of the Cider Works are visible in the backdrop, such as the chimney of the Heineken Brewery and some of the larger warehouses / silos. However, the majority of the Ledbury Cider Works is screened by intervening hedgerow and treed areas along the field boundary. Views of Ledbury's eastern hills are visible beyond the open fields south of Lilly Hall Lane and make a pleasing backdrop and reinforce the rurality of this area. The northern arm of the site does, therefore, play an important role in establishing the farms immediate rural setting.

Two Grade II Listed Buildings sit within the Fairtree Farm complex, approximately 230 metres northeast of the site. These Are: 'Fairtree Farmhouse And Attached Oast House At Rear' and 'Group Of 3 Barns, Stable And Outbuildings To Southwest Of Fairtree Farmhouse'. Dating from the late 17th to 19th century, the complex sits directly opposite the Ledbury Cider Works to the southwest. The cider works largely obscure the site in views from these Listed Buildings, as such the site plays little to no role in their setting, however the site does wrap around the cider works.

The Grade II Listed Old Lilly Hall sits within a wider farm complex approximately 900 metres to the west of the site. Views to the east towards the site include large open fields with Ledbury's eastern hills in the backdrop. There are very limited views of the Heineken factory in the backdrop due to thick tree planting along the field boundary, and the views remain mostly rural. The site is, today, visible as a highly treed area to the far east of the hall, which is visible from the driveway into the estate albeit at

some distance. The site plays a minor role in establishing the rural countryside to the west of Ledbury visible from the entrance to Old Lilly Hall.

Further Grade II Listed Buildings are located within the 1 kilometre study area. These are located some distance from the site which is obscured from view by intervening topographic features and the built form of Ledbury, as such the site plays no role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

No archaeological evaluations have been undertaken within 300 metres of the site. Therefore, unidentified archaeological remains may survive within the site.

Further to the possible Bronze Age axe head found within the site, additional prehistoric objects (MHE3543, MHE26236, MHE3544) have been found within 300 metres of the site. These include Bronze Age / Iron Age pottery, and Neolithic / Bronze Age flints identified during large fieldwalking exercises. There are no signs of cropmarks or aerial photos which suggest former activity within the site. Given the proximity of the possibly Iron Age Wall Hills Camp to the north, and the lack of archaeological investigations within the area, prehistoric activity should not be precluded.

Additional medieval objects have been recorded as part of fieldwalking exercises within the 300 metre study area including coins, stirrups, and a sleeve clasp (MHE26237, MHE25668, MHE26234, MHE26238, MHE26239, MHE26240, MHE26235). Ridge and furrow earthworks have been identified in the wider vicinity, but not within the 300 metre study area, suggesting that this area was not under plough during the medieval period and was utilised for other agricultural purposes such as orchards or pasture or has been subject to deep ploughing that has eliminated signs of these earthworks. There is also a medieval hollow way (MHE24111) noted approximately 100 metres to the southeast of the site.

Modern archaeological remains are recorded within the 300 metre study area. These relate to records of now demolished buildings including a 19th century brickworks (then the Cider Works) (MHE13945), and World War II prisoner of war camp (MHE35661).

Potential Impacts

Designated Heritage Assets

Conservation Areas

The site does not contribute to the setting of the Conservation Area or assets within it. Development on the site has potential to feature in key views of the Conservation Area from the northeast as a distant backdrop. However, development is likely to appear as a small extension of the modern backdrop of the Conservation Area. As such, development of the site poses a **no risk** of impact on the Ledbury Conservation Area.

Scheduled Monuments

As discussed above, further investigation is required to identify the role that the site plays in the setting of the Wall Hill Camp Scheduled Monument. However, due to proximity of the site (the northern-most part of the site in particular) and the potential for visibility from raised parts of the earthwork with the site likely forming a small part of the rural surroundings, the site can be considered to pose a **moderate risk** of impact on the Scheduled Monument.

Listed Buildings

Development of the site may affect the setting of Listed Buildings within the 1 kilometre study area.

Development of the site will likely be visible from the Grade II Flights Farm and will create notable new form within currently open fields, removing parts of the immediate rural context of this agricultural asset and thus posing a **moderate risk** of impact.

The site is located 215 metres from the Grade II Listed Buildings at Fairtree Farm, however, views from these assets towards the site are currently dominated by the Heineken factory. Despite this, the site wraps around the factory and would increase to a limited extent, the built form of the complex in views from the assets, removing small parcels of the rural context. As such, development of the site poses **low risk** of impact to the setting of these assets.

The Grade II Old Lilly hall is located 1 kilometre from the site and has limited views to the west; the former Cider Works and now Heineken factory is almost entirely obscured from view by intervening tree cover with only the taller silos visible above the tree lines. It is possible that development of the site that overtops the treeline would introduce new built form into currently mainly rural and agricultural views from the Grade II Old Lilly Hall, however this would be seen at a distance and likely only from the entrance to the site rather than from the complex of buildings itself. Therefore, development of the site poses a **low risk** of impact to this Listed Building.

Development of the site poses **no risk** to Listed Buildings outside the 1 kilometre study area, given the distance, intervening built form and tree cover or those assets where the site does not form part of the asset's setting.

Non-Designated Heritage Assets

Historic Environment Record

Due to the number of prehistoric and medieval finds within and immediately surrounding the site, there is a **low potential** for archaeological material related to prehistoric or medieval period to be present within the site.

This prehistoric activity is supported, given the proximity of Wall Hills Camp, an extensive Iron Age defensive site (with possible Bronze Age / Romano-British / Early Medieval use).

There have been no indications of cropmarks and the LiDAR does not suggest activity. As such, development of the site poses a **low risk** of impact on significant non-designated archaeological remains.

Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

- Limiting of development on the northwestern arm of the site to reduce the visibility of built form from the Flights Farmhouse Listed Buildings and Wall Hills Camp Scheduled Monument. This area may be used for access, but this should be carefully managed and not a prominent feature.
- Retention and strengthening of tree planting western boundary of the site in order to reduce the prominence of new development in views from the Flights Farmhouse, and Fairtree Farm Listed Buildings.
- Undertaking further work to better establish the potential for archaeological remains. This could be through a detailed desk-based assessment to support a planning application and potentially followed by archaeological fieldwork such as monitoring of ground works, or fieldwork in advance of construction. The type and extent of archaeological works should be set out in a Written Scheme of Investigation and agreed upon with Herefordshire Council's Archaeological Advisor as required.
- Limiting of development height to 2-3 storeys at most and focus height on areas of lower topography within the site.
- Retention of a suitable quantity mature trees and water features within the site to break up the built form and to retain parcels of the site's historic landscape features.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure C11.

Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE1816	Outbuildings, Fairtree Farm, Ledbury	Barn (17th Century)	https://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5062
MHE3543	Flints, Fairtree Farm, Ledbury	Findspot (Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8379
MHE3544	Flints, Fairtree Farm, Ledbury	Findspot (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8380
MHE5649	Vineyard, Flights Farm, Ledbury	Vineyard (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15409
MHE6918	Camp Farm (site), Ledbury	House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20090
MHE13945	Ballard Brickworks	Brickworks (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32792
MHE14796	Fairtree Farm Brick and Tile Works	Brickworks (19th Century); Tile Works (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35553
MHE14994	Factory	Works (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37131
MHE15509	WWII German Prisoner of War Camp, Ledbury	Prisoner Of War Camp (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35661
MHE15924	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37769
MHE26234	Portable Antiquities; Ledbury (known as)	Findspot (11th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55452
MHE26235	Portable Antiquities; Ledbury (known as)	Findspot (6th Century To 8th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55453
MHE26236	Portable Antiquities; Ledbury (known as)	Findspot (Middle Bronze Age To Early Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55454
MHE26237	Portable Antiquities; Ledbury (known as)	Findspot (10th Century To 11th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55455
MHE26238	Portable Antiquities; Ledbury (known as)	Findspot (12th Century To 15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55456
MHE26239	Portable Antiquities; Ledbury (known as)	Findspot (13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55457
MHE26240	Portable Antiquities; Ledbury (known as)	Findspot (14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55458
MHE26241	Portable Antiquities; Ledbury (known as)	Findspot (11th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55459
MHE26261	Portable Antiquities; Ledbury (known as)	Findspot (Unknown To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55479

Monument ID	Name	Type (Date)	Link
MHE25668	Portable Antiquities; Ledbury (known as)	Findspot (10th Century To 11th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54886
MHE28478	Milestone, A449 at Ledbury; E of Box Borders, nr Rugby Club	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56722
MHE21059	Fairtree Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47742
MHE2008	Flights Farm, Ledbury	Farm (Post Medieval); House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5414
MHE23966	Site of Levelled Ridge and Furrow, Between Little Marcle Road and Victoria Road, Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53213
MHE24111	Earthwork of hollow way, 200 metres northeast of Box Borders, Ledbury	Hollow Way (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53286



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