



Herefordshire Council
Local Plan Heritage Impact Assessments
Heritage Impact Assessments

FINAL

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Herefordshire Council
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A handwritten signature in black ink, appearing to read 'A. Croft', is written over a horizontal line.

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Introduction

As part of the Local Plan making process which sets out future development in the county, Herefordshire Council has undertaken a series of high-level Heritage Impact Assessments (HIAs) of proposed strategic site allocations. The HIAs will inform change and growth across Herefordshire to enable the historic environment to play a positive role in how growth can be sensitively accommodated, to ensure the sites are deliverable and any harm to heritage assets can be mitigated.

A robust methodology has been produced in consultation with the relevant officers within Herefordshire Council, which can be found in Appendix A of this report. The HIAs will consider heritage assets including historic buildings, buried archaeological remains, monuments, structures, parks and gardens, which have a degree of heritage significance. These can include both designated heritage assets recognised at national level (i.e. Listed Buildings, Conservation Areas, World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens) and non-designated heritage assets which have a degree of significance at a more local level of importance. The HIAs will also consider, where applicable, the context of the Hereford Area of Archaeological Interest (AAI).

The methodology has been developed in line with national policy and best practice guidance (see Appendix A) to enable a robust and consistent process of assessment across all the sites.

These HIAs will form a critical part of the evidence on which the Local Plan is based and alongside other studies and relevant evidence, will feed into the allocation of housing, employment and mixed-use sites within the Local Plan.

In addition to the HIAs, a series of Settlement Characterisations were produced for each of the market towns in Herefordshire, plus Hereford itself. This enabled an improved understanding of their character, historic significance and sensitivities.

These Characterisations have also been used as part of a suite of background documents to inform the HIAs.

Scope and Purpose

The purpose of the assessments is to:

- Identify sensitivities associated with heritage assets, including buried archaeological remains on the sites and within suitable study areas;
- Identify opportunities for enhancement or mitigation to minimise impacts;
- where possible and relevant, identify high level parameters or constraints for development that can form part of a suite of future mitigation or design considerations; and
- report, on an agreed scale, the risk of harm to the historic environment arising from allocating each of the individual strategic sites.

In total, 22 sites were identified for assessment. These were generally located surrounding Hereford and the 5 market towns of Herefordshire including Bromyard, Ross-on-Wye, Ledbury, Leominster and Kington. In addition, some smaller more

rural sites were identified. In some cases, sites have been allocated within the adopted Core Strategy, however in other cases, they are newly identified sites.

Following the issue of an initial draft of the HIAs, Herefordshire Council have revised the boundaries to some sites, taking on board feedback within this (and other) studies. Further detail on this process and the the now superseded assessments are included in Appendix C.

Policy and Guidance

The methodology takes into account the following policy and guidance:

- National Planning Policy Framework¹
- Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans²
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets³
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans⁴

As set out in NPPF para 193 '*Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible*'.

Herefordshire Council are currently working on an emerging draft Local Plan, with particular reference to policy EE2 "Protecting and enhancing the quality of the historic environment". Whilst the Local Plan is still emerging, this will be a key guiding policy when published.

The methodology used and set out in Appendix A will help ensure that the risk of potential impacts can be identified early in the development process and corresponding weight given to them in decision-making when identifying strategic sites for development.

Summary of Methodology and Risk Categorisation

The methodology has been developed using a staged process of assessment including:

- Step 1: Baseline overview
- Step 2: identification of heritage assets in and surrounding the site to be shown on figures, and consideration of potential effects on significance
- Step 3: identification of potential mitigation measures or opportunities for enhancement

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

³ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁴ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

- Step 4: score the likely risk of residual harm following the introduction of mitigation measures to minimise or avoid harm and produce HIA report and accompanying figures

As these HIAs are being undertaken at an early stage and to inform wider decision-making it is not possible or practical to undertake detailed assessments and provide a robust score in terms of likely impact. Therefore, the scoring system used in Step 4 is based on a *level of risk* with how the proposal could accord with national and local policy, using the knowledge and research that is possible at this stage in the process.

The residual risk score set out in the individual HIAs has been ascribed based on the high level assessment, and assumption that the proposed mitigation measures could be adopted as part of a proposal for the site. Thus, the residual score can often be lowered from an initial score, where it is felt that mitigation measures could minimise or avoid harm to heritage assets.

Levels of risk are set out in the methodology in Appendix A, but also described below:

- **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.

Managing Risks

Levels of risk to the historic environment ascribed in these HIAs may change through the development management process as new information and more detailed assessment is undertaken that can both manage and reduce risk and / or identify new or greater sensitivities than was anticipated in earlier stages of assessment. Therefore, the risks set out within the HIAs are not fixed and could be subject to change as proposals and assessments progress.

Therefore, as a site moves through the development management process towards planning application stage, further assessment and design activities will enable greater confidence when reporting the level of impact to the historic environment than is currently possible within the HIAs.

Risks, and potential harm could be lowered or avoided through mitigation measures which include sensitive design such as avoidance of built form in sensitive locations

on sites, retention of elements of historic landscape or assets which exist on the site, constraint informed design including consideration of the appropriate density, scale or massing of built proposals and by introduction of design mitigation measures including landscape buffers, new tree or hedgerow planting. Mitigation measures could be implemented at outline or detailed design stage or at post-consent stage through conditions applied within a planning consent.

Risks, and potential harms may also be increased or newly identified through more detailed assessment. This could include for example, undertaking archaeological fieldwork and identifying important archaeological remains on a site. When risks are elevated, the measures described above should be considered in order to minimise or avoid harms where possible.

These HIAs have identified where mitigation measures may be possible, as part of a suite of wider considerations to reduce the risk of harm to heritage assets. These are not exhaustive, and there may be further or alternative proposals for ways to reduce harm following more detailed assessment and consideration of site constraints. The residual risk scores in these HIAs do, however, assume that there will be a level of mitigation measures put in place as part of any considered design for a site and where relevant these proposals have been included in the Figures accompanying the individual HIAs.

Following the issue of Heritage Impact Assessments to Herefordshire Council in November 2023, changes have been made to the boundaries of two sites as part of managing and reducing the risk of harm to heritage assets. Further details are contained in Appendix C of this report.

Heritage Impact Assessments Summary

The results of the Heritage Impact Assessments are summarised below, inclusive of their assigned risk score (**VERY LOW** / **LOW** / **MODERATE** / **HIGH**).

Hereford Sites

1. Hereford Enterprise Zone Extension **VERY LOW**
2. Holmer North **VERY LOW**
3. Lower Bullingham **LOW**
4. Merton Meadow Urban Village **LOW**
5. Three Elms **MODERATE**
6. Land east of Cattle Market **LOW**

Leominster Sites

7. Land south of Leominster Enterprise Park **LOW**
8. Leominster Sustainable Urban Extension **MODERATE**
9. Land South of Leominster Primary School **VERY LOW**

Ross-on-Wye Site

10. Land to the east of Ross on Wye **LOW**

Ledbury Sites

11. Land south of Little Marcle Road **LOW**
12. Land to the south of Ledbury **MODERATE**

Bromyard Sites

13. Land at Hardwick Bank - Phase 1 **LOW**
14. Land at Hardwick Bank - Phase 2 **VERY LOW**
15. Land west of Linton Trading Estate **LOW**

Kington Site

16. Land east of Kingswood Road **LOW**

Rural Sites

17. Land adjoining Nursery Cottages, Bartestree **LOW**
18. Land north of Size Brook, Canon Pyon **LOW**
19. Land opposite Holgate Farm, Kingsland **HIGH**
20. Land opposite playing fields, Weston under Penyard **MODERATE**
21. Land south of Chapel Lane, Bodenham **LOW**
22. Land west of Colwall Primary School **LOW**

Hereford Sites

1. Hereford Enterprise Zone Extension
2. Holmer North
3. Lower Bullingham
4. Merton Meadow Urban Village
5. Three Elms
6. Land East of the Cattle Market

1. Hereford Enterprise Zone Extension

Summary

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

Due to the number of significant archaeological features within 300 metres of the site, there is potential for further archaeological remains within the site. Development on the site may result in an overall **high risk** of impact on the setting and significance of these non-designated heritage assets. As such, archaeological mitigation will be required.

Following the application of mitigation measures, there is a **very low risk** of significant residual harm.

Site description and development

The site joins the southeast side of Hereford, directly bordering the Rotherwas Industrial Estate. It comprises a thin parcel spanning between the B4399 and Watery Lane. The Rotherwas Industrial Estate borders the site to the north, the B4399 to the east, Watery Lane to the west, and woodland / open agricultural land to the south. The site covers an area of 10.1 hectares and comprises undeveloped agricultural fields, regions of woodland, and a small area of marshland to the east (see Figure 1.1). The site is proposed for up to 7 hectares of employment developments.

The site's geology includes the Raglan Mudstone Formation underlying alluvial deposits and river terrace deposits, with topography ranging between 60 and 95 metres above Ordnance Datum, dipping towards the east where the site meets Rotherwas Industrial Estate. The site is sloping, rising towards the south, and dipping into marshland to the north. Due to this, the interior of the site is visible from the north. A notable example is a gateway into the site from the B4399, where an expansive view into the site is possible down the length of several fields and up the side of the hill (see Figure 1.2). The embanked Hereford London Northwestern Railway train line to the north of the site ensures the site cannot be seen from Hereford's northern residential areas.

Historic mapping (OS 1888; see Figure 1.3) shows the site was undeveloped agricultural fields, which formed part of the rural agricultural landscape south of the Rotherwas estate. The site's form originates in field boundaries that have existed since at least 1888; its south side forming the border to the 15th century Rotherwas Landscape Park. The site's agricultural function predates the 19th century, as evidenced by post-medieval earthworks identified within and surrounding the site (described further below). Activity in the wider vicinity of the site is evidenced by a cluster of findspots dating to the Neolithic, Roman, medieval, and post-medieval periods in a field east of the site.

As Hereford grew in the 20th century, its urban area expanded south-eastwards towards the site. The site itself has changed very little since the 19th century,

although the expansion of the Rotherwas Industrial Estate in the 20th century altered the division of fields to the north and west 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 Figures 1.4, 1.5, and 1.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 1.4 and 1.7).

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 Figures 1.4 and 1.8).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 1.5.

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

Numerous archaeological finds have been identified within the site, as well as a portion of an Area of Archaeological Importance in the west.

An expansive Neolithic and Bronze Age complex of occupation was excavated along the western edge of the site during the construction of the B4399 access road. Among this collection of archaeological remains was the so-called 'Rotherwas Ribbon', an unusual late Neolithic monument consisting of a serpentine arrangement of stones (MHE23110), itself cut by a 2nd century Roman ditch. An additional area of Bronze Age occupation was excavated at the Rotherwas Futures site to the north of the site (MHE23121).

Several post-medieval / 19th century features attest to the site's more limited recent industrial / agricultural history. Post medieval terraced farms sit in the western half of the site (MHE26845), alongside a quarry (MHE7763).

Historic Landscape Characterisation

The site is located in an area characterised by historic "Small Compass Enclosure of the Landscape" which reflects the historic agricultural character of the site. An "Urbanisation" character area is recorded to the west of the site representing the urban spread of Lower Bullingham. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Ten Scheduled Monuments fall within the 3 kilometre study area. These are:

- Ring ditches and rectilinear enclosure east of Tupsley
- Site of Rotherwas House, earthwork remains of formal gardens, and Rotherwas Chapel
- Dinedor Camp
- Site of medieval village
- Bullingham Old Church
- Row Ditch
- Wye Bridge
- Hereford city walls, ramparts and ditch
- Hereford Castle
- Lower Bullingham deserted medieval village.

Dinedor is located approximately 1 kilometre southwest of the site. It is an extensive univallate hillfort on Dinedor Hill, 180 metres above the site's western edge. Although the embankments and earthworks of the asset are open and visible from up close, its surroundings are heavily treed, and its northern hillside has numerous detached houses. This blocks views between the site and the asset. Given the distance and the lack of intervisibility, the site plays no role in the setting of the asset.

The 'site of medieval village' sits 620 metres south. The remains sit within Dinedor village. Given the intervening topography of Dinedor Hill and the woodland thereupon, the site plays no role in the asset's setting.

The site plays no role in the setting of the ruinous foundations of Bullingham Old Church, which stand 1.6 kilometres west of the site. Records show that the building had fallen into ruin by the late 19th century and was replaced by the extant Church of St. Peter. The site's distance, and the intervening topography / built form of Bullinghope prevent intervisibility.

The site plays no role in the setting of Lower Bullingham deserted medieval village, which sits 670 metres northwest of the site. The asset is largely archaeological, surviving as earthworks where visible. Despite its proximity, there is substantial buffering between the asset and the site, as the train line's embankment blocks intervisibility. Additionally, the Rotherwas Industrial Estate stands between the two, forming a region of separation.

The site plays no role in the setting of the four Scheduled Monuments within Hereford's historic core. These are: Wye Bridge, Hereford Castle, Row Ditch, and Hereford's City walls, rampart, and ditch. A substantial buffer of modern housing and industrial developments sits south of the river between these assets and the site. Additionally, the topography of the area slopes gradually upward from the river's edge, obscuring areas to the south.

The site plays no role in the setting of Rotherwas House, the earthwork remains of formal gardens, and Rotherwas Chapel, 650 metres north of the site. This complex of assets spans between the 12th and 17th centuries, though only the 12th century chapel survives above ground. Due to the intervening built form of the Rotherwas Industrial Estate, there is no intervisibility between the site and the asset, and the fields encompassing the site do not form part of the assets' historic setting.

The Ring ditches and rectilinear enclosure east of Tupsley sit 2.2 kilometres northeast of the site, on the edge of the study area. Nothing of the asset survives above the ground, and it is mostly archaeological. Given this and its great distance, the site plays no role in the setting of the asset.

Listed Buildings

Six Grade II Listed Buildings sit within the village of Dinedor, 600 metres south of the site. These are: the Church Of St Andrew, the Bethell Monument, Glebe Farmhouse, a Water Pump, the Turner Monument, and a 'Barn 40 Yards North of Glebe Farmhouse'. The highly treed Dinedor Hill sits between these assets and the site, and there is no intervisibility between the two. Considering this, and the distance of the assets, the site plays no role in their rural setting.

Three Grade II Listed Buildings sit within Hereford to the north. These are: St Charles House, Manor Cottage, and a 'Barn 20 Yards West of Watery Lane Farmhouse'. As discussed above, the area between Hereford and the site is visually buffered, and the intervening built form of the city's southern areas blocks views to the south. Additionally, none of these assets draw their historic setting from the landscape included in the strategic site. Therefore, the site plays no role in any of the seven assets.

Three Listed Buildings sit within the Rotherwas House estate 650 metres to the north of the site. These are the Grade II* listed Rotherwas Chapel, and the Grade II listed 'Barn About 60 Yards South Of Rotherwas Chapel' and 'Former Stable Block About 40 Yards South Of Rotherwas Chapel'. These assets now sit within a highly industrial area, with minor agricultural land to the north. The assets drawn much of their historic setting from this northern agricultural land, as views to the south have been heavily developed with industry since the early 20th century. Therefore, the site plays no role in the setting of all three assets.

Non-Designated Heritage Assets

Historic Environment Record

There have been numerous archaeological artefacts and landscape features identified within and surrounding the site, spanning from Mesolithic era (9,000 to 4,300 BCE) to the post-medieval period. Most of these are clustered into the western portion of the site, where evidence of numerous prehistoric settlements has been found. A portion of this prehistoric occupation zone has been designated as an Area of Archaeological Importance. A Neolithic 'compass enclosure' sits within Rotherwas Park Wood 225 metres to the southeast (MHE27218).

The many post-medieval features and finds within the study area attest to the area's rural history. For instance, there are quarries (MHE7763), gravel pits (MHE12908),

and brickworks (MHE13892) Additionally, the expansive Rotherwas Landscape Park, now marked by Park Wood, borders the site to the south (MHE16432).

The recent industrial history of the area is clear to see, with the Rotherwas Industrial Estate roughly marking the location of an early 20th century National Filling Factory, a First World War ordnance factory (MHE7676). Additionally, a section of the dismantled Hereford, Ross and Gloucester Railway (MHE11128) runs north to south past the western edge of the site.

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site plays no role in the setting of any Scheduled Monuments.

Listed Buildings

The site plays no role in the setting of any Listed Buildings.

Non-Designated Heritage Assets

Historic Environment Record

There have been 20 archaeological investigations within the site. These investigations have provided evidence of numerous occupation sites, including Mesolithic, Neolithic, Bronze Age, and Iron Age settlement. Singular monuments, such as the Rotherwas Ribbon uncovered during the construction of the B4399 to the south, are of national importance. It is likely that more prehistoric archaeology indicative of settlement and ritual activity sits within the site. Therefore, development of a **high risk** to the non-designated assets therein.

Mitigation and opportunities for enhancement

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:

- Undertaking further work to better establish the potential for archaeological remains within the site. This could be through a detailed desk-based assessment to support a planning application, likely followed by archaeological 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 the local authority's Archaeological Advisor as required.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. However, further investigation is required to assess the efficacy of these proposed mitigation measures. In particular, archaeological investigation is necessary to determine potential impacts of development on archaeological remains.

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE7676	National Filling Factory (Rotherwas Royal Ordnance Factory), Rotherwas	Munitions Factory (World War I To World War II); Picric Acid Works (World War I To World War II); Pillbox (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=22555
MHE13942	Romanian graveyard, Rotherwas, Dinedor	Cemetery (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32488
MHE23121	Excavated remains of Prehistoric Occupation, Rotherwas Industrial Estate (Rotherwas Futures Site), Lower Bullingham	Occupation Site (Early Mesolithic To Late Bronze Age); House Platform (Neolithic); House (Neolithic); Pit (Late Neolithic To Middle Bronze Age); Burnt Mound (Late Neolithic To Early Bronze Age); Burnt Mound (Middle Bronze Age To Late Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52079
MHE23121	Excavated remains of Prehistoric Occupation, Rotherwas Industrial Estate (Rotherwas Futures Site), Lower Bullingham	Occupation Site (Early Mesolithic To Late Bronze Age); House Platform (Neolithic); House (Neolithic); Pit (Late Neolithic To Middle Bronze Age); Burnt Mound (Late Neolithic To Early Bronze Age); Burnt Mound (Middle Bronze Age To Late Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52079
MHE23121	Excavated remains of Prehistoric Occupation, Rotherwas Industrial Estate (Rotherwas Futures Site), Lower Bullingham	Occupation Site (Early Mesolithic To Late Bronze Age); House Platform (Neolithic); House (Neolithic); Pit (Late Neolithic To Middle Bronze Age); Burnt Mound (Late Neolithic To Early Bronze Age); Burnt Mound (Middle Bronze Age To Late Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52079
MHE26845	Terracing, Field Boundaries and Ditches, Rotherwas Park Wood	Terrace (Post Medieval); Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56044
MHE26845	Terracing, Field Boundaries and Ditches, Rotherwas Park Wood	Terrace (Post Medieval); Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56044
MHE11128	Hereford, Ross and Gloucester (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21729
MHE32027	Romney Huts, National Filling (Munitions Factory), Rotherwas	Romney Hut (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58698
MHE32027	Romney Huts, National Filling (Munitions Factory), Rotherwas	Romney Hut (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58698
MHE32027	Romney Huts, National Filling (Munitions Factory), Rotherwas	Romney Hut (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58698
MHE32029	WWI Northlight Shell Stores, National Filling (Munitions Factory), Rotherwas	North Light Shed (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58700
MHE32029	WWI Northlight Shell Stores, National Filling (Munitions Factory), Rotherwas	North Light Shed (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58700

Monument ID	Name	Type (Date)	Link
MHE32029	WWI Northlight Shell Stores, National Filling (Munitions Factory), Rotherwas	North Light Shed (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58700
MHE32029	WWI Northlight Shell Stores, National Filling (Munitions Factory), Rotherwas	North Light Shed (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58700
MHE32030	Storage Sheds (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58701
MHE32030	Storage Sheds (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58701
MHE32030	Storage Sheds (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58701
MHE32030	Storage Sheds (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58701
MHE32030	Storage Sheds (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58701
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32035	Ordnance Works (site of), National Filling (Munitions Factory), Rotherwas	Works (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58706
MHE32035	Ordnance Works (site of), National Filling (Munitions Factory), Rotherwas	Works (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58706
MHE32035	Ordnance Works (site of), National Filling (Munitions Factory), Rotherwas	Works (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58706
MHE32035	Ordnance Works (site of), National Filling (Munitions Factory), Rotherwas	Works (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58706
MHE23038	The 'Rotherwas Ribbon', Rotherwas Industrial Estate, Lower Bullingham	Linear Feature (Late Neolithic To Early Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52021
MHE23105	Excavated Remains of Neolithic/Bronze Age Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Middle Neolithic To Late Bronze Age); Pit (Middle Neolithic To Late Bronze Age); Post Hole (Middle Neolithic To Late Bronze Age); Round House (Domestic) (Bronze Age); Burnt Mound? (Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52022
MHE23106	Excavated remains of Iron Age Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Iron Age); Pit (Iron Age); Ditch (Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52023
MHE23107	Excavated remains of Roman Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Romano-British); Ditch (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52024

Monument ID	Name	Type (Date)	Link
MHE23124	Buried Remains of Early Medieval Enclosures, Rotherwas Industrial Estate (Rotherwas Futures Site), Lower Bullingham	Curvilinear Enclosure (5th Century To 7th Century); Rectilinear Enclosure (7th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52080
MHE23187	Munitions Bunkers (South Magazines), National Filling (Munitions Factory), Rotherwas	Magazine (World War I To World War II); Bunker (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52117
MHE23187	Munitions Bunkers (South Magazines), National Filling (Munitions Factory), Rotherwas	Magazine (World War I To World War II); Bunker (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52117
MHE16432	Rotherwas Landscape Park	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31192
MHE23110	Multi-period Occupation Site, Rotherwas Access Road, Lower Bullingham	Occupation Site (Early Mesolithic To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52020
MHE11128	Hereford, Ross and Gloucester (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21729
MHE28339	Milepost, B4399 at Dinedor; Park Farm, 15 metres W farm entrance	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56582
MHE32064	Pillbox, Rotherwas Ordnance Factory, Lower Bullingham	Pillbox (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58735
MHE2557	Flints, Dinedor	Findspot (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6499
MHE7763	Quarry, Field surveyed for Hereford Bypass, Lower Bullingham	Quarry (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23223
MHE9312	Pillbox, Royal Ordnance Factory, Rotherwas, Dinedor	Pillbox (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25193
MHE12909	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=40816
MHE16661	Black Poplar, Rotherwas	Natural Feature (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38735
MHE27218	Possible Neolithic Occupation (Hilltop Enclosure), Rotherwas Park Wood, Lower Bullingham	Hilltop Enclosure? (Neolithic); Occupation Site (Neolithic)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56201
MHE22542	Portable Antiquity, HEREFORD	Findspot (Romano-British To 5th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=49674
MHE25463	Portable Antiquities; Hereford (known as)	Findspot (Late Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54681
MHE12908	Gravel Pit	Gravel Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41369
MHE13892	Brickworks, Brick Meadow	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32438
MHE16660	Black Poplar, Rotherwas	Natural Feature (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38734

2. Holmer North

Summary

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

Development of the site would pose a **very low risk** to the character and appreciation of the historic rural nature of the Huntington Conservation Area. Furthermore, development would pose a **very low risk** to nearby Listed Buildings and Scheduled Monuments.

There is potential for archaeological remains to be identified on the site; as such, there is a **moderate risk** to archaeological material on the site, and mitigation will be required.

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

Site description and development

The site joins the northern edge of Hereford, north of Roman Road (A4103) and west of the A49, approximately 2.3 kilometres north of the city's historic core. The site sits north of the Hereford Point housing development, which remains under construction (as of October 2023). It is comprised of one unified area with two arms extending south towards Roman Road beside Cot Barn. The A49 and several detached residences border the site to the east, the A4103 (Roman Road) and Hereford Point to the south, and open agricultural fields to the west and north. The site covers an area of 53 hectares and comprises undeveloped agricultural fields (see Figure 2.1). The site would comprise up to 900 new dwellings.

The site's geology includes the Raglan Mudstone Formation underlying alluvial deposits where rivers once flowed, with topography ranging from 101 metres above Ordnance Datum in the northeast down to 71 metres above Ordnance Datum in the south, dipping towards the south where the site meets Hereford Point / Roman Road. The topography of the site is undulating, with small rises and dips obscuring foreground views from numerous viewpoints around the site. Parts of the site are a topographical high point giving long range views of the surrounding landscape. Some parts of the site are more visible from the outside than others. A notable example is from the A49, where there are expansive views down the length of the site (see Figure 2.2). Additionally, the two arms of the site that extend down beside Cot Barn towards Roman Road can be seen from the driveway into the farm complex. Very little of the site is visible from Hereford itself beyond neighbouring roads, as the built form of the settlement along Roman Road and intervening vegetation minimise intervisibility.

Historic mapping (OS 1904; see Figure 2.3) shows the site had undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape north of Roman Road. As Hereford grew in the 20th century, the urban area expanded northwards towards the site. The site itself has changed very little since the 19th century, and historic maps show that field boundaries within the site have remained largely static since the 19th century.

Activity within and in the wider vicinity of the site is evidenced by clusters of archaeological finds / crop marks dating to the Bronze Age, medieval, and post-mediaeval periods.

Study Areas

A 300 metre study area has been used to assess potential impacts on non-designated assets within and around the site; see Figures 2.4 and 2.5.

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site; see Figures 2.4 and 2.6.

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 Figures 2.4 and 2.7).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 2.5.

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

A probable prehistoric cremation cemetery, visible via cropmarks, of unknown date sits in the south of the site, near the border of Hereford Point (MHE26866).

Additionally, several sublinear cropmarks that cut across the site from east to west are visible in aerial photography and LiDAR – these are likely to be modern elements e.g. pipelines.

Several post-medieval finds have been identified around Cot Barn (MHE19683), such as a 17th century seal matrix (MHE26694), an 18th century ring (MHE26063).

Historic Landscape Characterisation

The site is located in an area characterised by “Adaptation of Earlier Enclosure System” and abuts areas of “Large Compass Enclosure of the Landscape”, and “Small Compass Enclosure of the Landscape”. This reflects the historic agricultural character of the site and wider area. An “Urbanisation” character area is recorded to the west of the site representing the urban spread of Hereford. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The eastern edge of the Huntington Conservation Area sits within the 1 kilometre study area. The pre-conquest medieval village has been contracted, and currently exists as a rural community, with several historic country houses. Due to the

distances, and the intervening built form north of Hereford city, the site plays no role in the setting of the area.

Scheduled Monuments

Eleven Scheduled Monuments fall within the 3 kilometre study area. Due to the intervening built form of Hereford City, the site plays no role in the setting of these assets:

- Wye Bridge
- Hereford city walls, ramparts, and ditch
- Hereford Castle
- Blackfriars Friary, preaching cross and cemetery, and hospital and chapel of St John in Hereford
- The White Cross at the junction of five roads, White Cross

Due to their distance, the site plays no role in the setting of these assets:

- Churchyard cross in St Mary the Virgin's churchyard.
- Churchyard cross in St Peter's churchyard.
- Freen's Court magnate's residence, moat and fishponds, Sutton St Michael
- Lugg Bridge
- Medieval bridge 870 metres northeast of Stretton Court Farm

The 'Churchyard cross in St Bartholomew's churchyard is the closest Scheduled Monument to the site, standing 300 metres to the south. The medieval cross stands in or near its original position. The cross takes much of its historic setting from its immediate surroundings, such as the adjacent church and road. Furthermore, The Hereford Point housing development stands to the north, preventing intervisibility between the churchyard and the site. Therefore, the site plays no role in the setting of the asset.

Listed Buildings

The Grade I listed Church of St Bartholomew sits 290 metres south of the site. Three Grade II Listed Buildings sit within the churchyard: a detached bell tower, a pedestal tomb, and a churchyard cross. The building is a medieval parish church with a mix of architectural styles, featuring a late 12th and early 13th-century structure, later 19th-century restoration, and various lancet windows, arches, and decorative elements. The church draws much of its setting from its immediate surroundings, and a large portion of its immediate rural setting to the north was altered with the development of Hereford Point. There is no intervisibility with the site and the church is set at a much lower level topographically than the site itself. The site plays no role in the setting of the Church of St Bartholomew.

The Grade II* listed Church of St Peter sits 1 kilometre north of the site in Upper Lyde. Two Grade II Listed Buildings sit within the churchyard: the 'Base of a Churchyard Cross' near the building's entrance, and a 'Churchyard Cross' at the entrance to the churchyard. The building is a historic parish church featuring a mix of architectural styles, including a late 12th or 13th century nave and west tower, a 14th century chancel. The assets draws much of their setting from its immediate surroundings. Given the distance and the intervening topography, there is no

intervisibility with the site. Therefore, the site plays no role in the setting of the three assets within the churchyard.

The Grade II listed Holmer House is the closest designated asset to the site, sitting 200 metres to the south. It is an 18th century farmhouse with 19th century and later modifications, featuring a brick exterior, tiled roof, and a three-story rectangular layout, complemented by a late 19th century flat-headed porch. The asset, once overlooking a complex of buildings, fishponds, and agricultural fields, is now enclosed by the modern Hereford Point housing development, which is under construction to the northwest (as of October 2023). Much of the asset's immediate historic setting has altered with these developments, and visibility towards the site has been obstructed. Therefore, the site plays no role in the setting of the asset.

The Grade II listed Copelands sits approximately 300 metres southeast of the site. It is a 17th century house, renovated in the early 19th century, featuring a timber-framed core encased in brick and stucco. The house sits within a modern Victorian neighbourhood along Coldwells Road, which was further developed with numerous detached houses in the 20th century. The house has not historically drawn its setting from the agricultural fields to the west. Rather, it draws much of its setting from the landscape to the east, where there used to be numerous orchards. There is no intervisibility between the site and the building due to the intervening built form of the city, and vegetation. Therefore, the site plays no role in the setting of the asset.

The Grade II listed Summer House At Holmer Park sits approximately 500 metres to the southeast of the site. It is a charming 1862 summerhouse, crafted from historic 16th-century timbers salvaged from Hereford Town Hall, featuring a timber-framed structure with ornate details and a pyramidal clay tile roof crowned by a timber lantern. It sits outside near the entrance of Holmer Park, in a well enclosed area, surrounded by walls and trees. Therefore, the site plays no role in the setting of the asset.

The Grade II listed Church of St Mary sits 1 kilometre to the southwest. It is a renovated mid-19th century Norman-style parish church with stone detailing, leaded windows, and a bellcote, on the site of the former St. Bartholomew's church. Given its distance, and the intervening built form of Hereford / Huntington, the site plays no role on the asset.

The Grade II listed Huntington Court sits 1 kilometre southwest of the site, within a walled ornamental garden. It is a two-storey 18th century painted brick house with hipped Welsh slate roof, sash windows, central entrance, 19th century porch, and decorative French windows. Given its distance, and the intervening built form of Hereford / Huntington, the site plays no role on the asset.

Non-Designated Heritage Assets

Historic Environment Record

The deserted medieval village between Upper Lyde and Lyde Arundel, Pipe and Lyde (MHE2372), is largest non-designated asset within the 300 metres of the site. The site survives as earthworks and cropmarks, with hollow ways and outlying ditches and land boundaries, over an area of approximately 92 hectares.

Further medieval artefacts have been identified, including weights (MHE29310), a cross base (MHE2567), and several domestic items (MHE29308 / MHE29307). An archaeological report published in 2018 in advance of the Hereford Point housing development found medieval site with shallow ditches, pottery, and evidence of crop processing and cultivation (MHE21875).

Prehistoric activity was found during evaluations within the Hereford Point development, including cremation pits and post holes (EHE80278). Additionally, flints have been found to the northeast of the site (MHE3320). A Roman road underlies the A4103 to the south of the site (MHE30386, MHE23693).

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site would pose **very low risk** to the character and appreciation of the historic rural nature of the Huntington Conservation Area.

Scheduled Monuments

The site plays no role in the setting of any Scheduled Monuments, and therefore poses **very low risk**.

Listed Buildings

The site plays no role in the setting of any Listed Buildings and therefore poses **very low risk**.

Non-Designated Heritage Assets

Historic Environment Record

Due to the evidence for prehistoric activity within and medieval activity in the immediate vicinity, there is likely to be archaeological evidence of prehistoric remains and historic agricultural practices present within the site.

As such, the development of the site poses a **moderate risk** of impacting 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:

Include a landscape buffer and tree screening in the east of the site in order to reduce the urbanising effects of development on the historic route of the A49 connecting historic Holmer and Upper Lyde. This will maintain the visual separation between these two historic settlements.

- 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 with the local authority's Archaeological Advisor as required.

- Limiting of development height to 2 storeys in areas of higher topography in order to prevent conspicuous new views of development from heritage assets within the wider area.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 2.8.

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE29310	Portable Antiquities; Pipe and Lyde (known as)	Findspot (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57538
MHE29160	Portable Antiquities; Holmer	Findspot (14th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57388
MHE29161	Portable Antiquities; Holmer and Shelwick	Findspot (12th Century To 13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57389
MHE29306	Portable Antiquities; Pipe and Lyde (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57534
MHE29307	Portable Antiquities; Pipe and Lyde (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57535
MHE29308	Portable Antiquities; Pipe and Lyde (known as)	Findspot (12th Century To 16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57536
MHE29309	Portable Antiquities; Pipe and Lyde (known as)	Findspot (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57537
MHE4350	Church of St Bartholomew, Holmer	Church (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9452
MHE2567	Cross Base, Highway Farm, Pipe & Lyde	Cross (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6509
MHE3319	Medieval Finds, N of Holmer	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9086
MHE3320	Flint Find, East of Oldfield, Pipe and Lyde	Findspot (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9087
MHE4121	Roman Finds, East of Oldfield, Pipe and Lyde	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9149
MHE4122	Medieval Finds, East of Oldfield, Pipe and Lyde	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9150
MHE6098	House (site), S of The Highway, Pipe & Lyde	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18618
MHE6769	Butts House (site), SW of Highfield House, Holmer	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19130
MHE8336	Possible Site of Coal Pit, Pipe and Lyde	Colliery? (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25480
MHE15407	Wind Pump, Holmer	Wind Pump (20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34553
MHE26694	Portable Antiquities; North Herefordshire (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55912
MHE22521	Portable Antiquity, HEREFORD	Findspot (3rd Century); Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=49653

Monument ID	Name	Type (Date)	Link
MHE26063	Portable Antiquities; Hereford (known as)	Findspot (15th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55281
MHE25870	Portable Antiquities; Hereford (known as)	Findspot (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55088
MHE28363	Milepost, A49 at Holmer; N of Holmer House	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56607
MHE30386	Roman Road (Route of); Stretton Grandison to Kenchester	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58246
MHE28286	Ditch and Landscaping, land east of the A49, Holmer	Ditch (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56529
MHE19690	The Highway (Highway Farm), Pipe and Lyde	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46235
MHE2372	DMV, Between Upper Lyde and Lyde Arundel, Pipe and Lyde	Deserted Settlement (Medieval); Ridge And Furrow (Medieval); Hollow Way (Medieval); House Platform (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6305
MHE2945	DMV, East of the A49, Holmer	Deserted Settlement (Medieval); Ridge And Furrow (Medieval); House Platform (Medieval); Cemetery? (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=7016
MHE4333	Holmer House	Farmhouse (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9435
MHE19683	Cot Barn Cottages (Cot Barn)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46228
MHE19685	Highfield House	Farm? (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46230
MHE23693	Stretton Grandison to Kenchester Roman Road (A4103), North of Hereford	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53032
MHE24311	Cropmark double ditched enclosure Highfield House, Holmer and Shelwick	Double Ditched Enclosure (Early Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53482
MHE26866	Cremation Cemetary, Southwest of Holmer House, Holmer	Cremation Cemetery (Prehistoric); Enclosure (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56065
MHE21875	Medieval Occupation Site, Southwest of Holmer House, Holmer	Farmstead (9th Century To 13th Century); Corn Drying Oven (Medieval); Trackway (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48838

3. Lower Bullingham

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 several designated heritage assets within the surrounding area, including several Listed Buildings and Scheduled Monuments. Development on the site may result in a **high risk** of impact on the setting and significance of these designated heritage assets. Mitigation will be required to avoid or minimise the impact on these assets and the area's archaeology.

Furthermore, there is potential for archaeological remains to be identified on the site, as well as an Area of Archaeological Interest. Some archaeological evaluation has taken place in advance of a planning application for the site. Further archaeological mitigation is likely to be required.

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

Site description and development

The site joins the south side of Hereford, 2 kilometres south of the town's urban core. It is comprising two discrete areas divided down their centre between Green Crize and Hoarwithy Road. The Rotherwas Industrial Estate borders the site to the east, the Newport, Abergavenny and Hereford Railway line to the north, the B4399 to the south, and the A49 to the west. The site covers an area of 75.58 hectares and comprises undeveloped agricultural fields, areas of woodland, a portion of the rivers Norton Brook and Red Brook, and a small industrial area to the east (see Figure 3.1-3.3). The proposed development is as a sustainable urban expansion including areas of up to 1000 new dwellings, and additional employment land.

The site is bound by residential developments to the north beyond the Hereford Newport, Abergavenny and Hereford Railway line, open agricultural land beyond the B4399 to the south, open agricultural land past the A49 to the west, and the Rotherwas Industrial Estate beyond woodland to the east. The small settlement of Bullinghope sits on a small upland spur near the centre of the site, adjacent to the Green Crize.

The site's geology includes the Raglan Mudstone Formation underlying alluvial deposits and river terrace deposits, with topography ranging between 60 and 76 metres above Ordnance Datum, dipping towards the east where the site meets Rotherwas Industrial Estate. The site is undulating, with small rises and dips obscuring foreground views from numerous viewpoints around the site. Given this, some regions of the site are more visible from the outside than others. A notable example is the area east of Bullinghope, where a footpath crosses over Norton Brook; from here there are expansive views of the western arm of the site. There are expansive views down the arm of the site to the east, from Watery Lane east of the

Rotherwas Industrial Estate. From here, views west are possible as far as Green Crize, though the undulating topography obscure much of the landscape in between. Very little of the site is visible from Hereford itself beyond neighbouring roads, as the built form of the settlement and intervening vegetation minimise intervisibility. The embanked Hereford LNWR train line to the north of the site largely obscures the site from housing to the north.

Historic mapping (OS 1888; see Figure 3.4) shows the site was undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the town. Historically, the southwestern arm of the site was open agricultural fields, which sat south of the small settlement of Lower Bullingham. The western arm of the site encompassed the small settlement of Bullingham and its surrounding orchards, terminating at a historic routeway into Hereford along Red Hill (now the A49). The site included Green Crize Farm at its centre. The site's agricultural function predates the 19th century, as evidenced by post-Medieval earthworks identified within and surrounding the site (described further below). Activity in the wider vicinity of the site is evidenced by a cluster of findspots dating to the prehistoric, Roman, mediaeval, and post-mediaeval periods in a field east of the site.

As Hereford grew in the 20th century, the urban area expanded southwards towards the site. The site itself has changed very little since the 19th century, although the construction of the B4399 and A49 in the 20th century altered the division of fields to the south and west 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 Figures 3.5, 3.6, and 3.7).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 3.5 and 3.8).

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 Figures 3.5 and 3.9).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 3.6.

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

Numerous archaeological finds have been identified within the site, as well as a portion of an Area of Archaeological Importance in the northeast.

There have been numerous archaeological artefacts identified within the site, spanning from Mesolithic era (9,000 to 4,300 BCE) to the Post-Medieval period. Most of these are clustered into the northeast portion of the site, where evidence of numerous prehistoric settlements has been found. A portion of this prehistoric occupation zone has been designated as an Area of Archaeological Importance.

A collection of Mesolithic flints was found in the eastern side of the site via an archaeological evaluation in 2013 (MHE24542). These were found within the site of a prehistoric enclosure identified via cropmarks (MHE14331), likely of Bronze Age origin. Further evidence of prehistoric settlement, likely Iron Age, is found 500 metres south-east of Grove Farm (MHE24540, MHE23101), and north of the B4339 (MHE23100).

An expansive Neolithic and Bronze Age complex of occupation was excavated along the southern edge of the site during the construction of the B4399 access road. Among this collection of archaeological remains was the so-called 'Rotherwas Ribbon', an unusual late Neolithic monument consisting of a serpentine arrangement of stones (MHE23110), itself cut by a 2nd century Roman ditch. A paleochannel running through the southern edge of the site was found to contain material between the Bronze Age and the Roman period.

While prehistoric remains form the bulk of the non-designated assets found within the site, several post-medieval / 19th century finds attest to the site's recent agricultural history. Two floodgates are found to the north of the site (MHE8452, MHE8451), and a stone-lined culvert sits to the south (MHE24541).

Several archaeological investigations have occurred within the site, finding features of the Mesolithic, Bronze Age, Iron Age, and Roman periods, indicating that the site still contains important archaeological information (EHE2100, EHE2052, EHE2052).

Historic Landscape Characterisation

The site is located in an area characterised by "Recent Degradation through Boundary Loss" reflecting the encroachment of modern development on previously agricultural areas. The site abuts areas of "Small Compass Enclosure of the Landscape", further reflecting the historic agricultural character of the wider area. It also abuts an area of "Urbanisation", representing the urban spread of Lower Bullingham. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Ten Scheduled Monuments fall within the 3 kilometre study area. These are:

- Ring ditches and rectilinear enclosure east of Tupsley
- Site of Rotherwas House, earthwork remains of formal gardens, and Rotherwas Chapel
- Dinedor Camp
- Site of medieval village
- Bullingham Old Church

- Row Ditch
- Wye Bridge
- Hereford city walls, ramparts and ditch
- Hereford Castle
- Lower Bullingham deserted medieval village.

Dinedor Camp is located approximately 700 metres southwest of the site. It is an extensive univallate hillfort on Dinedor Hill, 180 metres above the site's southern edge. Although the embankments and earthworks of the asset are open and visible from up close, its surroundings are heavily treed, and its northern hillside has numerous detached houses. This largely blocks views between the site and the asset. Given the distance and extent of tree planting, the site forms a minor part of the setting, but does form a rural backdrop to the Iron Age camp.

The 'site of medieval village' sits 1 kilometre southeast. The remains sit within Dinedor village. Given the intervening topography of Dinedor Hill and the woodland thereupon, the site plays no role in the asset's setting.

The ruinous foundations of Bullingham Old Church are the remains of a 12th century parish church, 90 metres northwest of the site. Records show that the building had fallen into ruin by the late 19th century and was replaced by the extant Church of St. Peter. The asset looks out onto the site's open agricultural fields to the south, which form part of the church's historic rural setting. Considering the proximity and intervisibility between the two, the site does play a role in the rural setting of the asset.

The site plays no role in the setting of Lower Bullingham deserted medieval village, which sits 800 metres north of the site's eastern arm. The asset is largely archaeological, surviving as earthworks where visible. Despite its proximity, there is substantial buffering between the asset and the site, as the train line's embankment blocks intervisibility. Additionally, there are several fields between the two, forming a region of separation.

The site plays no role in the setting of the four Scheduled Monuments within Hereford's historic core. These are: Wye Bridge, Hereford Castle, Row Ditch, and Hereford's City walls, rampart, and ditch. A substantial buffer of modern housing and industrial developments sits south of the river between these assets and the site. Additionally, the topography of the area slopes gradually upward from the river's edge, obscuring areas to the south. However, of note is the visual connection between Bullinghope and Hereford Cathedral, which can be clearly seen from a historical route into the village included within the site.

The site plays no role in the setting of Rotherwas House, the earthwork remains of formal gardens, and Rotherwas Chapel, 1.4 kilometres northeast of the site. This complex of assets spans between the 12th and 17th centuries, though only the 12th century chapel survives above ground. Due to the intervening built form of the Rotherwas Industrial Estate, there is no intervisibility between the site and the asset, and the fields encompassing the site do not form part of the assets' historic setting.

The Ring ditches and rectilinear enclosure east of Tupsley sit 3 kilometres northeast of the site, on the edge of the study area. Nothing of the asset survives above the

ground, and it is mostly archaeological. Given this and its great distance, the site plays no role in the setting of the asset.

Listed Buildings

The Grade II listed 'Barn about 20 yards north-east of Green Crize'. The 18th century barn sits on Hoarwithy Road, within a complex of modern and 19th century buildings. The building comprises two levels, with a brick dressing and tiled roof. The western arm of the site sits 40 metres to the west, bordering the farm complex. Due to the site's proximity to the asset and place within the asset's historically agricultural landscape, it does play a role in its historic rural setting.

The site plays a role in the setting of the Grade II listed Bullinghope Court, 100 metres north of the western arm of the site. This 17th century timber-framed farmhouse sits at the northern edge of Bullinghope on a slope facing north towards Hereford. The site and the asset are not intervisible, as the topography and intervening built form of the settlement block views. However, given the scale of the site, and its proximity to the small village, the landscape it encompasses does form an important historical rural backdrop to the asset.

The site plays a role in the setting of the Grade II listed Ruins of Church of St Peter (also see Scheduled Monuments), the remains of a 12th century parish church, 90 metres northwest of the site. Records show that the building had fallen into ruin by the late 19th century and was replaced by the extant Church of St Peter. The asset looks out onto the site's open agricultural fields to the south, which form part of the church's historic rural setting.

The site plays a role in the setting of the Grade II listed Church Cottage. The building is the closest designated asset to the site, sitting 35 metres to the west. It is a 17th century, two-storey farmhouse, featuring a T-plan and richly detailed timber-framing. The building overlooking a valley (part of the western arm of the site) to the south. The expansive views south of the asset are enabled by open agricultural fields, forming the historic rural backdrop to the settlement, and allowing views over Green Crize.

Three Grade II Listed Buildings sit within the churchyard of St Peter. These are: the Church of St Peter, the Coffin Lid Against East Wall of the Church, and the Bullinghope War Memorial. The churchyard sits at the southwestern corner of Bullinghope, on a small rise of land overlooking the valley to the south. They sit within a churchyard 100 metres from the western arm of the site. The site, encompassing open agricultural fields, is easily visible to the southeast of the churchyard. Therefore, and considering its proximity, the site plays a role in the historic rural setting of the assets therein.

Two Grade II Listed Buildings sit within the small hamlet of Grafton, immediately southwest of Hereford and 800 metres northwest of the site. These are: Grafton Lodge, a mid-19th century villa, and Grafton Bank, also a mid-19th century villa. Both buildings sit within a highly treed garden north of Grafton Lane, mostly obscuring views between the site and the assets. However, Grafton Lodge can be seen from the far western arm of the site on the A49, and the open lowlands forming the site

are visible as a distant feature from the gateway to both assets. Therefore, the site does play a minor role in the rural setting of both assets.

Six Grade II Listed Buildings sit within the village of Dinedor, 950 metres southeast of the site. These are: the Church Of St Andrew, the Bethell Monument, Glebe Farmhouse, a Water Pump, the Turner Monument, and a 'Barn 40 Yards North of Glebe Farmhouse. The highly treed Dinedor Hill sits between these assets and the site, and there is no intervisibility between the two. Considering this, and the distance of the assets, the site plays no role in their rural setting.

Seven Grade II Listed Buildings sit within Hereford to the north. These are: the Granary, Putson Manor, St Charles House, Manor Cottage, Acacia House, a 'Barn 20 Yards West of Watery Lane Farmhouse, and a Medieval Hall / Cross-wings at Freedom Church. As discussed above, the area between Hereford and the site is visually buffered, and the intervening built form of the city's southern districts blocks views to the south. Additionally, none of these assets draw their historic setting from the landscape included in the strategic site. Therefore, the site plays no role in any of the seven assets.

Non-Designated Heritage Assets

Historic Environment Record

The 300 metres study area surrounding the site is home to numerous areas of Mesolithic, Neolithic, and Bronze occupation. Two Neolithic / Bronze Age examples sit to the east of the site (MHE23105 and MHE23121), and another sits to the southwest (MHE8397). Additionally, a Mesolithic site sits to the immediate north (MHE23220). Several of these cross over into the site, including the archaeological site housing the late Neolithic / early Bronze Age 'Rotherwas Ribbon' (MHE23038). The extent of these prehistoric settlement remains suggests the area, particularly that to the east, was a hub of activity in the pre-Iron Age.

A small number of Roman coins have been found to the south of the site's northern arm. Additionally, several Iron Age coins have been identified around the site (e.g., MHE25463 and MHE29639). Several finds surrounding the site are clustered within fields, and likely a result of a partial prospective exploration of the landscape (i.e., metal detecting finds). Therefore, the situation of these finds does not necessarily identify areas of high activity; rather, they are areas of more intense prospective investigation.

Numerous medieval finds have been identified in the fields surrounding the site, clustered in the north (e.g., MHE24636, MHE24637, MHE24638, MHE25228). Another cluster exists to the northwest (e.g., MHE29633, MHE29634, MHE29635). Numerous post-medieval finds have been identified in the fields surrounding the site. These are clustered northwest of the site (e.g., MHE29628, MHE29627, MHE29637, MHE29638).

The industrial area now occupied by the Rotherwas Industrial Estate was established in 1916 as a munitions factory for the First World War. It was later expanded during the Second World War, forming the footprint of the current industrial estate (MHE7676). Within and surrounding this area, there are several early 20th century

defensive structures, including pillboxes (MHE32064, MHE13584, MHE10230), anti-aircraft positions (MHE13585), and air raid shelters (MHE32098).

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site plays a moderate role in the rural setting of Bullingham Old Church. The western arm of the site hooks around the eastern edge of Bullinghope, encompassing much of the village's historic surrounding agricultural landscape. Additionally, the asset is intervisible with the site to the southeast. Due to these factors, development of the site poses a **moderate risk** to the asset.

The site plays a minor role in the setting of Dinedor Camp, and though there is a reasonable distance and foreground of rural surroundings to the north, the site would create a noticeable new urban form in the rural backdrop of the site, removing parcels which could have formed part of the wider Iron Age farming landscape.

Listed Buildings

The site plays a moderate role in the setting of the Grade II listed 'Barn about 20 yards north-east of Green Crize'. Given the proximity of the site, upon historically agricultural land directly bordering the asset, development would risk eroding the historic rural landscape to the west. Therefore, development of the site poses a **high risk** to the asset.

The site plays a moderate role in the setting of the Grade II listed Bullinghope Court. The site and the asset are not intervisible, as the topography and intervening built form of the settlement block views. However, the western arm of the site hooks around the eastern edge of Bullinghope, encompassing much of the village's historic surrounding agricultural landscape. The historic approach into Bullinghope from Green Crize to the east currently enable extensive views into Hereford as far as the Cathedral (see Figures 1 and 2), which would be removed with development on the site. Therefore, development of development of the site poses a **moderate risk** to the asset.

The site plays a moderate role in the setting of the Grade II listed Ruins of Church of St Peter (also see Scheduled Monuments). The western arm of the site hooks around the eastern edge of Bullinghope, encompassing much of the village's historic surrounding agricultural landscape, increasing the size of the settlement by over 75%. The historic approach into Bullinghope from Green Crize to the east currently enable extensive views into Hereford as far as the Cathedral (see Figures 1 and 2), visually tying the two settlements together. Additionally, the asset is intervisible with the site to the southeast. Due to these factors, development of the site poses a **high risk** to the asset.

The site plays a significant role in the setting of the three Grade II Listed Buildings sitting within the churchyard of St Peter. These are: the Church of St Peter, Coffin Lid Against East Wall of the Church, and the Bullinghope War Memorial. The site's western arm features prominently in views from the churchyard, particularly the

stretch beside Norton Brook (see Figure 3). The historic approach into Bullinghope from Green Crize to the east currently enable extensive views into Hereford as far as the Cathedral (see Figures 1 and 2), which would be removed with development on the site. Given its proximity and threat to Bullinghope's historic rural setting and visual links to Hereford, the site risks eroding the historic rural setting of the village's eastern agricultural landscape. Therefore, development of the site poses a **high risk** to the three assets within the Churchyard of St Peter.

The site plays a significant role in the setting of the Grade II listed Church Cottage. The site sits only 35 metres to the west of the site, overlooking the region where it wraps around the village to the east. Despite the property being buffered to a small extent by trees and hedgerows, the proximity of the site to the asset and the village, makes erosion of the rural agricultural landscape around it inevitable. Therefore, development of the site poses a **high risk** to the asset.

The site plays a minor role in the setting of the two Grade II Listed Buildings within the small hamlet of Grafton. These are: Grafton Lodge, a mid-19th century villa, and Grafton Bank, also a mid-19th century villa. Grafton Lodge can be seen from the far western arm of the site, on the A49, and the open lowlands forming the site are visible as a distant feature from the gateway to both assets. Development on the site would risk eroding the historically rural landscape to the east of the site. Considering this and the distance between two, development of the site poses a **moderate risk** to both Grafton Lodge and Grafton Bank.

Non-Designated Heritage Assets

Historic Environment Record

There have been 33 archaeological investigations within the site. A further 24 archaeological investigations have taken place within 300 metres of the site. These investigations have provided evidence of numerous occupation sites, including Mesolithic, Neolithic, Bronze Age, and Iron Age settlement. Singular monuments, such as the Rotherwas Ribbon uncovered during the construction of the B4399 to the south, are of national importance. It is likely that more prehistoric archaeology indicative of settlement and ritual activity sits within the site. Therefore, development of the site poses a **high risk** to the non-designated assets therein.

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:

- Use of western arm of the site for a landscape buffer / open space in the particularly the area of the site surrounding Bullinghope, west of Green Crize. This will contribute towards preserving the rural context and setting of the four Grade II Listed Buildings within the small settlement, the scheduled Bullingham Old Church, and the two Grade II Listed Buildings in Grafton. Constraining development here will also contribute to preserving the historic

landscape east of the settlement, and its visual connection to Hereford Cathedral.

- Undertaking further archaeological work will be necessary to mitigate, including avoiding or minimise ground works in areas of high archaeological sensitivity. Areas include the Rotherwas Ribbon, and areas of prehistoric occupation throughout the eastern portion of site. This should be of particular focus. In order to better establish the potential for archaeological remains within the site, proposals should be agreed upon with Herefordshire Council's Archaeological Advisor, as required.
- Limiting of the development's height to 2 storeys at the edges of the proposed development area and 3 storeys at most in the central areas of the site or areas of higher topography to minimise visibility of new development in views from sensitive heritage assets such as those within Bullinghope, Bullingham and the Dinedor Camp.
- Introduction or strengthening of tree or hedgerow planting at the southern edges of the site to break up the visibility of new built development within a formerly rural landscape in views from Dinedor Camp.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 3.10. However, further investigation is required to assess the efficacy of these proposed mitigation measures. In particular, archaeological investigation is necessary to determine potential impacts of development on archaeological remains.

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
MHE450	Church of St Peter, Bullingham, Grafton	Church (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=3216
MHE2562	Flints, Bullingham, Grafton	Flint Scatter (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6504
MHE3077	Churchyard Cross, St Peter's Church, Bullinghope	Cross (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=7221
MHE3720	Flint finds, W of Green Crize Common, Grafton	Findspot (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8618
MHE4013	Church Farm, Upper Bullingham	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9094
MHE4014	Barn, Vicarage, Upper Bullingham	Barn (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9095
MHE4108	Roman Finds, W of Green Crize Common, Grafton	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9136
MHE4109	R & F & Med Finds, Grafton	Findspot (Medieval); Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9137
MHE4325	Church of St Peter, Bullinghope, Grafton	Anglican Church (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9427
MHE4326	Medieval coffin lid, outside St Peter's Church, Bullinghope	Coffin (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9428
MHE6733	Cottage (site), NE of church, Bullinghope	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19083
MHE8057	Bullinghope / Bullingham Medieval Settlement	Settlement (Early Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24365
MHE8449	Pool, Lower Bullingham	Pond (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25446
MHE13194	The Cedars, vicarage, Grafton	Vicarage (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35389
MHE13818	Brick Meadow	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32347
MHE23948	War Memorial (WWI), Bullinghope, Grafton	War Memorial (World War I)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53154
MHE28341	Milepost, UC road at Lower Bullingham; S of Lower Bullingham	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56584
MHE29386	Portable Antiquities; Lower Bullington	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57614

Monument ID	Name	Type (Date)	Link
MHE29432	Portable Antiquities; Lower Bullington	Findspot (13th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57660
MHE29433	Portable Antiquities; Lower Bullington	Findspot (13th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57661
MHE29434	Portable Antiquities; Lower Bullington	Findspot (13th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57662
MHE29435	Portable Antiquities; Lower Bullington	Findspot (13th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57663
MHE29436	Portable Antiquities; Lower Bullington	Findspot (1st Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57664
MHE29437	Portable Antiquities; Lower Bullington	Findspot (12th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57665
MHE29438	Portable Antiquities; Lower Bullington	Findspot (12th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57666
MHE29470	Portable Antiquities; Lower Bullington	Findspot (13th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57698
MHE29471	Portable Antiquities; Lower Bullington	Findspot (13th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57699
MHE29472	Portable Antiquities; Lower Bullington	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57700
MHE29473	Portable Antiquities; Lower Bullington	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57701
MHE29474	Portable Antiquities; Lower Bullington	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57702
MHE32064	Pillbox, Rotherwas Ordnance Factory, Lower Bullingham	Pillbox (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58735
MHE32097	Civil Air Raid Shelter, Rotherwas Ordnance Factory, Lower Bullingham	Air Raid Shelter (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58768
MHE32098	Civil Air Raid Shelter, Rotherwas Ordnance Factory, Lower Bullingham	Air Raid Shelter (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58769
MHE24541	Stone-lined culvert, 500 metres east of Grove Farm, Lower Bullingham	Culvert (19th Century To Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53759
MHE24542	Mesolithic Activity, Lower Bullingham, South Hereford	Flint Scatter (Early Mesolithic To Late Neolithic)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53760
MHE24633	Portable Antiquities; Dinedor (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53851
MHE24636	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53854

Monument ID	Name	Type (Date)	Link
MHE24637	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53855
MHE24638	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53856
MHE25228	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54446
MHE25229	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54447
MHE25230	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54448
MHE25231	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54449
MHE25333	Portable Antiquities; Hereford (known as)	Findspot (1st Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54551
MHE25334	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54552
MHE25335	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54553
MHE25341	Portable Antiquities; Hereford (known as)	Findspot (3rd Century To 5th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54559
MHE25342	Portable Antiquities; Hereford (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54560
MHE25343	Portable Antiquities; Hereford (known as)	Findspot (14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54561
MHE25344	Portable Antiquities; Hereford (known as)	Findspot (Late Mesolithic To Middle Neolithic)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54562
MHE25345	Portable Antiquities; Hereford (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54563
MHE25346	Portable Antiquities; Hereford (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54564
MHE25347	Portable Antiquities; Hereford (known as)	Findspot (12th Century To 13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54565
MHE25462	Portable Antiquities; Hereford (known as)	Findspot (15th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54680
MHE25463	Portable Antiquities; Hereford (known as)	Findspot (Late Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=54681
MHE3721	Flints, NW of Camp Farm, Lwr Bullingham	Flint Scatter (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8619

Monument ID	Name	Type (Date)	Link
MHE3266	Flint scatter, N of Well Cottage, Lwr Bullingham	Flint Scatter (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8465
MHE4110	Roman Finds, N of Well Cottage, Lwr Bullingham	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9138
MHE4111	Med Finds, N of Well Cottage, Lwr Bullingham	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9139
MHE4112	Roman Finds, NW of Camp Farm	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9140
MHE4113	Med finds, NW of Camp Farm, Lwr Bullingham	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9141
MHE6676	House (site), N of Moorlands, Lwr Bullingham	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19026
MHE8451	Floodgate, Lower Bullingham	Weir? (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25444
MHE8452	Near Floodgate, Lower Bullingham	Weir? (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25443
MHE10230	Pillbox, Bullingham Lane, Lower Bullingham	Pillbox (20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25072
MHE12908	Gravel Pit	Gravel Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41369
MHE13584	Pillbox, Watery Lane Farm	Pillbox (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31771
MHE13585	Anti-aircraft position, Watery Lane	Anti Aircraft Battery (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31772
MHE13586	Air raid shelter, Watery Lane	Air Raid Shelter (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31773
MHE13892	Brickworks, Brick Meadow	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32438
MHE16660	Black Poplar, Rotherwas	Natural Feature (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38734
MHE28345	Milestone, A49 at Grafton; Redhill Bridge, Ross Road	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56589
MHE3719	Med finds, field E of Norton Brook, Grafton	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8617
MHE4327	Barn, Green Crize Farm	Barn (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9429
MHE8397	Site adjoining A49, Bullinghope	Occupation Site (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25957

Monument ID	Name	Type (Date)	Link
MHE29627	Portable Antiquities; Dinedor (known as)	Findspot (16th Century To 18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57855
MHE29628	Portable Antiquities; Dinedor (known as)	Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57856
MHE29629	Portable Antiquities; Dinedor (known as)	Findspot (13th Century To 15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57857
MHE29630	Portable Antiquities; Dinedor (known as)	Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57858
MHE29631	Portable Antiquities; Dinedor (known as)	Findspot (15th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57859
MHE29632	Portable Antiquities; Dinedor (known as)	Findspot (14th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57860
MHE29633	Portable Antiquities; Dinedor (known as)	Findspot (15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57861
MHE29634	Portable Antiquities; Dinedor (known as)	Findspot (15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57862
MHE29635	Portable Antiquities; Dinedor (known as)	Findspot (15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57863
MHE29636	Portable Antiquities; Dinedor (known as)	Findspot (15th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57864
MHE29637	Portable Antiquities; Dinedor (known as)	Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57865
MHE29638	Portable Antiquities; Dinedor (known as)	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57866
MHE29639	Portable Antiquities; Dinedor (known as)	Findspot (Late Iron Age To 1st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57867
MHE4012	Court Farm, Upper Bullingham	Farm (Post Medieval); House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9093
MHE23220	Multi-period Occupation Site, Bullinghope Lane, Bullinghope	Occupation Site (Late Mesolithic); Burnt Mound (Bronze Age); Pit (Bronze Age); Occupation Site (Bronze Age); Pit (Romano-British); Ditch (Romano-British); Post Hole (Romano-British); Occupation Site (Romano-British); Pit (Early Medieval); Ditch (Early Me	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52324
MHE7676	National Filling Factory (Rotherwas Royal Ordnance Factory), Rotherwas	Munitions Factory (World War I To World War II); Picric Acid Works (World War I To World War II); Pillbox (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=22555
MHE23121	Excavated remains of Prehistoric Occupation, Rotherwas Industrial Estate	Occupation Site (Early Mesolithic To Late Bronze Age); House Platform (Neolithic); House (Neolithic); Pit (Late	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52079

Monument ID	Name	Type (Date)	Link
	(Rotherwas Futures Site), Lower Bullingham	Neolithic To Middle Bronze Age); Burnt Mound (Late Neolithic To Early Bronze Age); Burnt Mound (Middle Bronze Age To Late Bronze Age)	
MHE26845	Terracing, Field Boundaries and Ditches, Rotherwas Park Wood	Terrace (Post Medieval); Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56044
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE32034	Ordnance Warehouses (site of), National Filling (Munitions Factory), Rotherwas	Ordnance Store (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58705
MHE23038	The 'Rotherwas Ribbon', Rotherwas Industrial Estate, Lower Bullingham	Linear Feature (Late Neolithic To Early Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52021
MHE23039	Palaeochannel, West of the 'Rotherwas Ribbon', Rotherwas Access Road, Lower Bullingham	Palaeochannel (Lower Palaeolithic To Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52025
MHE23105	Excavated Remains of Neolithic/Bronze Age Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Middle Neolithic To Late Bronze Age); Pit (Middle Neolithic To Late Bronze Age); Post Hole (Middle Neolithic To Late Bronze Age); Round House (Domestic) (Bronze Age); Burnt Mound? (Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52022
MHE23106	Excavated remains of Iron Age Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Iron Age); Pit (Iron Age); Ditch (Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52023
MHE23107	Excavated remains of Roman Occupation, Rotherwas Industrial Estate, Lower Bullingham	Occupation Site (Romano-British); Ditch (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52024
MHE23109	Excavated Remains of Iron Age and Romano-British Activity, East of Green Crize Farm, Rotherwas Access Road, Lower Bullingham	Occupation Site (Early Iron Age To Romano-British); Ditch (Iron Age); Ditch (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52027
MHE23124	Buried Remains of Early Medieval Enclosures, Rotherwas Industrial Estate (Rotherwas Futures Site), Lower Bullingham	Curvilinear Enclosure (5th Century To 7th Century); Rectilinear Enclosure (7th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52080
MHE23187	Munitions Bunkers (South Magazines), National Filling (Munitions Factory), Rotherwas	Magazine (World War I To World War II); Bunker (World War I To World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52117

Monument ID	Name	Type (Date)	Link
MHE23100	Occupational Site (LIA-RB), north of B4339, Lower Bullingham	Rectilinear Enclosure (Lower Palaeolithic To Romano-British); Occupation Site (Late Iron Age To Romano-British); Ditch (Late Iron Age To Romano-British); Pit (Late Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=51418
MHE23101	Iron Age/Romano-British Enclosure, 500 metres east of Grove Farm, Bullingham	Polygonal Enclosure (Late Iron Age To Romano-British); Enclosure (Late Iron Age To Romano-British); Ditch (Late Iron Age To Romano-British); Pit (Late Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=51419
MHE24540	Occupational Features, 500 metres south-east of Grove Farm, Lower Bullingham	Occupation Site (Late Iron Age To Romano-British); Pit (Late Iron Age To Romano-British); Ditch (Late Iron Age To Romano-British); Iron Working Site (Late Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53758
MHE14331	Prehistoric Settlement, Enclosure Cropmarks, Lower Meadow, Watery Lane	Settlement (Early Bronze Age To Middle Bronze Age); Pit (Early Bronze Age To Middle Bronze Age); In Situ Burnt Deposit (Early Bronze Age To Middle Bronze Age); Artefact Scatter (Romano-British); Oval Enclosure (Undated); Circular Enclosure (Undated); Rec	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34024
MHE23110	Multi-period Occupation Site, Rotherwas Access Road, Lower Bullingham	Occupation Site (Early Mesolithic To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52020
MHE20506	Manor Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47090
MHE20507	Watery Lane Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47091
MHE20508	Green Crize	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47092
MHE23212	Cropmark of former hollow way, 200 metres south of St.Peter's Church, Bullinghope, Grafton	Hollow Way (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=51439
MHE9108	Romano-British Enclosure, north of the B4399, Bullinghope	Square Enclosure (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30271
MHE521	Lower Bullingham Deserted Medieval Village	Deserted Settlement (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=1002
MHE23108	Excavated Remains of Prehistoric and Romano-British Activity, Western End of Rotherwas Access Road, Lower Bullingham	Pit (Late Prehistoric); Post Hole (Late Prehistoric); Occupation Site (Early Neolithic To Romano-British); Burnt Mound? (Bronze Age); Ditch (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52026
MHE26867	Iron Age Occupation Site, Grafton Wood, Grafton	Occupation Site (Iron Age); Ditch (Iron Age); Pit (Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56066

Monument ID	Name	Type (Date)	Link
MHE11060	Newport, Abergavenny and Hereford Railway	Railway (18th Century To 21st Century)	http://ht.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9413

4. Merton Meadow Urban Village

Summary

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

The site currently contributes in a minor way to the setting of some designated heritage assets within the surrounding area, including Listed Buildings and Scheduled Monuments and Conservation Areas. Development on the site may result in a **moderate risk** of impact on the setting and significance of these designated heritage 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 measures, there is **low risk** of significant residual harm.

Site description and development

The site sits in central Hereford 325 metres north of High Town. It covers an area of 3.2 hectares and comprises several brownfield sites, car parks, and coach parks beside the A465. The site is bound by Hereford FC's Edgar Stadium to the south, 19th and early 20th century housing to the west (see Figure 4.1), a largely industrial zone to the east, and housing to the north. Furthermore, the Widemarsh Brook bisects the site, its banks adorned by a mature tree line. The terminus of the drained Hereford & Gloucester Canal sits to the east. The site is proposed for largely housing including potential Purpose-Built Student Accommodation.

The site's geology includes the Raglan Mudstone Formation with underlying alluvial deposits, and has a flat topography averaging 54 metres above Ordnance Datum. Given the relative flatness of the landscape within the site, views from outside are largely obscured by the city's intervening-built form and vegetation adorning Widemarsh Brook. Intermittent views into the site are possible from the flanking Edgar Street to the west, and Widemarsh Street to the east. Additionally, the A465 allows substantial views into the site, as it sits within its boundaries.

Historic mapping (OS 1905; see Figure 4.2) shows the site previously encompassed undeveloped agricultural fields, which formed part of the rural agricultural landscape surrounding the village of Widemarsh (then separated from Hereford) 300 metres north of city's historic core. The site's agricultural function likely predated the 19th century, as is suggested by several medieval farmsteads identified within 300 metres of the site (described further below). Activity within and in the wider vicinity of the site is evidenced by clusters of archaeological sites dating to the Bronze Age, Medieval, and post-medieval periods.

As Hereford grew in the 20th century, its urban area expanded northwards towards the site. The site remained open and undeveloped up until the 20th century, serving as a northern arm of the Cattle Market. The area surrounding the site has changed much since the 19th century, and it since lost its original agricultural character.

Study Areas

A 300 metre study area has been used to assess potential impacts on non-designated assets within and around the site (see Figures 4.3 and 4.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 4.3 and 4.5).

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 Figures 4.3 and 4.6).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 4.4.

Known Heritage Assets within the Site

Designated Heritage Assets

There are no designated assets present within the site.

Non-Designated Heritage Assets

Historic Landscape Characterisation

The site is located in an area characterised “Urbanisation”, representing dense urban character of Hereford. This is not a rare surviving type of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The northern edges of the ‘Central Area, Hereford Conservation Area’ sit within the study area. The conservation area is relatively large, spanning 129.5463 ha, bound around the medieval core of Hereford. The site sits 74 metres north of the conservation area, sitting closest where an arm of the area encompasses Blackfriars Priory. The intervening built form of the city limits intervisibility, and the conservation area’s northern region draws much of its setting from several medieval / post-medieval heritage assets therein and immediately surrounding. Given its proximity, the site does play a very minor role in the setting of the conservation area, though this is not necessarily a positive one at present.

The eastern edge of the Widemarsh Common Conservation Area sits to the west of the site. The area sits 230 metres from the study area, encompassing little under a half of its expanse (i.e., a wooded area housing a tennis court). It encompasses the entirety of Widemarsh Common Park, historically owned by the medieval Llanthony Priory (MHE7485), and the historic village of Widemarsh (now incorporated into Hereford). Woodland buffers the area to the east, which effectively encloses the common towards the west. The intervening built form of the city prevents intervisibility giving the low scale development on the site at present, and the conservation area’s eastern region draws much of its setting from within the common. Therefore, the site plays only a minor role in the setting of the conservation area.

Scheduled Monuments

Nine Scheduled Monuments sit within the 3 kilometres study area surrounding the site. These are:

- Row Ditch (entrenchment)
- Wye Bridge
- Hereford city walls, ramparts and ditch
- Hereford Castle
- Blackfriars Friary, preaching cross and cemetery, and hospital and chapel of St John in Hereford
- Churchyard cross in St Bartholomew's churchyard
- The White Cross at the junction of five roads, White Cross
- Lugg Bridge
- Lower Bullingham deserted medieval village.

Blackfriars Priory is the closest Scheduled Monument to the site, sitting 105 metres to the southwest. It is the ruined remains of a Dominican Friary, established before 1246 and dissolved in 1538. Post-dissolution, significant portions were destroyed, leaving only the 14th century west range intact. The site has encountered issues like vandalism and decay in recent times and is listed on the Heritage at Risk Register. The structure is set next to Widemarsh Brook, drawing much of its historic setting from its banks to the east. The adjoining Knights Hospitaller hospital sits to the west, along Widemarsh Street. There is no intervisibility between the site and the asset given the low scale of development on the site. Given the monument's proximity to the asset, and the historical interplay with Widemarsh Brook and Widemarsh Street, the site does play a minor role in the wider setting of the asset.

The site plays no role in the setting of four Scheduled Monuments within Hereford's historic medieval core. These are: Blackfriars Priory, Row Ditch, Hereford Castle, and Wye Bridge. Their historic setting is largely drawn from their relationship to one another, and their place within Hereford's medieval core. The intervening topography and built form of Hereford prevent intervisibility, and their distance ensures that their historic urban setting is not influenced by the site.

The site does play a minor role in the setting of the Hereford city walls, ramparts and ditch, which sit 345 metres to the south of the site. The medieval walls, originating in the 12th century, feature a layered history of defensive adaptations. They feature varying levels of preservation over their course, with the best-preserved sections sitting to the west and much of its length being archaeological. No surviving sections of the walls are intervisible with the site, as the intervening built form of the city blocks views. As the walls enclose much of Hereford's medieval core, which the site sits along a historic routeway into, the site does play a very minor role in its setting.

The site plays no role in the setting of the Churchyard cross in St Bartholomew's churchyard, Lugg Bridge, Lower Bullingham deserted medieval village or White Cross given their distance from the site and the intervening built form.

Listed Buildings

The Grade I listed Cathedral Church Of St Mary And St Ethelbert, better known as Hereford Cathedral, sits approximately 750 metres south of the site. The Cathedral, dating from the 11th to 15th centuries, has undergone various restorations by renowned architects. Built from ashlar sandstone with lead roofs, its exterior features north and south aisles, transepts, a Lady Chapel, and a crossing tower. The Cathedral also houses England's largest chained library with some 2,000 volumes, as well as the Hereford Mappa Mundi. The asset draws much of its historic setting from its immediate surroundings, such as its expansive grounds, the River Wye to the south, and the walled city to the north. However, given the prominence of the tower, the Cathedral can be seen from many vantage points around the city. One of these vantage points is travelling south along the A49 (Edgar Street) where the tower of Hereford Cathedral can be glimpsed over the football stands. The site forms a very minor aspect of the setting of the Cathedral, so these glimpsed views should be taken into account for considering impacts arising from development.

There are an additional 3 Grade I Listed Buildings within the walled centre of Hereford to the south. These are: Wye Bridge, College of Vicars Choral, and The Old House. There is significant built development between these buildings and the site, and their historic settings are largely drawn from their immediate environment within a medieval city centre. Therefore, the site plays no role in the setting of these assets.

Three II* Listed Buildings sit within the Blackfriars Priory Complex approximately 100 metres southeast of the site. These are: 'Remains of Blackfriars Friory', 'Preaching Cross in grounds of Coningsby Hospital', and 'Coningsby Hospital including chapel'. Coningsby Hospital is the closest asset to the site, sitting on Widemarsh Street. There is limited intervisibility between these buildings and the asset, and they draw little of their historic setting from the site. However, given the buildings' proximity to the asset, and their historical interplay with Widemarsh Brook and Widemarsh Street, the site does play a role in the setting of these asset.

The Grade II* listed Gate House sits at the southern end of Widemarsh Street, approximately 300 metres south of the site. It is a 17th century timber-framed building with 19th century updates. Restored in 1958, it's also notable for being a teaching venue for artist David Cox. The building draws much of its historic setting from its immediate environment, particularly the historic core of Hereford to the south. Given the distance of the site, and the intervening built form of the city, the site plays no role in the setting of the asset.

There are an additional 33 Grade II* Listed Buildings within the walled centre of Hereford to the south. There are significant built developments between these buildings and the site, and their historic settings are largely drawn from their immediate environment within a medieval city centre. Therefore, the site plays no role in the setting of these assets.

The Grade II listed Oxford Arms Inn is the closest designated asset to the site, sitting 58 metres to the east. It is a 17th century house turned inn, with two storeys, updated with 19th and 20th century additions. Its modern environment characterises little of its historic setting, which was largely rural. The asset looks out east away

from the site, fronting directly onto Widemarsh Street. Much of the surrounding development has altered and now encompasses a large car park which has removed the rural setting of the asset. Therefore, while the site does play a role in the setting of the asset, the modern buildings therein are not a positive contribution.

A row of six Grade II Listed Buildings sits between 280 – 460 metres southwest of the site. These are: 35 Edgar Street, 51 to 53 Edgar Street, 57 to 63 Edgar Street, 65 to 67 Edgar Street Moorfield Place, and Elizabeth Place. They connect to the western edge of the site via Edgar Street, which serves as a historic entryway into Hereford's historic core. These assets were built in the early 19th century as a northern addition to Hereford's city centre and draw much of their historic core from that area. There is no intervisibility between the assets and the site, as views are blocked by Edgar Street Stadium. The past agricultural /semi-industrial landscape that would have historically sat to the north has been entirely lost. Therefore, the site plays little to no role in the historic setting of these assets.

Three Grade II Listed Buildings sit 500 metres west of the site, in the historic settlement of Widemarsh. These are: Moor House, Holmer War Memorial, and Moor House Gate Piers and Walls. The gardens surrounding Moor House are also noted as an Unregistered Park and Garden on the Historic Environment Record (See Figures 6 and 9). The three assets are separated from the site by Widemarsh Common, whose treed boundaries prevent intervisibility. Moreover, the 20th century Widemarsh Housing Estate to the immediate west of the site largely buffers the separates it from core of Widemarsh (now incorporated into Hereford). Therefore, the site plays no role in the setting of these three sites.

There are an additional 233 Grade II Listed Buildings within 1 kilometre of the site; the majority of which sit within the walled centre of Hereford to the south. There is significant built development between these buildings and the site, and their settings largely draw from their immediate environment within the medieval city centre. Therefore, the site plays no role in the setting of these assets.

[Area of Archaeological Importance](#)

The site lies c. 100 metres to the north west of the nearest part of an Area of Archaeological Importance. This designation largely covers the core of Hereford City centre and also extends to include Blackfriars Priory. Potential for affecting archaeological remains has been considered below (See Figure 6).

Non-Designated Heritage Assets

[Historic Environment Record](#)

Minor evidence of prehistoric occupation has been identified within 300 metres of the site. Bronze Age Peat Deposits were found in the Essex Arms Playing Field, 200 metres east of the site (MHE4460). Undated prehistoric features were found 100 metres south of the site during an archaeological evaluation along Blackfriars Street (MHE26871). Early Bronze Age occupation features were found within Edgar Street Stadium 80 metres south of the site.

Much of the non-designated heritage remains within 300 metres of the site are medieval and post-medieval in origin. These have been overlaid by later residential

and industrial buildings. For instance, a medieval metal working site sat 100 metres south of the site (MHE26872), which is now overlaid by modern residential flats. The Traherne's Almshouses (visible on early maps of Merton Meadow) and numerous medieval / post-medieval buildings sat 30 metres to the east of the site, which are now overlaid by 19th century terraced housing (MHE27629 and MHE23905). A post-medieval mill once stood beside Widemarsh Brook 50 metres to the west of the site (MHE18818). The route of the 18th century Hereford and Gloucester Canal spans northeast to southwest 150 metres northeast of the site (MHE5950)

Many largely industrial assets of 19th and 20th century origin evidence the gradual urban creep of Hereford northwards. The site of an early 19th century cattle market sits 220 metres to the south of the site, now under a modern shopping centre. A section of the 19th century Shrewsbury and Hereford Railway (now much updated) passes 200 metres northeast of the site (MHE11043 and MHE10770). The early 20th century Hereford United football grounds Edgar Street Stadium (MHE8810) borders the site to the south (see Figure 8).

The Hereford Football Club stadium has been suggested as a candidate locally Listed Building.

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site would pose a **low risk** to the character, ambience, and historic rural immediate nature of 'Central Area, Hereford Conservation Area'.

Development of the site would pose a **low risk** to the character, ambience, and historic rural immediate nature of 'Widemarsh Common Conservation Area'.

Scheduled Monuments

The site plays a minor role in the setting of Blackfriars Friary. While this is true, the current configuration and use of the site, as both a brownfield site and a car park, do not necessarily positively contribute to the historic approach to the asset in views from the north down Widemarsh Street. There is also a degree of separation of the main street of Widemarsh Street and intervening modern buildings. Therefore, development upon the site would pose little to **low risk** to the setting of the asset.

The site plays a minor role in the setting of the Hereford city walls, rampart and ditch. Two historic routeways to this walls, Edgar Street and Widemarsh Street, flank the site, and development thereon would potentially impact this historic approach. While this is true, the configuration and use of the site, as both a brownfield site and a car park, do not positively contribute to this approach. Therefore, development upon the site would pose little to **no risk** to the setting of the asset.

Listed Buildings

The site plays a very minor role in the setting of Hereford Cathedral, in that there are glimpsed views over the football stadium stands, when looking south down Edgar

Street. Therefore, considering the use of the site, there is a **low risk** of impact to the asset.

The site plays a minor role in the setting of the Oxford Arms Inn, which overlooks the site from the east. Development on the site is likely to change the middle-distance setting of the asset. Therefore, and considering the current use of the site as a brownfield site / car park, development of the site poses a **low risk** of impact to the asset.

The site plays a minor role in the setting of the three Grade II Listed Buildings within the Blackfriars Friary complex. These are: 'Remains of Blackfriars Priory', 'Preaching Cross in grounds of Coningsby Hospital', and 'Coningsby Hospital including chapel'. Development on the site risks impacting the historic route into the complex from the north. However, its current use as a brownfield site / car park do not contribute positively to the asset. Therefore, development upon the site poses a **low risk** to the asset.

Non-Designated Heritage Assets

Historic Environment Record

Due to evidence of prehistoric, medieval, and post-medieval activity within the wider area, there is potential for similar remains to be present within the site. Considering the historically undeveloped nature of the site within Hereford's now urban centre, and its position between Blackfriars Friary and Llanthony Priory (Widemarsh Common), there is potential that there are unidentified archaeological remains therein. As such, development of the site poses a **moderate risk** of impact on significant archaeological remains.

The Edgar Street Athletic Stadium sits to the south. It has been used as a stadium since the late 19th century, originally owned by the Hereford Athletic Ground Company. Its setting is unlikely to be affected by development on the adjacent site.

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:

- Consider building massing and heights to take account of sensitive settings of Oxford Arms Inn and Blackfriars Friary to avoid overbearing scales of new built form, focussing areas of greater height away from these assets. Limiting the heights of buildings
- Management of heights of new development to ensure these are not prominent new features which break the tree line in views from the Widemarsh Common Conservation Area. Further work to establish appropriate maximum heights should be undertaken.
- Consider views of Hereford Cathedral and how these may be maintained within views from the A49 (Edgar Street)

- 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 with the local authority's Archaeological Advisor as required.
- Retention of mature trees, and the introduction of tree screening or planting at the southeastern edge of the site to soften the built form in views from heritage assets along Edgar Street.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 4.7.

Residual risk of harm

Following the application of the above mitigation measures, the risk of development of the site affecting the setting and significance of heritage assets is low.

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE18818	Widemarsh Mill, Edgar Street, Hereford	Mill (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=43095
MHE7132	site of 127 and 128 Widemarsh St, Hereford	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20209
MHE18865	Blackfriars west claustral range, 'The Refectory'	Monastery (14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=43799
MHE1252	Preaching Cross, Blackfriars, Hereford	Cross (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=3983
MHE18863	Hospital of St John	Almshouse (Medieval); Burial (Medieval); Hospital (13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=43791
MHE179	Coningsby Hospital (site of Knights' Hospitallers (Order of St John of Jerusalem) Hopistal Complex), Widemarsh St.	Religious House (Medieval); Hospital (Post Medieval); Almshouse (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=419
MHE178	Blackfriars (Dominicans) Priory, Widemarsh Street	Religious House (Medieval); Friary (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=418
MHE7171	84-88 Widemarsh Street, Hereford	House (Post Medieval); House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20208
MHE10790	Great Western Court	Building (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30860
MHE11063	Worcester Mile Railway	Railway (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30846
MHE10769	Bridge, Hereford, Hereford-Gloucester Canal	Bridge (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30756
MHE11143	Brecon curve junction	Railway Junction (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30841
MHE10770	Bridge, Hereford, Hereford-Gloucester Canal	Bridge (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30757
MHE14951	Tile Works (site of), Barrs Court Road	Works (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37088
MHE7485	Moor House, Widemarsh Common, Hereford	Garden (18th Century); Landscape Park (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21742
MHE24533	Medieval Domestic/Industrial Features, Coningsby Street, Hereford	Ditch (11th Century To 15th Century); Pit (11th Century To 15th Century); Industrial Site (11th Century To 15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53751
MHE8811	Cattle Market, Edgar Street, Hereford	Livestock Market (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=26943
MHE8810	Football Stadium, Edgar Street, Hereford	Football Ground (19th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=26941

Monument ID	Name	Type (Date)	Link
MHE8813	Wharf, Hereford & Gloucester Canal	Canal Basin (Post Medieval); Canal Wharf (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=26976
MHE27582	Terminus, Hereford & Gloucester Canal	Canal (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56256
MHE27629	Medieval & Post Medieval Structures/Buildings, Widemarsh Street, Hereford	Structure (Medieval To 19th Century); Building (Medieval To 19th Century); Cobbled Road (Medieval To 19th Century); Well (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56296
MHE27629	Medieval & Post Medieval Structures/Buildings, Widemarsh Street, Hereford	Structure (Medieval To 19th Century); Building (Medieval To 19th Century); Cobbled Road (Medieval To 19th Century); Well (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56296
MHE4460	Bronze Age Peat Deposits, Essex Arms Playing Field, Edgar Street Link Road	Organic Deposit (Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=44627
MHE27748	Oxford Arms Inn 0Widemarsh Street, Hereford	Timber Framed House (17th Century); House (19th Century); Public House (20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56416
MHE24147	Hereford, Abervagenny, Newport (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53322
MHE11060	Newport, Abergavenny and Hereford Railway	Railway (18th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9413
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
MHE5950	The Hereford and Gloucester Canal; General Record	Canal (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18240
MHE282	Garrick Theatre (site of), Widemarsh St, Hereford	Theatre (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=454
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
MHE11060	Newport, Abergavenny and Hereford Railway	Railway (18th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9413
MHE5950	The Hereford and Gloucester Canal; General Record	Canal (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18240
MHE7172	Midland Shires Farmers, 118 Widemarsh Street, Hereford	Timber Framed Building (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20110
MHE7235	RB coin, E of Coningsby Hospital, Hereford	Findspot (4th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20235
MHE7237	Findspot of Romano-British Coin, Blackfriars Street, Hereford	Findspot (4th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20237
MHE11064	Barton curve junction	Railway Junction (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30847

Monument ID	Name	Type (Date)	Link
MHE14768	Phoenix House, former vicarage, Widemarsh Street (All Saints Parish), Hereford	Vicarage (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35425
MHE18804	2, 3, 4, 5 Widemarsh St	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42718
MHE23591	Beaker Period Occupation Site, Cattle Market, Edgar Street, Hereford	Occupation Site (Late Neolithic To Early Bronze Age); Pit (Late Neolithic To Early Bronze Age); Stake Hole (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52384
MHE23592	Possible WWII Air Raid Shelter, Cattle Market, Edgar Street, Hereford	Air Raid Shelter? (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52385
MHE23591	Beaker Period Occupation Site, Cattle Market, Edgar Street, Hereford	Occupation Site (Late Neolithic To Early Bronze Age); Pit (Late Neolithic To Early Bronze Age); Stake Hole (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=52384
MHE7236	Hospital of St Sepulchre, Widemarsh, Hereford	Leper Hospital (Medieval); Hospital (12th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20236
MHE18864	Coningsby's Hospital service block	Hospital Building (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=43792
MHE18144	The High School for Boys, Widemarsh Street, Hereford	School (20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42840
MHE23905	Site of Traherne's Almshouses, Widemarsh Street, Hereford	Almshouse (17th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53087
MHE16766	64-66 Widemarsh St	Occupation Site (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38815
MHE16768	Site of Possible Tannery, 118 Widemarsh St	Tannery (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38817
MHE16767	88-90 Widemarsh St	Settlement (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38816
MHE23989	Excavated Section of Hereford and Gloucester Canal, Newtown Road, Hereford	Canal (18th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53235
MHE26846	Tanners Ditch, Cattle Market, Hereford	Tanning Pit (17th Century To 19th Century); Ditch (17th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56045
MHE26847	Gravel Extraction Pit, Cattle Market, Hereford	Gravel Pit (15th Century To 16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56046
MHE26859	Beaker Period Occupation Features, Blackfrairs Stand, HUFC	Occupation Site (Late Neolithic To Early Bronze Age); Post Hole (Undated); Pit (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56058
MHE26871	Prehistoric Occupation Features, Blackfrairs Street, Hereford	Occupation Site (Prehistoric); Post Hole (Undated); Pit (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56070
MHE26872	Small Scale Medieval Metalworking Features, Blackfrairs Street, Hereford	Pit (Medieval); Metal Working Site (12th Century To 14th Century); Ditch (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56071

5. Three Elms

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 several designated heritage assets within the surrounding area, including several Listed Buildings and the Huntington Conservation Area. Development on the site may result in a **high risk** of impact on the setting and significance of these designated heritage assets. Mitigation will be required to avoid or minimise the impact on these assets and the area's archaeology.

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 measures, the risk of significant residual harm is **moderate**.

Site description and development

The site joins the northwestern edge of Hereford, 2.1 kilometres northwest of the city's historic core. The site, as shown in Figure 5.1 surrounds the village of Huntington on all four sides. The site is on the outskirts of Hereford. It is comprised of one unified area, connecting the eastern Three Elms Road, as well as the southern King's Acre Road, to the A4103 (Roman Road) to the north. The northern edge of Hereford borders the site to the south and east, the A4103 (Roman Road) to the north, open agricultural fields to the west, and Whitecross Hereford High School to the southeast. The site covers an area of approximately 90 hectares and comprises undeveloped agricultural fields, areas of woodland, and a small portion of the river Yazor Brook. The site is allocated for up to 950 new homes.

The site is bound by the Three Elms Road to the east with residential developments beyond, open agricultural land beyond the A4103 to the north, residential housing along King's Acre Road to the south, and open agricultural land towards the Cattle Market to the west. The northwestern quadrant of the site incorporates Yazor Brook, the course of which is planted with trees, forming a notable treed boundary through the site. Boundaries along the site's edge, to the west, north, and south, feature sporadic hedgerows and fences.

The site's geology includes the Raglan Mudstone Formation underlying alluvial deposits and till, with topography ranging from 75 metres above Ordnance Datum on the north down to 60 metres above Ordnance Datum in the south, dipping towards the east where the site meets the floodplain of Yazor Brook. The site is relatively flat. Given the relative flatness of the landscape within the site, views from outside are largely obscured by the city's intervening-built form and surrounding vegetation. However, surrounding roads, such as the A4103 (Roman Road), Huntington Lane (see Figure 5.2) and Three Elms, allow views into the site. Views from Hereford are limited by the intervening built form of the settlement.

Historic mapping (OS 1888; see Figure 5.3) shows the site had undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the village of Huntington (then substantially separated from Hereford). The site's agricultural function predates the 19th century, as evidenced by post-Medieval earthworks identified within and surrounding the site (described further below). Activity within and in the wider vicinity of the site is evidenced by clusters of archaeological sites dating to the Mesolithic, Medieval, and post-mediaeval periods.

As Hereford grew in the 20th century, the urban area expanded northwards towards the site. The site itself has changed very little since the 19th century, and historic maps show that field boundaries within the site have remained largely static since the 19th 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 Figures 5.4, 5.5, and 5.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 5.4 and 5.7).

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 Figures 5.5 and 5.8).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 5.5.

Known Heritage Assets within the Site

Designated Heritage Assets

Conservation Areas

The Huntington Conservation Area is located within the site. The Conservation Area is relatively small and contained, spanning 7.8 ha, bound around the village of Huntington. The conservation area acknowledges a rural post-medieval hamlet settlement, a stream, and fishponds, along with a designed park, featuring two residences, an affiliated farm, and a church. Wooded areas surround Yazor Brook, the course of which runs through the centre of the village, as well as around Huntington House and Huntington Court.

The site borders and envelops the area along its surrounding the village, particularly to the east, south and north, within the landscape buffer between it and Hereford's northern expanse enabling it to be understood as a rural tranquil village surrounded by agricultural activity. Therefore, the site plays a **major role** in the rural setting of the conservation area.

Non-Designated Heritage Assets

Historic Environment Record

There have been several archaeological sites identified within the site, spanning from the Mesolithic era (9,000 to 4,300 BCE) to the Post-Medieval period. These are

evenly distributed throughout the site, with Medieval and Roman activity to the north and Mesolithic and Post-Medieval remains to the south.

A prehistoric occupation zone is located just north of Huntington Lane, comprising pits, ditches, and postholes (MHE27051). Within the site, evidence of Mesolithic flint-knapping was unearthed, along with Neolithic material.

A curvilinear ditch, likely of Iron Age or Romano-British origin, sits in the northwest corner of the site (MHE27052), south of the Stretton Grandison to Kenchester Roman Road (MHE23693, MHE30386). This feature was assessed in 2015, where it was found to be accompanied by late prehistoric pottery. Further Romano-British remains are found in the southwestern arm of the site, where potential field systems have been identified (MHE27053).

Near the centre of the northern edge of the site, a pit and ditch were found to contain deposits of Medieval pottery (MHE27055). To the south of this area, a hollow way runs parallel to Huntington Lane, which borders former orchard field boundaries east of the village (MHE23996). Huntington itself is a pre-conquest settlement (MHE2370), with substantial Post-Medieval landscaping elements such as Huntington Court (MHE16357).

In 2015, Cotswold Archaeology assessed the site, as well as the fields to the southwest (assessing land beyond the extent of the site). The investigation unearthed various archaeological features, primarily concentrated in the north where the site lies. Notable findings included a cluster of pits, ditches, and postholes in the northeast corner, along with Mesolithic or Early Neolithic flint flakes in one ditch. Prehistoric worked flint was also discovered, although its origin was uncertain. Roman-era land management-related ditches were found in the south-central part of the site. Additionally, post-medieval/modern ditches and undated ditches associated with agriculture and land division were identified. A concentration of undated features within the site corner hinted at settlement activity. (EHE80161)

Huntington Court Park (MHE16357) encompasses the historic parkland surrounding the Grade II listed Huntington Court. This ranges from the fishpond now in the garden of Huntington House to the west, to the Church of St Mary to the east. The now much denuded parkland encompasses approximately one third of the Huntington Conservation Area.

A section of the dismantled Hereford, Hay and Brecon Railway cuts through the centre of the site, just south of Huntington (MHE11073). This single track railway survives as a linear earthwork, now flanked by vegetation.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the site. An “Urbanisation” character area is recorded to the east of the site representing the urban spread of Hereford. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Twelve Scheduled Monuments fall within the 3 kilometre study area. These are:

- Moated site SW of the church
- Row Ditch (entrenchment)
- Wye Bridge
- Hereford city walls, ramparts and ditch
- Hereford Castle
- Blackfriars Friary, preaching cross and cemetery, and hospital and chapel of St John in Hereford
- The White Cross at the junction of five roads, White Cross
- Churchyard cross in St Bartholomew's churchyard
- Churchyard cross in St Mary the Virgin's churchyard
- Churchyard cross in St Peter's churchyard
- Medieval bridge 870 metres northeast of Stretton Court Farm
- Eaton Camp

The 'White Cross at the junction of five roads' is the closest Scheduled Monument to the site, sitting 800 metres to the south. It is a restored 14th century foliate cross on hexagonal base with heraldic shields, commemorating the Plague's decline. Much of the asset's historic setting has been altered by modern developments surrounding the roundabout in which it sits. A dogleg in Three Elms Road ensures that the site is not intervisible with the asset, as the built form of the housing developments along Three Elms blocks views. The site plays no role in the setting of the asset.

The site plays no role in the setting of the three churchyard crosses within 3 kilometres of the site. Their scale and distance ensure their historic rural setting is not influenced by the site.

The site plays no role in the setting of the five Scheduled Monuments within Hereford's historic medieval core. These are: Blackfriars Priory, Row Ditch, Hereford Castle, Wye Bridge, and Hereford city walls, ramparts, and ditch. Their historic setting is found in their relationship to one another, and their place within Hereford's medieval core. The intervening topography and built form of Hereford prevent intervisibility, and their distance ensures that their historic urban setting is not influenced by the site.

The site plays no role in the setting of the 'Medieval bridge 870 metres northeast of Stretton Court Farm' approximately 2 kilometres northwest of the site. The intervening topography and the distances between the asset and the site ensure its historic setting is not affected by the site.

The site plays no role in the setting of the 'Moated site SW of the church' at Breton Springs, 1.8 kilometres southwest of the site. The intervening topography and built form of the city block views, as well as the distances between the asset and the site, ensure its historic setting is not affected by the site.

The site plays no role in the setting of 'Eaton Camp', a hillfort 2.9 kilometres southwest of the site. The intervening topography and built form of the city block views, ensure its historic setting is not affected by the site.

Additionally, Credenhill Camp, a large Iron Age multivallate hillfort, sits just outside the study area 3.2 kilometres to the northwest. Given the size of both the asset and the site, there is likely to be some minor visibility from the hillfort. However, the visual magnitude of the area surrounding Huntington is very low and bears little-to-no effect on the site.

Listed Buildings

The Grade II* listed 'White Cross at White Cross Road' sits 800 metres to the south of the site. It is also a Scheduled Monument, and is discussed above.

Four Grade II Listed Buildings sit within the village of Huntington, which the site surrounds. Each building falls within the Huntington Conservation Area (see above). Given their proximity to the site and its role in the setting of Huntington's rural immediate context, the site plays a role in the setting of each asset. These are detailed individually below.

The site plays no role in the setting of the Grade II listed Moor Farmhouse, which sits 350 metres to the southeast. The 17th century farmhouse, featuring timber-frame and brick construction and period details including a decorative porch wing and exposed beams, has been converted into flats. It sits within a highly developed residential area and has therefore already had much of its historic rural setting removed.

The site plays no role in the setting of the Grade II listed 'Farmhouse, Attached Barn and Threshing Barn to the South at Upper Hill Farm'. The asset is a 17 century farmhouse with later additions, an attached two-storey barn showcasing open interiors, and a C17 timber-framed threshing barn with intact carpentry and a historic cider mill. Views of the site are obscured by surrounding vegetation, particularly to the north, as well as its relatively long distance (850 metres to the south of the site).

The Grade II listed 1 Three Elms Road sits 820 metres to the southeast of the site. The 19th-century brick house has a hipped slate roof and original architectural detailing, including stucco quoins and rounded recesses. The asset sits opposite the White Cross (see above) at a busy junction surrounded by later residential developments. Its historic rural setting, surrounded by orchards and agricultural land, has already been lost. Its distance and the intervening built form of Hereford ensures the site plays no role in the asset's setting.

The Grade II Listed Church of St Mary is the closest Listed Building to the site, sitting 30 metres to the west. It is a renovated mid-19th century Norman-style parish church with stone detailing, leaded windows, and a bellcote, on the site of the former St. Bartholomew's church. It aligns east-to-west, which enables the church intervisibility with the border to the site to the north, though views into the field are largely blocked by the large hedgerows along Huntington Lane. The site is a small element of the church's historic landscape to the north, within its context as a rural village church. Therefore, the site does play a role in the setting of the asset.

The Grade II listed Huntington Court sits 60 metres west of the site, within a walled ornamental garden. It is a two-storey 18th century painted brick house with hipped Welsh slate roof, sash windows, central entrance, 19th century porch, and decorative French windows. This house is surrounded by high walls, trees, and tall hedgerows, largely obscuring it from the outside. From its gateway, there are views directly out onto the site (see Figure 8). The site is an element of the house's historic rural setting. Additionally, the site sits along the historic approach to the property, encompassing rural agricultural fields bordering its garden to the north. Therefore, the site plays a role in the setting of the asset.

The Grade II listed Huntington House, a 17th and 18th century house and barn, sits in the northwestern corner of Huntington. It is now converted into a two-story brick residence with timber-frame barn extension, featuring sash windows and a central entrance flanked by canted bays, all under a slate roof with modillion eaves. The property has an extensive garden, with a large pond to the south. The site borders the garden to the north, where a thick band of woodland meets agricultural land. It appears that the building was planned to align to the southwest, angled to take in views of its garden and the agricultural buildings along Huntington Lane. Therefore, the site plays a role in the setting of the asset.

The Grade II listed Huntington Court Farm and Attached Granary sits in the southwest corner of Huntington. It has 17th century core, now 2 cottages, featuring 18th century and early 19th century encasement, brick construction, Welsh slate roof, and period details. The building sits within a farm complex opposite Huntington House's walled garden. The complex is self-contained, with ranges of farm buildings blocking views in-and-out of the property to the north (or within Huntington itself). This draws views towards the southeast, where the farmhouse overlooks the site. Therefore, the site plays a role in the historic setting of the asset.

Non-Designated Heritage Assets

Historic Environment Record

Few prehistoric finds and landscape features have been identified within 300 metres of the site. However, probable prehistoric burnt mound and trackway sits 200 metres to the west of the site (MHE27054), which forms a part of a network of prehistoric features across the area. In 2015, Cotswold Archaeology assessed the site, the fields to the southwest of the site. The investigation unearthed various possible prehistoric features, primarily concentrated in north where the site lies. Minor evidence of Roman agricultural activity was found to the south of the site (EHE80161).

The landscape beyond the study area to the north features a network of Hillforts, ancient settlements, and agricultural activity, all of which serve as compelling evidence of a vibrant Iron Age and Roman presence within the region. These remains may relate to those within the site. Additionally, non-designated assets of medieval and post-medieval date sit on either side of the Stretton Grandison to Kenchester Roman Road, which still remains in use as the A4103 (MHE30386). The site of the Royal Eign Inquisition is found 550 metres west of the site.

Post-medieval finds and features are common in the area, and likely relate to agricultural activity around Huntington. For instance, there is the site of a house just southwest of the site (MHE6789), a leat just south of this, and the site of a preserves factory to the north (MHE15125). These assets demonstrate that the area has remained a rural agricultural landscape since the post-medieval period.

The site is bound around Huntington Court Landscape Park an unregistered park and garden, particularly along the park's southeast edge. This park stretched the length of Huntington Village, from east to west. Therefore, the site plays a significant role in its historic setting. Additionally, Burghill Hospital park sits 300 metres north of the site, past Roman Road. There is little to no intervisibility with the site and the park, and the relatively flat terrain between them ensures the intervening built form of Hereford blocks views.

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site would pose a **high risk** to the character, ambience, and historic rural immediate nature of the Huntington Conservation Area.

Scheduled Monuments

The site plays no role in any Scheduled Monuments, and therefore development poses **no risk** to any nearby monuments.

Listed Buildings

The site plays a role in the setting of the four Grade II Listed Buildings within the Huntington Conservation Area. These are: the Church of St Mary, Huntington House, Huntington Court, and Huntington Court Farm and Attached Granary.

Development on the site would incorporate Huntington into greater Hereford, removing the agricultural buffer zone between the east of the village and the urban outskirts of the city and urbanising its surroundings on all four sides. This would particularly affect Huntington House, Huntington Court Farm, Huntington Court, and the Church of St Mary, which sit closest to the site. Development of the site would remove the historic and visual links to surrounding agricultural historic context of the village and listed buildings within in. Overall, development of the site poses a **high risk** to these four buildings.

Non-Designated Heritage Assets

Historic Environment Record

In 2015, an examination was carried out on 193 trenches across the site. In the northern section of the site, a few archaeological elements such as pits, ditches, and postholes were detected. Based on trial trenching, it appears that the site has experienced plough truncation, resulting in relatively few discoveries.

The site would erode much of the Huntington Court Park's surrounding historic rural landscape and would envelope the village of Huntington with development,

coalescing into Hereford's urban mass. Therefore, development on the site poses a **high risk** to the undesignated asset.

Due to the evidence for prehistoric/medieval/post medieval activity in the immediate vicinity of the site, there may be archaeological evidence of historic agricultural practices, however significant archaeological remains are not anticipated given the extent of archaeological fieldwork which has already been undertaken. However, given the presence and proximity of several prehistoric settlement and funerary sites, it is possible that remains could extend into the site.

As such, development of the site poses a **low risk** of impact on significant archaeological remains.

Cumulative Impacts

Given the proposals for two potential site allocations which lie adjacent to each other (Land East of the Cattle Market and Three Elms) on the northwest of Hereford there is a potential for cumulative impacts on heritage assets. Development would pose high risk to designated heritage assets prior to mitigation. Where there are impacts on designated heritage assets or non-designated heritage assets, these have the potential to be exacerbated by the development of both schemes together. Development of the entirety of both sites would significantly increase urbanisation of the land west of Hereford and would diminish the broader rural surroundings of Huntington Conservation Area. However, mitigation (described below) can be applied to reduce the impact of development within the Three Elms site on the designated assets at Huntington. Following this mitigation, development of the Land East of the Cattle Market site would not create further impact on the designated assets within Huntington. As such, there is unlikely to be a cumulative impact arising on the designated assets at Huntington as a result of the combined development of Land East of the Cattle Market and Three Elms.

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:

- No development within the Conservation Area itself.
- Forming a landscape buffer around Huntington. Further work is required to determine the size and management style of this landscape buffer to ensure that it effectively mitigates the impacts of development on the designated assets within Huntington. The landscape buffer drawn in Figure 5.9 is indicative only, further work may determine that the landscape buffer should be extended. It is likely that the larger this landscape buffer is, the more the impacts on heritage assets within Huntingdon village can be minimised.
- Establish landscape buffers around the edges of the site near to Hereford to further reduce the urbanising effects of development on the designated assets

within Huntington, and also to preserve the historic rural approaches to Huntington along the western edge of Hereford.

- Undertaking further work to better establish the potential for archaeological remains. This could include monitoring of ground works. The type and extent of archaeological works should be set out in a Written Scheme of Investigation and agreed with the local authority's Archaeological Advisor as required.
- Further work during application phase to understand the changes to the setting which could include photomontages or other types of visual representations to inform the siting, scale and massing of development and ways to minimise harm to heritage assets
- Limiting of development height to two storeys where development sits closest to Listed Buildings, particularly to the south, where the site comes closest to the Huntington conservation area. Development up to three storeys may be appropriate elsewhere within the site, particularly in the north on the proviso that further work is undertaken to inform the design regarding the setting of heritage assets within Huntington.
- Planting trees around the southern and western borders of the site where possible to break up the built form.
- Retention of historic hedgerows and mature trees to prevent loss of historic landscape elements.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced (see Figure 5.9).

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE6782	Buildings (site), NW of Huntington Court, Hereford	Building (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments/search/monument?smr_no=19143
MHE6784	Cottage (site), NW of Bovingdon, Hereford	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19145
MHE6785	Cottage (site), N of Bovingdon, Hereford	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19146
MHE6787	Quarry, NE of Newcourt Farm, Hereford	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19148
MHE6788	Cottage (site), NW of Bovingdon, Hereford	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19149
MHE7731	Possible Lynchet, Burghill	Boundary (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23174
MHE7751	Ridge and Furrow, Breinton	Ridge And Furrow (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23210
MHE15125	Site of Preserve Factory, North of Newcourt Farm, Huntington	Jam Factory (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37074
MHE11897	Quarry, Southeast of Hospital Farm, Burghill	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39978
MHE2371	Possible Mill Site, West of Huntington Court Farm, Huntington	Mill (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6304
MHE6786	Pond, South of Huntington Court, Hereford	Pond (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19147
MHE27010	Church of St Mary Magdalene, Huntington	Church (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56100
MHE28376	Milestone, A4110 at Breinton; Bobblestock	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56620
MHE30386	Roman Road (Route of); Stretton Grandison to Kenchester	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58246
MHE21078	Huntington Court Cottages (Huntington Court Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47761
MHE20456	Newcourt Farm, Hereford	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47776
MHE19679	Hospital Farm (The Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46224
MHE16357	Huntington Court Landscape Park, Hereford	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31173
MHE23693	Stretton Grandison to Kenchester Roman Road (A4103), North of Hereford	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53032

Monument ID	Name	Type (Date)	Link
MHE23983	Huntington House, Holmer	Farmhouse (17th Century To 19th Century); House (19th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53229
MHE2370	Huntington Medieval Village, Huntington, Hereford	Settlement (Early Medieval); Shrunken Village (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6303
MHE23996	Holloway, East of Huntington Court and Church, Huntington.	Hollow Way (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53242
MHE27051	Mesolithic Activity Site, Huntington, Hereford	Occupation Site (Early Mesolithic To Late Neolithic); Pit; Ditch; Post Hole	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56108
MHE27052	Curvilinear Ditch (Possible D Enclosure), Huntington, Hereford	D Shaped Enclosure? (Late Iron Age); Ditch (Late Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56109
MHE27054	Burnt Mound & Trackway, Huntington, Hereford	Burnt Mound (Prehistoric); Ditch (Prehistoric); Pit (Prehistoric); Trackway (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56111
MHE27055	Medieval Occupation Features, Huntington, Hereford	Occupation Site? (Medieval To 19th Century); Pit (Medieval To 19th Century); Ditch (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56112
MHE6789	House (site) & Occupation, NW of Huntington, Hereford	House (Post Medieval); Occupation Site (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19150
MHE27056	Post-Medieval Leat, Huntington, Hereford	Leat (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56113
MHE11073	Hereford, Hay and Brecon (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19262

6. Land to the East of the Cattle Market

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 several designated heritage assets within the surrounding area, including several Listed Buildings and the Huntington Conservation Area. Development on the site would result in a **low risk** of impact on the setting and significance of these designated heritage assets. Mitigation will still be required to avoid or minimise the impact on these assets and the area's archaeology.

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 measures, the risk of significant residual harm is **low**.

Site description and development

The site joins the northwestern edge of Hereford, 2.4 kilometres northwest of the city's historic core, adjacent to the King's Acre Livestock Centre. It comprises of an L-shaped corridor, arcing southeast from the A4103 (Roman Road) to the north. Open agricultural fields border to the south and east, the A4103 (Roman Road) to the north, and the livestock market to the west. The site covers an area of approximately 15 hectares and comprises three undeveloped agricultural fields. The site, as shown in Figure 6.1, has been allocated for employment development.

The site's geology includes the Raglan Mudstone Formation underlying alluvial deposits and till, with topography ranging from 65 metres above Ordnance Datum on the north down to 60 metres above Ordnance Datum in the south, dipping towards the east where the fields meet the floodplain of Yazor Brook. The site is relatively flat. Given the flatness of the landscape within the site, views from outside are largely obscured by the intervening-built form of Huntington, King's Acre, and Hereford, as well as surrounding vegetation.

Historic mapping (OS 1888; see Figure 6.3) shows the site had undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the village of Huntington (then substantially separated from Hereford). The site's agricultural function predates the 19th century, as evidenced by post-Medieval earthworks identified within and surrounding the site (described further below). Activity within and in the wider vicinity of the site is evidenced by clusters of archaeological sites dating to the Mesolithic, Medieval, and post-mediaeval periods.

As Hereford grew in the 20th century, the urban area expanded northwards towards the site. The site itself has changed very little since the 19th century, and historic maps show that field boundaries within the site have remained largely static since the 19th 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 Figures 6.4, 6.5, and 6.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 6.4 and 6.7).

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 Figures 6.5 and 6.8).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 6.5.

Known Heritage Assets within the Site

Designated Heritage Assets

Conservation Areas

There are no conservation areas present within the site.

Non-Designated Heritage Assets

Historic Environment Record

There have been several archaeological sites identified within the site, spanning from the Bronze Age (2,500 to 1,800 BCE) to the Post-Medieval period. These are evenly distributed throughout the site, with Bronze Age and Medieval settlement remains to the west and Roman and Post-Medieval remains to the north and south.

A Bronze Age and Early Medieval occupation zone is located just north of Huntington Lane, comprising ditches, agricultural activity, and postholes (MHE22911). Within the site, evidence of middle Bronze Age flint-knapping was unearthed, along with Early Medieval material. The Stretton Grandison to Kenchester Roman Road slightly enters the northwest corner of the site, which still remains in use as the A4103 (MHE30386).

Medieval and Post Medieval ridge and furrow marks are found along the southeastern arm of the site, which may indicate the presence of unrecorded archaeological material (MHE7751). There is also a Medieval Leat bordering the site to the west (MHE27056).

A section of the dismantled Hereford, Hay and Brecon Railway cuts through the south of the site (MHE11073). This single-track railway line survives as a linear earthwork, now flanked by vegetation.

In 2007, Archaeological Investigations Ltd undertook archaeological work across the whole site prior to submission of planning permission to develop the site into a livestock market. This investigation included the monitoring of 20 geotechnical trial holes, a geophysical survey, and 75 evaluation trenches (EHE45144). This work identified two potentially significant linear features dating to the Bronze Age and Late

Roman/early medieval period respectively (MHE22911). No further archaeological remains were identified.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the site. This is not a rare surviving type of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The Huntington Conservation Area sits 260 metres west of the site. The area is relatively small and contained, spanning 7.8 ha, bound around residential Huntington. The conservation area acknowledges a rural post-medieval hamlet settlement, a stream, and fishponds, along with a designed park, featuring two residences, an affiliated farm, and a church. Wooded areas surround Yazor Brook, which spans through the centre of the area, as well as around Huntington House and Huntington Court. The site is visible from the western edge of the conservation area. Therefore, the site plays a **minor role** in the rural setting of the conservation area.

The Burghill Conservation area sits 1.8 kilometres north of the site. Due to the relatively flat topography, the intervening built form outside Hereford, and the distance, the site plays no role in the setting of this asset.

Scheduled Monuments

Twelve Scheduled Monuments fall within the 3 kilometre study area. These are:

- Moated site SW of the church
- The White Cross at the junction of five roads, White Cross
- Churchyard cross in St Bartholomew's churchyard
- Churchyard cross in St Mary the Virgin's churchyard
- Medieval bridge 870 metres northeast of Stretton Court Farm
- Credenhill Camp

The ‘White Cross at the junction of five roads’ is the closest Scheduled Monument to the site, sitting 800 metres to the south. It is a restored 14th century foliate cross on hexagonal base with heraldic shields, commemorating the Plague's decline. Much of the asset's historic setting has been altered by modern developments surrounding the roundabout in which it sits. A dogleg in Three Elms Road ensures that the site is not intervisible with the asset, as the built form of the housing developments along Three Elms blocks views. The site plays no role in the setting of the asset.

The site plays no role in the setting of the two churchyard crosses within 3 kilometres of the site. Their scale and distance ensure their historic rural setting is not influenced by the site.

The site plays no role in the setting of the ‘Medieval bridge 800 metres northeast of Stretton Court Farm’ approximately 2 kilometres northwest of the site. The

intervening topography and the distances between the asset and the site ensure its historic setting is not affected by the site.

The site plays no role in the setting of the 'Moated site SW of the church' at Breton Springs, 2.3 kilometres south of the site. The intervening topography and built form of the city block views, as well as the distances between the asset and the site, ensure its historic setting is not affected by the site.

Credenhill Camp, a large Iron Age multivallate hillfort, sits just inside the study area 3 kilometres to the northwest. Given the size of both the asset and the site, there is likely to be some minor visibility from the hillfort. However, the development of the site will not be a noticeable new element.

Listed Buildings

Only four listed buildings fall into the study area, all of which sit within the village of Huntington Conservation Area (see above). Given their distance from the site and its role in the setting of Huntington's rural setting, the site plays a small role in the setting of each asset. These are detailed individually below.

The Grade II listed Huntington Court Farm and Attached Granary is located 375 metres east of the site, sitting in the southwest corner of Huntington. It has a 17th century core, now 2 cottages, featuring 18th century and early 19 century encasement, brick construction, Welsh slate roof, and period details. The building sits within a farm complex opposite Huntington House's walled garden. The complex is self-contained, with ranges of farm buildings blocking views in-and-out of the property to the north (or within Huntington itself). This aligns views towards the southeast, where the farmhouse currently overlooks open agricultural fields. The site plays a minor role in the setting of the asset, forming part of the wider historic agricultural context of rural Huntington.

The Grade II listed Huntington House, a 17th and 18th century house and barn, sits in the northwestern corner of Huntington, 390 metres east of the site. It is now converted into a two-story brick residence with timber-frame barn extension, featuring sash windows and a central entrance flanked by canted bays, all under a slate roof with modillion eaves. The property has an extensive garden, with a large pond to the south. Views into the site are largely blocked by woodland surrounding Yazor Brook to the west, but views are permitted from the southwestern edge of the historic garden. The site plays a minor role in the setting of the asset, forming part of the wider historic agricultural context of rural Huntington.

The Grade II listed Huntington Court sits 560 metres west of the site, within a walled ornamental garden. It is a two-storey 18th century painted brick house with hipped Welsh slate roof, sash windows, central entrance, 19th century porch, and decorative French windows. This house is surrounded by high walls, trees, and tall hedgerows, largely obscuring it from the outside. Views toward the site are blocked by the intervening built form of Huntington, and the distance between it and the site are relatively large. Therefore, the site plays no role in the setting of the asset.

The Grade II listed Church of St Mary is located 600 metres to the east of the site. It is a renovated mid-19th century Norman-style parish church with stone detailing,

leaded windows, and a bellcote, on the site of the former St. Bartholomew's church. Views toward the site are blocked by the intervening built form of Huntington, and the distance between it and the site are relatively large. Therefore, the site plays no role in the setting of the asset.

Non-Designated Heritage Assets

Historic Environment Record

Archaeological evidence of settlement activity between the Bronze Age and Post-Medieval period has been identified within 300 metres of the site. The previously described settlement (MHE22911) spans most of its length westwards, into the neighbouring livestock centre. Additionally, the Stretton Grandison to Kenchester Roman road continues past the site to the north (MHE30386). A small Romano-British settlement possibly exists 300 metres southeast of the site (MHE27053).

The landscape beyond the study area to the north features a network of Hillforts, ancient settlements, and agricultural activity, all of which serve as compelling evidence of a vibrant Iron Age and Roman presence within the region. These remains may relate to those within and around the site.

Smaller areas of activity have been identified, mostly medieval agricultural and industrial activity. These are grouped around the historically well-used Roman Road (now the A4103) to the north (MHE17221, MHE23689, MHE23690)

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site would pose a **low risk** to the character, and historic rural context of the Huntington Conservation Area.

Scheduled Monuments

The site plays no role in the setting of any Scheduled Monuments, and therefore development poses **no risk** to any nearby monuments.

Listed Buildings

The site plays a small role in the setting of Huntington House, as views of the field are possible from the southwest corner of the property's garden. Therefore, the site does pose a **low risk** to the setting of the asset.

Non-Designated Heritage Assets

Historic Environment Record

Archaeological work undertaken in 2007 identified potentially significant remains from the Bronze Age and Roman/early medieval within the site. These features were identified during evaluation work, and as such were only partially investigated. As such, development of the site poses a **moderate risk** of impact on significant archaeological remains.

Cumulative Impacts

Given the proposals for two potential site allocations which lie adjacent to each other (Land East of the Cattle Market and Three Elms) on the northwest of Hereford there is a potential for cumulative impacts on heritage assets. Development would pose high risk to designated heritage assets prior to mitigation. Where there are impacts on designated heritage assets or non-designated heritage assets, these have the potential to be exacerbated by the development of both schemes together.

Development of the entirety of both sites would significantly increase urbanisation of the land west of Hereford and would diminish the broader rural surroundings of Huntington Conservation Area. However, mitigation can be applied to reduce the impact of development within the Three Elms site on the designated assets at Huntington. Following this mitigation, development of the Land East of the Cattle Market site would not create further impact on the designated assets within Huntington. As such, there is unlikely to be a cumulative impact arising on the designated assets at Huntington as a result of the combined development of Land East of the Cattle Market and Three Elms.

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:

- Undertaking further archaeological work to better establish the potential for archaeological remains. This may be through a condition set out as part of a planning permission. 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 to the equivalent of 2-3 storeys of residential development at most, with larger buildings positioned further to the west to minimise impact on Huntington's conservation area.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced.

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE7751	Ridge and Furrow, Breinton	RIDGE AND FURROW (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23210
MHE7729	Possible Cropmark Site, Breinton	SITE (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23172
MHE17221	Linear Feature, Huntington Meadow	LINEAR FEATURE (Early Neolithic To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42839
MHE23689	Possible Quarry, North of Roman Road, Lower Veldifer, Stretton Sugwas	Quarry? (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53028
MHE23690	Drainage Features, North of Roman Road, Lower Veldifer, Stretton Sugwas	Pond (Romano-British); Ditch (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53029
MHE23692	Trackway, West of the Yazor Brook, Roman Road, Hereford	TRACKWAY (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53031
MHE13123	Sluice Gates, The Bolts, Huntington	SLUICE (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31960
MHE26612	Portable Antiquities; Hereford (known as)	FINDSPOT (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55830
MHE26611	Portable Antiquities; Hereford (known as)	FINDSPOT (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55829
MHE22737	Portable Antiquity, BURGHILL	FINDSPOT (17th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=49869
MHE26507	Portable Antiquities; Hereford	FINDSPOT (15th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55725
MHE26519	Portable Antiquities; Hereford	FINDSPOT (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55737
MHE23693	Stretton Grandison to Kenchester Roman Road (A4103), North of Hereford	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53032
MHE27054	Burnt Mound & Trackway, Huntington, Hereford	Burnt Mound (Prehistoric); Ditch (Prehistoric); Pit (Prehistoric); Trackway (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56111
MHE22911	Settlement Features, Field Immediately East of Lower Veldifer, Roman Road, Hereford	LINEAR FEATURE (Middle Bronze Age To 7th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=51597
MHE6789	House (site) & Occupation, NW of Huntington, Hereford	House (Post Medieval); Occupation Site (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19150
MHE27056	Post-Medieval Leat, Huntington, Hereford	Leat (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56113
MHE30386	Roman Road (Route of); Stretton Grandison to Kenchester	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58246
MHE11073	Hereford, Hay and Brecon (Dismantled) Railway	RAILWAY (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19262

Leominster Sites

7. Land south of Leominster Enterprise Park
8. Leominster Sustainable Urban Extension
9. Land south of Leominster Primary School

7. Land south of Leominster Enterprise Parks

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 **low 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 **high potential** for impacts on buried archaeological remains.

Following mitigation, the overall risk of development of the site affecting the setting and significance of heritage assets is **low**.

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 7.1). 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 7.2) 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 7.3 and 7.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 7.3 and 7.5).

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 (7.3 and 7.6).

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 7.4.

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, both to the southwest of the site. These are: Broadward Hall (250 metres southwest of the site) and Broadward Lodge (200 metres south of the site). These buildings are both 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 a minor role in the wider rural setting of both assets, particularly 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 its rural setting from the fields to the east, towards where the site sits. Tree cover and road alignments encourage views towards the northeast, encompassing the uplands to the east of Leominster. However, both the sloping topography, and the distance from the site (250 metres), reduces potential immediate impacts and the visual magnitude of development on the site. Therefore, while the site plays a minor role in the wider

rural setting of these assets, development of the site poses a **low risk** to their historic rural setting.

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 be archaeological remains in the area, including prehistoric cropmarks, possible round barrows, and field systems to the northwest. Additionally, there is a shrunken medieval village southwest of the site. The extent of these features is unknown, but along with a possible 'stone' marking within the site, it suggests significant archaeological potential.

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:

- Including tree screening along the western boundary of the site, while retaining the treeline to the south. This will help to conserve rural views and reduce the prominence of new development in views from the Grade II listed Broadward Hall.
- Conduct additional research to determine the archaeological potential, including a thorough desk-based assessment for planning support. This may be followed by on-site monitoring or pre-construction fieldwork. Define the scope and nature of archaeological activities in a Written Scheme of Investigation, subject to approval from Herefordshire Council's Archaeological Advisor.
- 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 7.7).

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
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
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
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

8. Leominster Sustainable Urban Extension

Summary

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

The site and its surrounding study areas contain several important heritage assets. Development on this site is expected to have a high impact on the value of certain protected heritage assets. Steps will need to be taken to either prevent or lessen the impact on these assets.

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

Following mitigation, the risk of development of the site affecting the setting and significance of heritage assets is moderate.

Site description and development

The site encompasses an area of 134.8 hectares, centred approximately 1 kilometre southwest of the town's historic urban core. It comprises open undeveloped agricultural fields and a small area of woodland, as well as several existing houses across the site. The site is bound by the A44 to the north and west, the Hereford Road (the B4361) to the east, and the River Arrow to the South, and field boundaries to the West. On the boundaries surrounding the site, there are fencing, hedgerows and trees, which slightly buffer the site (see Figure 8.1). There are residential developments to the north and east of the site, separated by minor areas of tree planting, field boundaries, and hedgerows. To the south and west there is open agricultural land. Ivington Road, Portna Warden Lane and Passa Lane intersect the site.

The site is allocated for housing, to deliver 1,500 new homes.

The site's geology includes Raglan Mudstone Formation, which underlies glaciofluvial, sedimentary, and alluvial deposits. Its topography ranges from 70 to 103 metres above Ordnance Datum, sloping downwards towards the west, with a significant dip visible to the west of Stockenhill Road. From Leominster's neighbourhoods north of Ivington Road (e.g., Newlands Drive, Stockenhill Road, Orchard Lane), the site allows extensive views exceeding 10 kilometres of visibility.

Numerous footpaths intersecting the site also allow views to the west, and further vistas to the north and south come into view while traversing westwards. Conversely, looking from the undeveloped space, the southern residential areas of Leominster are intervisible from the west looking east, particularly from the wooded uplands to the southwest (at least as far as 10 kilometres). From the north, there is reduced visibility of the site from Leominster itself, due to its intervening built form. Treed areas are sparsely positioned throughout the site, with little coverage blocking views from adjacent roads.

Historic mapping (OS 1889 map of Leominster – see Figure 8.2) shows the site was historically undeveloped agricultural fields and orchards, forming a rural element of the hillside agricultural landscape southwest of Leominster’s historic core. The site lays adjacent to the two major historic roadways: Hereford Road, leading south to Hereford; and Baron’s Cross Road, which leads west towards Kington and Wales. Along these roads, a number of significant historic rural buildings are found within 3 kilometres of the site, including Wharton Court on Hereford Road, and the Church Of All Saints, Monkland.

Agricultural use of the location existed prior to the 19th century, supported by the discovery of Medieval ridge and furrow marks visible on the ground surface, detected via aerial photos both on and around the site (this is explained later in greater detail). The area around the site also shows signs of human activity, with various archaeological features of Bronze Age, Roman, Medieval, and post-Medieval origin found in surrounding fields. Within the site, a number of archaeological features have been identified, including a collection of Bronze Age round barrows, trackways, and ridge and furrow marks.

During the latter half of the 20th century, Leominster experienced substantial growth, causing its urban area to extend westward, reaching the northern periphery of the site. Within the site, the area has undergone minimal changes since the 19th century, although the widening of the A44 road in the late 20th century brought about slight modifications to the arrangement of fields and orchard plots in the northern 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 8.3 and 8.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 8.3 and 8.5).

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 8.3 and 8.6).

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 8.4.

Known Heritage Assets within the Site

Designated Heritage Assets

Listed Buildings

Three Grade II Listed Buildings are located within the site.

Ryelands is located in the central northern part of the site, between the junction of Passa Lane and Ivington Road. This is an early 19th century two-storey villa with stucco rendering and a hipped slate roof. It is sited within its own grounds, accessed by a gated entrance on Ivington Road. It appears to have impressive views across its gardens to the southwest and rural landscape (Ryelands Landscape Park) sloping

downwards beyond. The site currently contributes to the immediate rural setting and long range rural views to the southwest of this asset. There may be further non-designated heritage assets associated with this estate including a walled garden and summer house.

Dishley Court and Stable Cottage within the grounds of Dishley Court are located within a small cul-de-sac with a several residential buildings of Ivington Road in the central southern part of the site. Dishley Court is a 17th century two-storey farmhouse that had been enlarged in the 19th century. It is a painted brick building with a steep pitched Welsh slate roof. It has views up the cul-de-sac to the north and views across gardens to the south, over agricultural fields. Stable Cottage, now split into two cottages, is a 17th century building that was enlarged in the 19th century. The ground floor is brick, and the top floor is timber-framed. It is two storey building with attic rooms. Stable Cottage has rural views to the east across agricultural fields. The site currently contributes to the immediate rural setting and long range rural views of these assets.

Non-Designated Heritage Assets

Historic Environment Record

Possible Bronze Age features (MHE13601) including round barrows and linear features are located in the east of the site, visible as cropmarks.

A Middle Iron Age to Late Iron Age scabbard (MHE26506) was found in a field within the west of the site. Additionally, medieval ridge and furrow (MHE7713), lynchet (MHE13512), and key (MHE26609) have been identified in the west of the site.

There have been many post-medieval assets identified within the site, including:

- Ryelands Landscape Park (MHE16384), previously part of the Ryelands estate, now agricultural fields in the centre of the site. The park is also an Unregistered Park and Garden.
- Cock Croft Farm (MHE13315) sits in the east of the site.
- A milestone (MHE28443) is located on Ivington Road.
- Post medieval farms including Dishley Court (MHE1909), Cock Croft (MHE13315), Longlands (MHE20463), and Ryelands (MHE21070) sit in the east, west, and central areas of the site.
- Evidence of aggregate extraction and a brickworks (MHE13811, MHE11513, MHE11786) sits in the northwest of the site.

Additionally, a Second World War pillbox (MHE10252) is in the northwest of the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Enclosure of Common Arable Fields”, “Recent Degradation through Boundary Loss”, and “Small Compass Enclosure of the Landscape” which reflects the historic rural character of the area as well as the effects of the urban expansion of Leominster. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

Conservation Areas within the 1 kilometre study area include Leominster (1 kilometre northeast of the site), Bargates (500 metres north of the site), and River Meadows (900 metres north of the site).

The Leominster Conservation Area covers the historic core of Leominster and is characterised by a well-preserved medieval plan form of narrow streets and lanes, broad thoroughfares, the central market square and the associated pattern of burgage plots. The market town has a rich stock of historic buildings ranging in date from the 12th to the 20th centuries. Another key feature is the interrelationship of the built environment and open spaces within the town. Existing buildings are mostly 2-3 storeys and notable landmarks include Grange Court, The Priory Church of St. Peter and Paul, and Lion Ballroom. There has been significant late 20th and 21st century development within the town itself, and around the Conservation Area which has created a dense suburb to the south and west. The Bargates and River Meadows Conservation Areas flank the Conservation Area to the west and east respectively. Intervening built form, and a high internal roofscape means that the site is broadly not visible from the Conservation Area. There may be some glimpsed views from certain areas. The site historically contributed to the wide rural context of the Conservation Area, particularly on approaches to the town. However, due to the considerable 20th and 21st century expansion of Leominster, there is little legibility remaining between the wider rural landscape and the historic core.

Bargates Conservation Area covers an area of 18th to 19th century residential development of Leominster, between '7, 9 and 11, Bargates' to the east, and 'Buckfield Place' to the west. This area is characterised by a high proportion of 19th-century red brick buildings that occupy the original medieval street plan of the historic market town. Existing buildings are mostly 2-3 storeys, with notable landmarks including The Radnorshire Arms Public House, Townsend House, and the Hester Clark Almshouses. While the Conservation Area is surrounded by more recent developments to the north and south, the historic core of Leominster Conservation Area abuts it to the east. The setting and context of this Conservation Area relies on its internal views and experiences along the Bargates road. As such, the site does not contribute to the significance of this asset.

River Meadows Conservation Area covers an area surrounding Leominster Priory, particularly that around the historically important rivers Kenwater and Lugg. Only a small fraction of this conservation area falls within the study area. It is characterised by its rivers, but also by a small number of Grade II listed 18th-century buildings. While the Conservation Area is surrounded by more recent developments to the north and south, the historic core of Leominster Conservation Area abuts it to the west. The site is considerable distance from this Conservation Area, and intervening built form precludes views of the site from within the asset. Furthermore, the site does not contribute to appreciation or use of the rivers.

Scheduled Monuments

Ivington Camp Multivallate Hillfort, the remains of a prehistoric hillfort, is located on a topographic high point 2.5 kilometres south of the site. The asset has good views of the surrounding area, including Leominster. Historically, the topographically high siting of the hillfort would have offered a defensible position with views of the wider landscape forming a key feature of the asset. Currently, clear views are interrupted by dense tree belts surrounding the monument. The site forms a part of the wider rural landscape surrounding the monument.

The early medieval Leominster Priory and Forbury Chapel are located within the historic urban core of Leominster. These assets 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 southwest corner of the Leominster Priory Scheduled Monument. There is no intervisibility between the asset and the site. However, given the size of the site on historically rural land, approximately 800 metres southwest of these assets, it does play a minor role in its historic setting.

Four Grade II* Listed Buildings fall within the one kilometre study area. All sit within Leominster's historic core north of the site. They are generally late-medieval / early post-medieval timber framed buildings, with later alterations. There is limited / no visibility of the site from these assets. However, given the size of the site on historically rural land approximately 800 metres southwest of these assets, it does play a minor role in their historic 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 of 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; both the church and village of Stoke Prior are 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 northeast. Broadward Lodge was a former farmhouse, oriented with its principal elevation viewing southwest (away from the site). The site forms part of the wider rural setting of these buildings, however, their setting is more reliant on

views eastwards. As such, the site does not contribute significantly to the setting of these assets, although it may contribute to general rural experiences from within the grounds of these assets.

Stagbatch House is located 900 metres west of the site; this Grade II Listed 18th century house is orientated to enjoy views to the south. The site does not feature in these views but may be visible in the periphery. Overall, it does not contribute significantly to the rural views enjoyed by the asset.

The Grade II Listed Heather Hill and the Lodge are located on the outskirts of urban Leominster. Their setting relies on their suburban environs. There is little to no visibility between the site and these assets.

Several Grade II Listed Buildings are set in rural locations around the site, these are: The Cottage, Bridge over Tributary of the River Arrow Bridge over the River Arrow, Ebnall Farmhouse and associated Barn and The Old Tollhouse. There is little to no intervisibility between these buildings and the site, and their setting is not reliant on the site.

Over 200 Grade II Listed Buildings are located within the urban core of Leominster. These range from 17th-20th century buildings. The site does not contribute to the setting of these buildings, and there is no visibility between these assets and the site.

Non-Designated Heritage Assets

Historic Environment Record

A possible early Iron Age to Roman settlement/enclosure (MHE13602) is located south of the site.

Medieval remains around the site include an early medieval settlement at Broadwards (MHE8054), ridge and furrow (MHE7713), and a cross/shrine (MHE5293).

Post medieval earthworks (MHE7781,), toll roads and houses (MHE15351, MHE28532, MHE15994), residential buildings (MHE13436, MHE3882, MHE7782), and a milestone (MHE16179) are recorded around the site.

Modern assets include a Second World War military hospital (MHE9326), and chapel within the suburban extension of Leominster.

Potential Impacts

Designated Heritage Assets

Conservation Areas

The site does not contribute to the setting, views, or significance of the Conservation Areas.

Scheduled Monuments

The site plays a role in the setting of the Ivington Camp Multivallate Hillfort. Development of the site would further urbanise views to the north of the asset and

erode the historically strategic siting of the monument. As such, development of the site would pose **moderate risk** to setting or significance of this asset.

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

Listed Buildings

Development of the site would significantly affect the rural context, historic landholding and views from the Grade II Listed Buildings within the site including Ryelands, Dishley Court, and Stable Cottage. There is a **high risk** of development affecting the asset's significance.

Development of the site may affect the wider rural context of the Grade II Broadward Hall and Broadward Lodge due to their highly rural setting and agricultural context. However, these buildings are orientated to take in views to the northeast which do not feature the site. Development of the site poses a **low risk** to these assets.

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

Development poses **no risk** to the Grade I to II Listed Buildings set in the wider rural area around the site given the distance and intervening built form and planting.

Non-Designated Heritage Assets

Historic Environment Record

The recorded Bronze Age features within the site, and Iron Age/Roman remains to the south indicate that there is potentially significant archaeological remains within the site.

Recorded archaeological features within and around the site indicate that the area was subject to mainly agricultural use throughout history, with some areas of aggregate extraction. Archaeological material in areas of land that have been heavily worked by agricultural machinery or subject to extraction are less likely to have survived compared with areas that are relatively untouched.

A comprehensive heritage impact assessment has not previously been conducted in this area. The absence of such an evaluation heightens the risk of encountering intermittent high-value discoveries during development.

Development of the site poses a **moderate risk** of impact on potential archaeological remains of significance.

Development of the site poses a **high risk** of impact on the Unregistered Park and Garden of Ryelands Landscape Park which has the potential to be truncated or largely removed by the development of the site.

Cumulative Impacts

The impact of developing this site should be considered alongside another allocation: Land south of Leominster Enterprise Park which is located to the southeast of this allocation. Developing both sites in full may result in impacts on views of Leominster from assets in the wider landscape including the nearby Broadward Hall and Broadward Lodge, and Ivington Camp Multivallate Hillfort in the south. Developing both sites would effectively introduce new built form wrapping around the southern parts of the town and would significantly increase the built form of the town.

Considering the projected scale of development for the Leominster area, it is essential to consider its cumulative impact on the region's historic landscape. While individual heritage sites such as Ivington Hill Fort and the Priory may not be at specific, substantial risk, the overarching alteration to the area's historical context could be significant.

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:

- Retention of Listed Buildings and associated non-designated heritage assets within the site.
- Avoiding development in the central part of the site, covering the Ryelands Landscape Park Unregistered Park and Garden. This will contribute towards preserving the rural context and setting of the Grade II Listed Ryelands as the park forms part of the historic estate of the house. Constraining development here will also contribute to preserving the setting of Dishley Court and Stable Cottage. It must be noted that these actions may not sufficiently mitigate impacts on the assets; further investigation, including settings studies and views analyses, should be undertaken to establish whether sufficient mitigation can be implemented and what mitigation may be suitable.
- Implementing a landscape buffer and tree screening around the constrained area in order to maximise its effectiveness in conserving the setting of the Listed Buildings above. As above, further work is required to establish whether this mitigation will be sufficient to avoid or minimise impacts on these assets caused by development of the site.
- It is important that an extensive field evaluation be carried out at an early stage to ascertain and mitigate potential risks to the area's heritage assets. This should be through a detailed desk-based assessment supported by geophysical survey, followed by archaeological fieldwork if necessary. 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. It must be noted that the presence of as yet unknown archaeological material within the site may affect developable areas of the site.
- Reducing the density of development towards the southern edges of the site, and in particular, the southeast of the site close to the Land south of

Leominster Enterprise Park site in order to avoid a hard urban edge wrapping around the existing form of suburban Leominster that could further degrade view north from the Ivington Camp Multivallate Hillfort. This would also minimise impacts on the rural context of Broadward Hall and Broadward Lodge.

- Limiting heights of development in line with the lower heights on the southern edge of the Leominster suburbs that abut the north of the site.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 8.7.

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
MHE13811	Barons Cross Brickyard, Leominster	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32340
MHE7714	The Apostolic Chapel, Gateway Lane, Leominster	Chapel (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23527
MHE11513	Clay Pit on first edition OS map	Clay Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41090
MHE11512	Brickworks and adjacent clay pit, Barons Cross Road, Leominster	Clay Pit (Post Medieval); Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41089
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
MHE2182	Site of field boundary and pump, north of Newtown, Leominster	Field System (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6023
MHE26609	Portable Antiquities; Leominster (known as)	Findspot (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55827
MHE26506	Portable Antiquities; Leominster (known as)	Findspot (Middle Iron Age To Late Iron Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55724
MHE3882	118-120 South St, Leominster	House (Post Medieval); Timber Framed House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8903
MHE16179	Milestone, A44 at Leominster; Baron's Cross Road, W of roundabout	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38266
MHE28443	Milestone, UC road at Leominster; Dishley, Newtown	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56687
MHE10252	Pillbox, Barons Cross, Leominster	Pillbox (20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=27704
MHE11786	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39901
MHE7713	Ridge & furrow, south of Barons Cross, Leominster	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23526
MHE13436	Rope Walk, Leominster	Ropewalk (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31580
MHE8054	Broadward Medieval Settlement, Leominster	Settlement (Early Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24355
MHE28532	Toll House, The Lodge on UC road, Leominster	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56777
MHE15994	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37840

Monument ID	Name	Type (Date)	Link
MHE15351	Turnpike Road, Barons Cross to Ebnal	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34199
MHE7781	Trackway, N of Broadward Lodge, Leominster	Trackway (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23234
MHE5293	Cross/shrine, St Botolphs, Leominster	Wayside Cross (Medieval); Shrine (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=12126
MHE23662	Watermeadows, Elms Green, Leominster	Water Meadow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53109
MHE8723	Earthworks of Water Meadows, Between Ivington and Broadward, Leominster	Water Meadow (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=26804
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
MHE10724	Fish pond, Dishley Court	Pond (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30696
MHE9326	US 135th General Hospital, Barons Cross, Leominster	Military Hospital (World War II)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=27396
MHE13512	Strip lynchets, Barons Cross	Lynchets (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31612
MHE16384	The Ryelands Landscape Park, Leominster	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31677
MHE1909	Barns, Dishley Court, Leominster	Farm (Post Medieval); Barn (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5196
MHE13315	Cock Croft	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31462
MHE21070	Ryelands	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47753
MHE21068	Buckfield Farm, south of Ginhall Lane, Leominster	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47751
MHE20463	Longlands (Longfields Cottage), Leominster	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=47784
MHE13602	Possible Settlement, 500 metres Southeast of Bankfield House, Newtown	Enclosure (Early Iron Age To Romano-British); Settlement? (Early Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31806
MHE24565	Medieval Field System and Cultivation, Baron's Cross, Leominster	Cultivation Marks (Medieval To 19th Century); Ditch (Medieval To 19th Century); Field Boundary (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53783

9. Land south of Leominster Primary School

Summary

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

The site offers a minor contribution to the wider agricultural and rural setting of designated heritage assets within the surrounding area. Development on the site may result in a **low risk** of impact on the setting and significance of these designated heritage assets. Mitigation will be required to avoid or minimise the 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.

The risk of development of the site affecting the setting and significance of heritage assets is **very low**.

Site description and development

The site encompasses an area of 8.5 hectares, located approximately 1 kilometre south of the town's historic urban core. It comprises two open undeveloped agricultural fields. The site is bound by Hereford Road (the B4361) to the east, and the Passa Lane to the South, and field boundaries to the west (see Figure 9.1). There are residential developments to the east of the site.

The site is allocated for housing, to deliver approximately 200 new homes.

The site's geology includes Raglan Mudstone Formation, which underlies glaciofluvial, sedimentary, and alluvial deposits. The site slopes down to the east from approximately 90 to 80 metres above Ordnance Datum.

The site is bisected by an access road to Cock Croft.

Historic mapping (OS 1889 map of Leominster – see Figure 9.2) shows the site was historically undeveloped agricultural fields and orchards, forming a rural element of the hillside agricultural landscape south of Leominster's historic core. The site lays adjacent to the major historic roadway: Hereford Road, leading south to Hereford.

Agricultural use of the area dates prior to the 19th century, supported by the discovery of medieval ridge and furrow marks visible on the ground surface, detected via aerial photos in the wider area. The area around the site also shows signs of human activity, with various archaeological features of Bronze Age, medieval, and post-medieval origin found in surrounding fields.

During the latter half of the 20th century, Leominster experienced substantial growth, causing its urban area to extend westward, reaching the northern periphery of the site. The site has undergone minimal changes since the 19th 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 9.3 and 9.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 9.3 and 9.5).

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 9.3 and 9.6).

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 9.4.

Known Heritage Assets within the Site

Designated Heritage Assets

No designated heritage assets are located within the site.

Non-Designated Heritage Assets

Historic Environment Record

A medieval wayside cross (MHE5293) was recorded on the eastern boundary of the site; however, it is no longer present.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape”, and abuts areas of “Urbanisation”, and “Recent Degradation through Boundary Loss” which reflects the historic rural character of the area as well as the effects of the urban expansion of Leominster. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

Conservation Areas within the 1 kilometre study area include Leominster (770 metres northeast of the site), and Bargates (850metres north of the site).

The Leominster Conservation Area covers the historic core of Leominster and is characterised by a well-preserved medieval plan form of narrow streets and lanes, broad thoroughfares, the central market square and the associated pattern of burgage plots. The market town has a rich stock of historic buildings ranging in date from the 12th to the 20th centuries. Another key feature is the interrelationship of the built environment and open spaces within the town. Existing buildings are mostly 2-3 storeys and notable landmarks include Grange Court, The Priory Church of St. Peter and Paul, and Lion Ballroom There has been significant late 20th and 21st century development within the town itself, and around the Conservation Area which has created a dense suburb to the south and west. The Bargates Conservation Areas flank the Leominster Conservation Area to the west. Intervening built form, and a

high internal roofscape means that the site is mostly not visible from the Conservation Area. There may be some glimpsed views from certain areas. The site historically contributed to the wide rural context of the Conservation Area, particularly on approaches to the town. However, due to the considerable 20th and 21st century expansion of Leominster, there is little legibility remaining between the wider rural landscape and the historic core.

Bargates Conservation Area covers an area of 18th to 19th century residential development of Leominster, between numbers '7, 9 and 11, Bargates' to the east, and 'Buckfield Place' to the west. This area is characterised by a high proportion of 19th-century red brick buildings that occupy the original medieval street plan of the historic market town. Existing buildings are mostly 2-3 storeys, with notable landmarks including The Radnorshire Arms Public House, Townsend House, and the Hester Clark Almshouses. While the Conservation Area is surrounded by more recent developments to the north and south, the historic core of Leominster Conservation Area abuts it to the east. The setting and context of this Conservation Area relies on its internal views and experiences along the Bargates road. As such, the site does not contribute to the significance of this asset.

Scheduled Monuments

Ivington Camp Multivallate Hillfort, the remains of a prehistoric hillfort, is located on a topographic high point 2.6 kilometres south of the site. The asset has good views of the surrounding area, including Leominster. Historically, the topographically high siting of the hillfort would have offered a defensible position with views of the wider landscape forming a key feature of the asset. Currently, clear views are interrupted by dense tree belts surrounding the monument. The site forms a part of the wider rural landscape surrounding the monument.

The early medieval Leominster Priory and Forbury Chapel are located within the historic urban core of Leominster. These assets 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 southwest corner of the Leominster Priory Scheduled Monument 1.3 kilometres northeast of the site. There is no intervisibility between the asset and the site.

Four Grade II* Listed Buildings fall within the three kilometre study area. All sit within Leominster's historic core north of the site. They are generally late-medieval / early post-medieval timber framed buildings, with later alterations. There is no visibility of the site from these assets

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 of 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, thus there is little to no intervisibility with the site.

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; both the church and village of Stoke Prior are 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 (435 metres south of the site) and Broadward Lodge (460 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 northeast. Broadward Lodge was a former farmhouse, oriented with its principal elevation viewing southwest (away from the site). The site forms part of the wider rural setting of these buildings, however, their setting is more reliant on views eastwards. As such, the site does not contribute significantly to the setting of these assets, although it may contribute to general rural experiences from within the grounds of these assets.

Ryelands is located 530 metres west of the site. This is an early 19th century two-storey villa with stucco rendering and a hipped slate roof. It is sited within its own grounds, accessed by a gated entrance on Ivington Road. It appears to have impressive views across its gardens to the southwest and rural landscape (Ryelands Landscape Park, an unregistered park and garden 570 metres west) sloping downwards beyond. The site contributes to the wider rural setting of this asset.

Dishley Court and Stable Cottage within the grounds of Dishley Court are located 950 metres west of the site. Dishley Court is a 17th century two-storey farmhouse that had been enlarged in the 19th century. It is a painted brick building with a steep pitched Welsh slate roof. It has views up the cul-de-sac to the north and views across gardens to the south, over agricultural fields. Stable Cottage, now split into two cottages, is a 17th century building that was enlarged in the 19th century. The ground floor is brick, and the top floor is timber-framed. It is two storey building with attic rooms. Stable Cottage has rural views to the east across agricultural fields. The may be glimpsed in long range views from these assets, and forms part of the wider rural context of these assets.

The Grade II Listed Heather Hill and the Lodge are located on the outskirts of urban Leominster. Their setting relies on their suburban environs. There is little to no visibility between the site and these assets.

Several Grade II Listed Buildings are set in rural locations around the site, there is little to no intervisibility between these buildings and the site, and their setting is not reliant on the site.

Over 200 Grade II Listed Buildings are located within the urban core of Leominster. These range from 17th-20th century buildings. The site does not contribute to the setting of these buildings, and there is no visibility between these assets and the site.

Non-Designated Heritage Assets

Historic Environment Record

A possible Bronze Age complex (MHE13601) is located southwest of the site. This included three ring ditches and a series of trackways identified during aerial survey. The record suggests that this site may be more extensive than appears in aerial imagery.

A medieval key (MHE26609) was located through metal detection north of the site.

The post medieval Cock Croft farm complex (MHE13315) is located to the west of the site. The site forms part of the wider agricultural context of this asset.

Additionally, a post medieval trackway and tollhouse are located to the southeast of the site.

Potential Impacts

Designated Heritage Assets

Conservation Areas

The site does not contribute to the setting, views, or significance of the Conservation Areas.

Scheduled Monuments

The site plays a minor role in the setting of the Ivington Camp Multivallate Hillfort. Development of the site would appear as a small extension of south Leominster, posing a **low risk** to setting or significance of this asset.

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

Listed Buildings

Development of the site may affect the wider rural context of the Grade II Listed Broadward Hall and Broadward Lodge, Dishley Court, Stable Cottage, and Ryelands. The site does not form part of any designed views but may be glimpsed from the assets and in dynamic views approaching these assets. Development of the site poses a **low risk** to these assets.

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

Development poses **no risk** to the Grade I to II Listed Buildings set in the wider rural area around the site given the distance and intervening built form and planting.

Non-Designated Heritage Assets

Historic Environment Record

The recorded possible Bronze Age round barrows to the southwest of the potentially significant archaeological remains within the site.

Development of the site is likely to erode part of the agricultural context of the post medieval Cock Croft farm complex.

Recorded archaeological features within and around the site indicate that the area was subject to mainly agricultural use throughout history, with some areas of aggregate extraction. Archaeological material in areas of land that have been heavily worked by agricultural machinery or subject to extraction are less likely to have survived compared with areas that are relatively untouched.

Development of the site poses a **low risk** of impact on potential archaeological remains of significance.

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:

- Tree screening on the western and southern boundary to minimise the urbanising effects on development on the wider rural setting of the Dishley Court Listed Buildings and Broadward Hall. This screening will also minimise erosion of the agricultural context of the Cock Croft non-designated farm complex.
- Limiting heights of development to avoid significantly overtopping the treeline, around 2-3 storeys. This will avoid increasing the prominence of this urban extension to south Leominster.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 9.9.

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE5293	Cross/shrine, St Botolphs, Leominster	Wayside Cross (Medieval); Shrine (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=12126
MHE7781	Trackway, N of Broadward Lodge, Leominster	Trackway (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23234
MHE15994	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37840
MHE26609	Portable Antiquities; Leominster (known as)	FINDSPOT (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55827
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
MHE13315	Cock Croft	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31462
MHE5293	Cross/shrine, St Botolphs, Leominster	Wayside Cross (Medieval); Shrine (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=12126

Ross-on-Wye Site

10. Land to the east of Ross on Wye

10. Land to the east of Ross on Wye

Summary

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

The site to the east of Ross on Wye currently contributes to the setting of several designated heritage assets within the surrounding area, including Grade I Listed Buildings and Scheduled Monuments. 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 the 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.

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

Site description and development

The site is located immediately east of Ross-on-Wye, 850 metres northeast of the town's historic urban core. It covers an area of 158.68 hectares, comprising undeveloped agricultural fields. The site is bound by the A449 and M50 to the north, a small area of woodland to the east, the A40 to the south, and the town of Ross-on-Wye to the west. There are modern residential developments to the northwest of the site, adjacent to the A40. The site is intersected by two watercourses: Rudhall Brook and a smaller stream to the south. Most of the site is rural, with Pigeon House Farm at the site's northern edge and Model Farm at the southern edge being the largest developments. The boundary to the site features fencing, hedgerows, and trees (see Figure 10.1).

The site is allocated for mixed use development and has an allocation for approximately 1,200 houses. Furthermore, it would include a new road crossing the site from north-to-south.

The site's geology includes the Brownstones Formation underlying alluvial deposits and has a topography ranging between 70 metres and 37 metres above Ordnance Datum, sloping down towards its centre, where the floodplain of Rudhall Brook spans. Given the relative flatness of the landscape within the site, views from outside are largely obscured by the town's intervening-built form and surrounding vegetation. Roads to the north, such as the M50, and roads to the south, such as the A40, allow views into the site. Views from Ross-on-Wye are limited by the intervening built form of the settlement, and views from the A40 east of the town are majorly obscured by tree cover. Several small areas of woodland sit within the site.

Historic mapping (OS 1888; see Figure 10.2) shows that the site encompassed undeveloped agricultural fields, forming part of the rural agricultural landscape surrounding the town. The site was flanked by two roads: what is now the A40 to the south and a now-lost section of Gatsford Pitch to the north. The site's agricultural

function predates the 19th century, as evidenced by medieval ridge and furrow 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 dating to the prehistoric, Roman, medieval, and post-medieval periods in a field east of the site. Pigeon House Farm and Grovefield Cottages are noted on the historic OS mapping within the site.

As Ross-on-Wye grew in the late 20th century, its urban area expanded eastwards towards the site. The site itself has changed very little since the 19th century, although the construction of A40 in the late 20th century altered the division of fields in the south and west of the site. The Edenstone Homes development, which occupies former undeveloped fields immediately west of the site off the A40, is still partially under construction.

Study Areas

A 300 metre study area has been used to assess potential impacts on non-designated assets within and around the site (see Figures 10.3 and 10.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 10.3 and 10.5).

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 Figures 10.3 and 10.6).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 10.4.

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

Within the site, several archaeological finds have been identified. These range from the Roman period to the 19th century, with finds dating between the 15th and 18th centuries being the most common found within the site. These include several domestic items, such as a dress fastener (MHE24588), a gambling jetton (MHE24756), and a button (MHE29324). These are concentrated within the northern portion of the site, and likely represent a thoroughfare through the site during the post-medieval period (with a hollow way through the site may represent a branch of this route). In addition, there are a number of former or extant farm buildings in the northern part of the site (MHE20840 & 20841). Near to this is also an enclosure, possibly of Iron Age / Romano-British origin, sits to the northwest (MHE1071), with connected crop mark ditches elsewhere suggest related agricultural activity.

At least two Roman artefacts have been found within the site. These include a 4th century coin (MHE24755), and a 1st / 2nd century brooch (MHE24661) near the

centre of the site, and an Iron Age / Early Roman ring to the east (MHE26475). Several cropmarks within the site may be related to these finds.

The remains of several buildings and earthworks survive within the site. The site of a lost farm buildings sits to the south (MHE6588), and the dismantled Hereford, Ross and Gloucester Railway crosses through the southern arm of the site (MHE11128).

Historic Landscape Characterisation

The site is split between two areas, one characterised by 'Adaptation of Earlier Enclosure Systems' to the east, and 'Recent Degradation through Boundary Loss' to the northeast. This further reinforcing the historic agricultural land use of the agricultural land east of Ross, and the more landscaped fields surrounding Rudhall Manor where historic boundaries have been lost. These are not rare surviving types of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The historic core of Ross-on-Wye sits in the Wye Valley, towards the northern edge of the Forest of Dean, approximately 16 kilometres southeast of Hereford. It is a small market town, encompassing an area of 350 ha, with a population of approximately 11,000. The town's central area, south and east of the River Wye, as well as the rural area between John Kyrles Walk and Greytrees, is designated as a Conservation Area due to its historical significance.

Approximately one-quarter of the Ross-on-Wye Conservation Area is located within the 1 kilometre study area. The conservation area within the study area covers the eastern edge of Ross-on-Wye's medieval historic core, containing 130 Grade II Listed Buildings and nine Grade II* Listed Building, and one Grade I Listed Building.

The conservation area is characterised by densely situated detached 18th- and 19th-century houses. It spans from Brampton Abbots Church of England Primary School to the north down to St. Joseph's Catholic Primary School to the south. An arm of the conservation area extends to the east, closest to the site, along Gloucester Road.

In the 20th century, growth and expansion have extended the urban boundaries of Ross-on-Wye in all directions, creating a substantial stretch of modern development that separates the conservation area from the site to the east. Additionally, a tree belt along the A40 on the site's western edge provides a sense of separation. The site abuts the historic Gloucester Road (now part of the A40) to the south, which joins the High Street to form a historic, though minor, approach to the Conservation Area. Given this, the intervening built form of Ross-on-Wye's 20th century eastern housing developments, the trees along the A40 to the east, and the scale of the site, the site contributes moderately to the setting of the Conservation Area or the assets within.

The Conservation Area is on the Heritage at Risk register.

Scheduled Monuments

Eight Scheduled Monuments fall within the 3 kilometre study area. These are: Wilton Castle, Wilton Bridge, the Market Hall, the Roman town of Ariconium, Penyard Castle, Camp in Chase Wood, and two churchyard crosses.

The Market Hall sits near the centre of Ross-on-Wye's historic core. It is a post-medieval building, dating to the 17th century and standing on the site of an earlier market hall. The asset is a focal point of the town's high street. Given the extent of urban form surrounding the asset and its setting defined by its immediate surroundings and position within the historic core, the site plays no role in the setting of the asset.

Penyard Castle sits 1.4 kilometres to the south of the site, on a hill known as The Penyard, immediately south of, and 80 metres above, Ross-on-Wye's southeastern edge. The small defensive earthworks and the partially altered remains of a domestic range are still visible from close-up, though the asset lies on private ground. To the north of the castle, towards the site, the hillside slopes upwards, blocking views into the valley. Moreover, the dense woodlands of Penyard Park block views beyond the hillside. Therefore, the site does not play a role in the setting of the asset.

Camp in Chase Wood is located approximately 1.4 kilometres southwest of the site. It is an extensive univallate hillfort on a hill just south and 130 metres above Ross-on-Wye's southern edge. Though the embankments and earthworks of the asset are open and visible from up close, its surroundings are currently heavily treed, blocking views between it and the site (though treed areas are least dense to the north, towards the site). Additionally, the site's southern edge abuts a development known as 'Chaseview', from which views up to the hill are possible. Given the distance, the size of the site, and the potential views between the site and the asset, the site does play a minor role in the wider rural setting of the asset.

Wilton Castle sits 2 kilometres to the east, in the Wye's riverine valley, to the southwest of Ross' historic core. The asset is incorporated into an estate's ornamental garden and is surrounded by foliage. Views between it and the site are not possible. It draws much of its historic setting from its immediate valley surroundings, land to the north, and nearby heritage assets. Therefore, the site plays no role in its setting.

Wilton Bridge also sits approximately 2 kilometres to the east, in the Wye's riverine valley, to the southwest of Ross' historic core. Given the asset's situation within a deep valley and the intervening built form of Ross, views between it and the site are not possible. It draws much of its historic setting from its immediate valley surroundings and nearby heritage assets. Therefore, the site plays no role in setting.

A scheduled churchyard cross sits in St. Michael's and All Angels churchyard, at Brampton Abbots, 1.3 kilometres northwest of the site. The 4.5 metres-tall stone cross combines medieval and 19th-century elements, with a stepped base and octagonal shaft. As the churchyard overlooks Ross-on-Wye to the south and its rural surroundings, the historic setting of the cross does draw from the site to a small degree. Therefore, the site plays a minor role in the setting of the asset.

An additional churchyard cross sits 2.5 kilometres west of the site, in St. Bridget's churchyard. The intervening topography and built form of Ross-on-Wye prevent intervisibility. The cross draws much of its historic setting from its immediate surroundings. Given this, the site plays no role in the setting of the asset.

The site plays no role in the setting of the extensive region (18.8468 ha) encompassing the Roman settlement of Ariconium, 2.2 kilometres to the southeast. The archaeological remains are situated on a raised area of land known as Bury Hill, now occupied by the village of Bromash. Given its proximity to the site, it indicates the potential for Roman activity in the area, and potentially within the site. The topography of the surrounding area and its distance from the site make views between the two impossible.

Listed Buildings

Two Grade I Listed Buildings fall within the 1 kilometre study area, both constituting the same structure: Rudhall House (two National Heritage List numbers have been assigned as the structure falls within two parishes). This 14th-century manor (with substantial later alterations) sits approximately 700 metres east of the site. Additionally, a Grade II listed cross base can be found within the grounds of the manor. The assets sit in a shallow valley next to Rudhall Brook, 300 metres south of the M50 motorway. The manor is surrounded by woodland, which forms part of its historic estate abutting the site to the west (MHE16435). However, there is less coverage to the northeast of the manor, which would allow views into the site from the manor's gardens. Moreover, from the small historic lane that allows access to the manor, there are expansive views west over the site towards Ross-on-Wye. From here, the spire of the Grade I listed St. Mary's Parish Church is visible, as is the eastern edge of the conservation area, Chase Hill, and The Penyard. Given the proximity of the Listed Building to the eastern extent of the site, and the views possible from its historic approach, the site plays a significant role in the setting of the site through providing its wider rural setting and views of the landscape and down towards Ross-on-Wye.

The Grade II* listed Weston Hall sits 650 metres from the southeastern corner of the site. This 17th-century manor house is part of a wider complex, encompassing four further Grade II Listed Buildings. While the estate surrounding the complex is planted with trees and a hedgerow, there are glimpses of the site, particularly from the farm buildings to the north of the manor. Moreover, the complex of assets is accessible via the A40 (formerly Gloucester Road), which passes the site within a one-minute drive of Weston Hall (or an 8-minute walk). Considering these points, the site does play a minor role in the setting of all five assets within the complex providing a sense of rurality on approach to or exit from Ross-on-Wye.

The Grade II* listed Walter Scott Charity School sits 900 metres to the southwest of the site, within the Ross-on-Wye Conservation Area. The 18th-century school is a two-story neo-classical red-brick building sitting on Old Gloucester Road. Given that the building is nestled into the built form of Ross-on-Wye and sits on a relatively small road disconnected from the A40, the site plays no role in its setting.

A complex of farm buildings surrounding 'Phocle Farmhouse and Attached Granary Range', sits 860 metres to the northeast of the site. The mid-18th-century house and its associated farm complex sit at the peak of Crow Hill, which overlooks the Wye Valley to the southeast. A further five Grade II Listed Buildings sit within the farm complex. To the west of the six assets within this complex is a large plantation, which largely shields the site from view, together with the separation by the M50 from the site. Additionally, the intervening topography of the hillside prevents intervisibility between it and the site. Therefore, considering the scale and proximity of the site, the site plays a no role in the setting of the assets.

Two Grade II Listed Buildings sit within Kingstone, approximately 750 metres east of the site. The largest of these, Cherry Orchard, is a timber-framed 16th-century house. The asset sits on a prominent rise, overlooking the landscape to both the east and west. Consequently, the eastern side of the site plays a minor role in the setting of the building, which has historically overlooked the rural landscape east of Ross. The second Listed Building in Kingstone is a small medieval cross base; the site plays no role in the setting of this asset, which is small and nestled amongst Kingstone's built form.

The Grade II listed Brookfield Guesthouse sits 580 metres west of the site, within Ross-on-Wye. The asset sits within a housing development, and there is no intervisibility between the site and the building. Therefore, the site plays no role in the setting of the asset.

The Grade II listed Plough Inn in Ross-on-Wye sits 80 metres southwest of Brookfield Guesthouse, and 750 metres west of the site. The asset sits within a small industrial development, which provides an area of separation between it and the site. There is no intervisibility between the site and the building. Therefore, the site plays no role in the setting of the asset.

A Grade II listed milestone sits only 120 metres from the south corner of the site. This asset is currently invisible from even its adjacent road and is buried in dense foliage. The site plays no role in its setting.

Further Grade II Listed Buildings are located within the 1 kilometre study area. These are located within the Ross-on-Wye Conservation Area and are obscured from view by the built form of Ross-on-Wye's outer residential neighbourhoods. As such, the site plays no role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

Outside the site, within the 300 metres of the site, few archaeological finds have been identified. The majority of items identified within the Historic Environment Record relate to extant landscape features. For example, there are two quarries dating between the 15th and 19th centuries (MHE12275 and MHE12280), to the east and south.

150 metres west of the site, the site of a post-medieval engineering works survives as an earthwork, south of Old Tannery Way (MHE14968). To the north, there is the

site of a brickworks (MHE13837), and a post-medieval house (MHE6523), and the site of a tannery sit to the west (MHE6526).

The Rudhall Landscape Park abuts the site to the east and comprises part of the Rudhall Manor Estate (MHE16435).

Potential Impacts

Designated Heritage Assets

Conservation Areas

The site plays a minor role in the setting of the Conservation Area and assets therein. Development on the site has potential to feature in some views from the eastern edge of the conservation area, particularly from Gloucester Road as the topography slopes downwards and glimpses of the wider rural context can be seen. As such, development of the site poses a **low risk** of impact on the rural setting of the Ross-on-Wye Conservation Area.

Scheduled Monuments

The site plays a moderate role in the setting of the Camp in Chase Wood. Development on the expansive site has the potential to feature in some views from the top of the earthwork, creating new urban form in previously rural views to the northwest, extending the urban character of views to the north and northeast beyond the current extent of Ross-on-Wye. However, the asset's highly treed surroundings do separate it from the site to a high degree and there is still intervening rural foreground. As such, the development of the site does pose a **low risk** of impact on the asset.

The site plays a minor role in the setting of the churchyard cross in St Michaels and All Angels churchyard, Brampton Abbots. The setting of the cross draws much from the churchyard immediately surrounding it. As this churchyard would have a small portion of its rural setting (particularly its visual environment) changed, development on the site would pose a **low risk** to the asset.

The site plays no role in the setting of Market Hall, Wilton Castle or Wilton Bridge. Therefore, development of the site poses **no risk** to either of the assets.

The site plays no role in the setting of the Churchyard cross to the west of the site in St. Bridget's churchyard. Therefore, development of the site poses **no risk** to the assets.

The site plays no role in the setting of the Roman settlement of Ariconium, 2.2 kilometres to the southeast of the site. Therefore, development of the site poses **no risk** to the asset.

Listed Buildings

Development at the site would introduce built form into the middle ground extensive views from the Grade I listed Rudhall Manor, its associated Grade II Listed Buildings, and its surrounding landscape park. The site plays a significant role in the setting of Rudhall Manor, the grounds of which neighbour the site to the west. Development on the site would be visible from historic approaches to the site and the nearby Rudhall

Cottages, which currently overlook Ross-on-Wye to the west. Given the sloping topography of the site, facing the lowlands of Rudhall Manor, development along the western edge of the site would be particularly visible elements and change the currently rural setting of the estate and manor house. Therefore, development of the site poses a **moderate risk** to the rural setting of the asset.

Due to the proximity to and intervisibility of the Grade II* Weston Hall to the site, development on the site would alter the wider rural setting of the asset, as well as the four associated Grade II Listed Buildings within the complex. Considering this, the site does pose a **low risk** to the setting of all five assets within the complex.

The site plays a moderate role in the rural setting west of Cherry Orchard. As the asset sits on a prominent rise, overlooking the landscape to the west, development upon the eastern edge of the site would remove the rural views and introduce new urban form to the historic rural setting of the asset. Consequently, development of the site poses a **moderate risk** to the setting of the asset.

Non-Designated Heritage Assets

Historic Environment Record

There have been several Roman archaeological finds within the site, particularly in its northern half, as well as potential earthworks from that period to the northeast. Therefore, there is potential for archaeological material related to Iron Age or Roman period to be present within the site, particularly given the proximity in the wider area of Camp in Chase Wood and the Roman town of Ariconium.

Given that no targeted archaeological evaluations have been undertaken at the site, and the scale of the site, development of the site poses a **moderate risk** of impact on significant non-designated archaeological remains.

Development within the site would also remove any surviving remains associated with the Hereford, Ross and Gloucester Railway and former farmsteads. These remains are unlikely to be of high significance.

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:

- Constraining development in the central eastern portion of the site, particularly the area immediately neighbouring the grounds of Rudhall Manor. This will contribute towards preserving the rural context and setting of the Grade I listed Rudhall Manor.
- Introducing tree screening on the eastern and southern edge will also create a sense of rural separation and reduce the visibility of development on the site from the Grade II listed Cherry Orchard and Grade II* listed Weston Hall and in wider views from e.g., upland Scheduled Monuments.

- Undertaking further work to better establish the potential for archaeological remains within the site. This could be through a detailed desk-based assessment to support a planning application, 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. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Herefordshire Council's Archaeological Advisor.
- Limiting of the development's height to 2-3 storeys at most and focus the height on areas of lower topography within the centre of the site and below the line of tree planting at the edges of the site.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 10.8.

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
MHE12280	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=40260
MHE5880	House (site), 400 metres SWS of Gatsford Farm, Brampton Abbotts	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18167
MHE24661	Portable Antiquities; Ross Rural	Findspot (1st Century To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53879
MHE24587	Portable Antiquities; Ross Rural	Findspot (15th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53805
MHE24588	Portable Antiquities; Ross Rural	Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53806
MHE24589	Portable Antiquities; Ross Rural	Findspot (1st Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53807
MHE24595	Portable Antiquities; Ross-on-Wye	Findspot (16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53813
MHE24678	Portable Antiquities; Ross Rural	Findspot (17th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53896
MHE24755	Portable Antiquities; Ross Rural	Findspot (4th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53973
MHE24756	Portable Antiquities; Ross Rural	Findspot (15th Century To 16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53974
MHE26475	Portable Antiquities; Ross on Wye (known as)	Findspot (Middle Iron Age To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55693
MHE29324	Portable Antiquities; Ross-on-Wye (known as)	Findspot (16th Century To 17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57552
MHE16417	Over-Ross Landscape Park	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31242
MHE6523	House (site), E of Three Crosses, Ross	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18943
MHE6525	Toll House (site), W of Marsh Farm, Ross	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18945
MHE6526	Tanyard, N of Rudhall Brook, Ross	Tannery (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18946
MHE6588	Buildings (site), east of Spring Cottages, Ross on Wye	Building (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18885
MHE11055	junction	Railway Junction (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30912
MHE12275	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=40255

Monument ID	Name	Type (Date)	Link
MHE13837	Brickyard Meadow	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32380
MHE14968	Factory	Engineering Works (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37105
MHE15343	Turnpike Road, Ross to Gloucester	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34173
MHE15347	Turnpike Road, Black House to Upton Church	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34177
MHE15348	Turnpike Road, Ross to Linton church	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34178
MHE16012	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37858
MHE28671	Milepost, A40 at Ross Rural; Hildersley Farm (Lost)	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56900
MHE1071	Enclosure, NW of Pigeonhouse Farm, Ross Rural	Rectangular Enclosure (Undated); Double Ditched Enclosure (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=3242
MHE20841	Pigeonhouse Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48571
MHE20840	Wallhouse Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48569
MHE11128	Hereford, Ross and Gloucester (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21729

Ledbury Sites

11. Land south of Little Marcle Road, Ledbury
12. Land to the south of Ledbury

11. Land south of Little Marcle Road, Ledbury

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 **low 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 11.1. See Figures 11.2 and 11.3 for photographs of the site. The site has been identified for potential employment development.

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

Historic mapping (see Figure 11.4) shows the site was historically undeveloped agricultural fields which formed part of the rural agricultural landscape surrounding Ledbury's historic urban area. The land lays 340 metres east of Lilly Hall Lane, leading to and named after the Grade II listed Lilly Hall. Additionally, it lays south and southwest of Fairtree Farm and Flights Farm. The site's agricultural function

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 11.5 and 11.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 11.5 and 11.7).

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 11.5 and 11.8).

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 11.6.

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 890 metres north of the site, separated by three 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 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 Listed milestone is located 170 metres to the southeast of the site on the A4411. 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, situated on Lilly Hall Lane. It is located approximately 445 metres north of the site. 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. 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, most 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 site is minorly visible behind vegetation west of the brewery, and as such, plays a minor role in the setting of the asset.

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 and the potential for visibility from raised parts of the earthwork, the site likely forms a small part of the rural surroundings, the site can be considered to pose a **low 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 new form within open fields 450 metres to the south. This will remove small parts of the distant rural context of this agricultural asset, posing a **low 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, situated 1 kilometre to the west, offers limited views over the eastern edge of the site. The modern Heineken factory is mostly hidden by trees, with only the taller silos visible. Potential development in the west, exceeding the tree line, may introduce new structures to predominantly rural and agricultural views from Old Lilly Hall. However, any impact would likely be minimal, visible at a distance, and primarily from the site's entrance rather than the complex of buildings, posing a **low risk** 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 **moderate 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:

- Retention and strengthening of tree planting on the northern and western boundaries of the site to reduce the prominence of new development in views from the Flights Farmhouse, and Fairtree Farm Listed Buildings. Retention of trees along the northern boundary would reduce visibility from these assets.
- 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 positioning buildings of greater height within the eastern half of the site. This will minimise the development's visual magnitude from both Wall Hills Camp, and Flights Farmhouse, effectively positioning taller buildings behind the extant brewery.
- 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 11.9.

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)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5062
MHE13945	Ballard Brickworks	BRICKWORKS (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32792
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
MHE2007	The Elms, Rowlands Green, Ledbury	HOUSE (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5413
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
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
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

Monument ID	Name	Type (Date)	Link
MHE1816	Outbuildings, Fairtree Farm, Ledbury	BARN (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5062
MHE13945	Ballard Brickworks	BRICKWORKS (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32792
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
MHE2007	The Elms, Rowlands Green, Ledbury	HOUSE (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5413

12. Land to the South of Ledbury

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. Development on the site may result in a **high risk** and **moderate risk** of impact on the setting and significance of select 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 moderate.

Site description and development

The site is located 100 metres south of Ledbury's southern extent and 500 metres south of Ledbury's historic urban core. The site covers an area of 25.1 hectares comprising open undeveloped agricultural fields and a small area of woodland, as shown in Figure 12.1. See Figures 12.2 and 12.3 for photographs of the site. The site is bound by Leadon Way to the north, Ledbury Road to the east, a tributary of the River Leadon to the south, and a mix of fields and woodland to the west/north-west and there is fencing, hedgerows and trees on boundaries. A new housing development has been constructed in the land to the west of the site off Leadon Way. There is other housing to the north of Leadon Way, separated by tree planting and a landscape buffer. To the south and east is still open agricultural land.

The site has been identified for potential housing development, planned to deliver approximately 450 new homes.

The site's geology includes Raglan Mudstone Formation, with overlying head deposits in the south of the site. The topography ranges from 60-90 metres above Ordnance Datum, and slopes upwards to the east / north-east of the site. The land continues to rise to the northeast of the site into Ledbury, but slopes back down to the west, making this site on a relatively prominent ridge line. From the main roads surrounding the site and areas to the west, there are long views of the site due to the topography and the more distant landscape. There is limited visibility of the site from Ledbury itself due to the intervening built form of the town, and the site is entirely obscured from the centre of the town given the distance, built form and tree planting. Extensive woodland on a rising slope east of the site, including Coneygree and Hospital Wood, separates the site from the more distant eastward landscape.

As Ledbury grew in the late 20th century, the urban area expanded south towards the north edge of the site. 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 north of the site. The Hawk Rise development, which

occupies former undeveloped fields immediately north-west of the site off Leadon Way, is still under construction.

Historic mapping (see Figure 12.4) shows the site was historically undeveloped agricultural fields which formed part of the rural agricultural landscape surrounding Ledbury's historic urban area. The site was adjacent to the main road (now Ledbury Way) leading to Ledbury and just south and southwest of farmsteads named Wild House Farm and Underdown, likely falling within one or both of these farms. The site's agricultural function predates the 19th century, as evidenced by Medieval ridge and furrow 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 dating to the prehistoric, Roman, Medieval, and post-medieval periods in a field east of the site. Ledbury Park (a former deer park) is noted on the historic OS mapping (as shown in Figure 4) to the northeast of the site, to the north of Underdown.

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 12.5, 12.6, and 12.7).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 12.5 and 12.8).

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 12.5 and 12.9).

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 12.6).

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

Features recorded within the site include medieval ridge and furrow earthworks (MHE23964) in the centre of the site identified through aerial photography. A prehistoric flint (MHE22939) was also recorded within the site during a previous fieldwalking exercise.

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

Historic Landscape Characterisation

The site is located in an area characterised by historic "Small Compass Enclosure of the Landscape" which reflects the historic agricultural character of the wider area. The site contributes to this character as an area of previously undeveloped farmland.

The site is also adjacent to an area characterised by “Recent Degradation through Boundary Loss”.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

Ledbury Conservation Area is located 210 metres north of the site. 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 stories 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. The site forms a part of the Conservation Area’s broader rural context, as part of the relatively unchanged agricultural landscape that surrounds the settlement. The site is located on Ledbury Road, an historic 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.

Registered Parks and Gardens

A Grade II* Registered Park and Garden is located 1.4 kilometres east of the site. Eastnor Castle is a 19th century garden and pinetum that constitute the castle grounds. The park is set within the Malvern Hills AONB and has long views of the surrounding rural landscape. The park is located at a distance from the site and the two are separated by the wooded hills of Coneygree and Hospital Wood, preventing intervisibility. For these reasons, the site does not play a role in the setting of the park.

Scheduled Monuments

Two Scheduled Monuments fall within the 3 kilometre study area.

Wall Hills Camp is located 2.4 kilometres north of the site. 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 overlook the surrounding lowlands. However, the intervening the vegetation (particularly during the warmer months, when tree coverage is high), and the built form of Ledbury obscures the site from view. As such, the site does not play a role in the setting of the Scheduled Monument.

The Moated site at Bellemy’s Farm is located 2.7 kilometres southwest of the site (NHLE 1016834). It is a medieval earthwork situated within the bounds of a later

farm. The monument enjoys long rural views towards the medieval town of Ledbury set against the Malvern Hills AONB, including the wooded hills located east of the site. The site itself is likely included within these distant views and but forms only a small element in views from the asset towards Ledbury and its rural foreground. As such, the site does not play a significant role in the rural setting of the asset.

Listed Buildings

Five Grade I Listed Buildings fall within 3 kilometres of the site. Three are located within the Ledbury Conservation Area approximately 1 kilometre north of the site - Ledbury Park, Church of St Michael and All Angels (Including the Detached Bell Tower), and Market House. Built form of Ledbury prevents visibility of the site from these assets. Furthermore, the setting of these assets relies on their urban setting and surrounding historic town and streetscape. As such, the site does not contribute to the setting of these assets.

Two further Grade I Listed Buildings are located in Eastnor, over 1.5 kilometres east of the site - Eastnor Castle and the Church of St John the Baptist. Due to the intervening Coneygree and Hospital Woods and topography which interrupts views to the west towards the site, the site does not play a role in the setting of these assets.

Twenty-one Grade II* Listed Buildings fall within 3 kilometres of the site, 19 of these are located in the Ledbury Conservation Area. Several of these are late-medieval/early post-medieval timber framed buildings with later alterations. There is no intervisibility between the site and town's assets. The setting of these assets relies on their urban setting and surrounding historic town and streetscape. As such, the site does not contribute to the setting of these assets.

The Grade II* listed 'Barn to South of Wall Hills Farmhouse' is located 2.5 kilometres north-west of the site. The building is set within the rural agricultural landscape surrounding Ledbury. The intervening built form of Ledbury and the surrounding treescape separate the asset from the site, as such the site does not play a role in the rural setting of the asset.

The Grade II* Dingwood Park Farmhouse is located 1.1 kilometres south of the site. It is set within the rural landscape of the Malvern Hills AONB, surrounded by agricultural fields and with woodland to the north and east. The Farmhouse takes in views of the sloping topography to the west, rather than to the north towards the site. The site therefore does not play a role in the rural setting of the asset.

The Grade II Dunbridge Farmhouse is an 18th century timber framed farmhouse 50 metres from the south-eastern edge of the site with views northeast towards the site and principal views south west over the gardens and fields beyond. The site may have formed part of the historic land portions associated with this farmhouse, as such the site may play a minor role in the wider agricultural setting of the farmhouse.

The Grade II Underdown 18th century three-storey country house is 160 metres north of the site. The house is designed with full height segmented bow windows to take in the views of the grounds and beyond. Upper floors in particular have views over the gardens with some tree planting and to the wider landscape beyond due to

the sloping topography. The site may have formed part of the historic land portions associated with the country house. There may be glimpsed views of the site through the mature tree planting.

The Grade II Listed Building, The Wylde House is a 17th century timber framed house located 200 metres north of the site on the northern side of Leadon Way, now surrounded by modern suburban development. The site does not play a part in the setting of the Listed Building.

The Grade II Bullen and The Bullen House, 350 metres east of the site, are 17th century timber framed houses on a slope on the edge of Coneytree Wood. Given their topographic location, there are views westwards, particularly from Bullen cottage. The view of the site is somewhat limited of the site by an area of woodland (Bullen Coppice); however parts of the site are still visible and currently form part of the rural backdrop of views from these buildings.

A Grade II Listed milestone on the B4216 is located 620 metres west of the site. The site plays no role in the setting of the milestone.

Two Grade II buildings associated with Hazel Farm are located 650-700 metres west of the site. The site forms part of the farm's rural setting and features in eastward distant views towards the Malvern Hills AONB.

There are a further 97 Grade II Listed Buildings within 1 kilometre of the site. Eighty-eight of these are 16th-19th century buildings that form part of Ledbury's historic core. The setting of these assets is formed by the surrounding urban environment and immediate streetscapes; therefore the site does not play a role in the settings of these assets.

Non-Designated Heritage Assets

Historic Environment Record

An archaeological evaluation has taken place on the new housing development to the west of the site (EHE80292). This consisted of trenches which followed the identification of findspots in a previous fieldwalking exercise. The evaluation did not identify any remains or artefacts.

Features recorded within 300 metres of the site comprise medieval/post-medieval agricultural earthworks, identified via aerial photography around the site (MHE23963, MHE23964, MHE23965, MHE23967, MHE23970). Bishop's (Newhouse) Park is 230 metres north of the site, which covers the original medieval deer park that is now Ledbury Park (MHE5722), as well as the post-medieval Underdown Park (MHE16454) immediately east of the site. Both parks are recorded as Unregistered Parks and Gardens.

Further features include archaeological material spanning from the prehistoric to the modern period in the surrounding area. There is a cluster of findspots 50-240 metres east of the site and Ledbury Way in a field south of Bullen Coppice, including material dating from the prehistoric, Roman, medieval and post-medieval periods.

In addition, there are also some sites including a former windmill to the north of Leadon Way (MHE14505), a former Mill site to the southeast of the site (MHE6924), and finally, and evidence of post-medieval quarrying activity near Bullen Coppice (MHE13065 and MHE13074).

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development on the site would be partially visible from the southern end of Ledbury Conservation Area and would erode a small part of its wider rural setting on a key historic approach to and from Ledbury Road. The site does not feature in key views of the Conservation Area or in key views from the Conservation Area looking out due to the sloping topography, planting and modern development. Therefore, there is a **low risk** of development impacting the wider rural setting of the Conservation Area.

Registered Parks and Gardens

The site does not contribute to the setting of the Eastnor Castle Registered Park and Garden, as such there is **no risk** of development having an impact on this asset

Scheduled Monuments

Development on the site will not affect the setting of the two Scheduled Monuments Wall Hills Camp and Moated site at Bellamys farm. Due to the distance, and intervening built form, development of the site will be read as part of Ledbury's urban form and will not be a notable new element. As such there is **no risk** of development having an impact on these assets.

Listed Buildings

The following Listed Buildings may be affected by development of the site.

Development of the site may affect the immediate agricultural setting of the Grade II listed Dunbridge Farmhouse, creating a **high risk** of development affecting the asset's significance.

Development of the site may alter long distance view of the wider rural landscape perceived from the Grade II listed Bullen and Grade II Listed Bullen House. There is a **moderate risk** of development affecting the significance of these assets.

Development of the site may alter portions of the wider rural setting and landscape that form part of the designed view from the Grade II listed Underdown. There is a **high risk** of development affecting the significance of this assets.

There is **no risk** development affecting the setting of the Listed Buildings within the historic core or wider urban core of Ledbury given the distance and intervening built form and planting.

Several Listed Buildings located in rural areas far from the site will not be affected by development due to distance and intervening built form and topography. The site will not become a prominent feature in views from these assets, as such there is **no risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

Due to the number of prehistoric and medieval finds within and immediately surrounding the site, and the relatively undisturbed nature of the site there is potential for archaeological material to be present within the site.

However, an archaeological evaluation was undertaken in the adjacent parcels of land in advance of a now-constructed housing development along Leadon Way which identified no archaeological remains.

Overall, there may be archaeological evidence of previous medieval cultivation, however archaeological remains of significance are not anticipated.

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:

- Retention and strengthening of tree planting, and introduction of a landscape buffer to the eastern boundary of the site in order to conserve rural elements of the approach to Ledbury Conservation Area and reduce the prominence of new development in views from the Bullen House, Bullen, Dunbridge Farmhouse and Underdown Listed Buildings. This area may be used for access, but this should be carefully managed and not a prominent feature.
- Limiting of development at the site's northeastern corner to reduce the visibility of built form from the Underdown Listed Building.
- Limiting of development in the southeast corner of the site to reduce impacts on the setting of Dunbridge Farmhouse.
- 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 in the areas of particularly elevated topography i.e. the northeastern field where there is a prominent ridge line to prevent built form being a notable and overbearing new presence in views of the site from sensitive heritage assets such as the Underdown, Bullen House, Bullen Listed Buildings, and on the rural approach to Ledbury Conservation Area.
- Limiting of development height to 2-3 storeys at most and focus height on areas of lower topography within the site.

- Retention of mature trees and water features within the site, where possible 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 12.10.

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
MHE1994	Lynchets, field 1658, Ledbury Rural	Lynchets (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5301
MHE6924	Mill site, E of Dunbridge Farm	Mill (16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20096
MHE13065	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=40961
MHE13074	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=40970
MHE14505	Possible site of a windmill, Ledbury	Windmill (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=33834
MHE15340	Turnpike Road, Ledbury to Bromsberrow	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32831
MHE22939	Finds Recovered During Fieldwalking, 150 metres West of Dunbridge Farm, Ledbury	Findspot (Prehistoric)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=51916
MHE15923	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37768
MHE28855	Portable Antiquities; Ledbury	Findspot (13th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57083
MHE28860	Portable Antiquities; Ledbury	Findspot (13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57088
MHE28863	Portable Antiquities; Ledbury	Findspot (2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=57091
MHE31578	Portable Antiquities; Ledbury	Findspot (1st Century To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58432
MHE31579	Portable Antiquities; Ledbury	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58433
MHE31580	Portable Antiquities; Ledbury	Findspot (13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58434
MHE31581	Portable Antiquities; Ledbury	Findspot (13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58435
MHE31582	Portable Antiquities; Ledbury	Findspot (14th Century To 15th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58436
MHE31615	Portable Antiquities; Ledbury	Findspot (1st Century To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58469
MHE31662	Portable Antiquities; Ledbury	Findspot (17th Century To Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58516
MHE31663	Portable Antiquities; Ledbury	Findspot (Late Mesolithic To Early Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58517

Monument ID	Name	Type (date)	Link
MHE31664	Portable Antiquities; Ledbury	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58518
MHE31665	Portable Antiquities; Ledbury	Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58519
MHE31666	Portable Antiquities; Ledbury	Findspot (8th Century To 10th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58520
MHE31667	Portable Antiquities; Ledbury	Findspot (1st Century To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58521
MHE31668	Portable Antiquities; Ledbury	Findspot (1st Century To 2nd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58522
MHE1802	Wild House Farm (The Wylde House), Ledbury	Farm (Post Medieval); House (17th Century); Tannery (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5048
MHE1807	Dunbridge Farm, Ledbury	Farm (Post Medieval); House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5053
MHE1801	Hall House Farm (site), Ledbury	House (Post Medieval); Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=5047
MHE5722	Bishop's (Newhouse) Park, Ledbury	Deer Park (Medieval); Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=17311
MHE16454	Underdown Landscape Park	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31278
MHE23939	Ridge and Furrow, 300 metres Northeast of Hall House Farm, Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53145
MHE23960	Cropmarked Features, Southeast of Hazle Farm, Ledbury	Ditch (Medieval To 19th Century); Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53207
MHE23963	Ridge and Furrow, Ledbury Park, Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53210
MHE23964	Ridge and Furrow, 200 metres West of Bullen Coppice, Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53211
MHE23965	Linear Banks, South of Bullen Coppice, Ledbury	Bank (Earthwork) (Unknown)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53212
MHE23967	Site of Levelled Ridge and Furrow, Leadon Way (South of Jubilee Close), Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53214
MHE23970	Site of Levelled Ridge and Furrow, Orchard Place, Ledbury	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53217

Bromyard Sites

- 13. Land at Hardwick Bank - Phase 1
- 14. Land at Hardwick Bank - Phase 2
- 15. Land west of Linton Trading Estate

13. Land at Hardwick Bank - Phase 1

Summary

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

There are very limited heritage assets within the site or the study areas. Following the application of suitable mitigation, development of the site is likely to result in **no risk** of impact on the significance of designated heritage assets.

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

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

Site description and development

The site is located to Bromyard's western extent, approximately 750 metres west of Bromyard's town centre. The site covers an area of 11.8 hectares and comprises undeveloped agricultural fields. The site is bound by fields, several existing buildings including Hardwick Bank Cottages and Drythistle Farm to the north, fields, residential development and St Peter's Primary School to the east, the A44, fields and residential development to the south, and fields and scattered woodland to the west. There is fencing, hedgerows and trees on boundaries, see Figure 13.1. There is a high-density residential development bordering to the east and southeast of the site. To the North, south and west is still agricultural land with scattered/small-scale development. The site is intersected by Upper Hardwick Lane. The River Frome runs North/ northwest of the site.

The site has been identified for potential housing development, planned to deliver approximately 250 homes in Phase 1. Cumulatively, Phases 1 and 2 will contribute to the construction of around 500 residences.

The site's geology includes the St Maughans Formation, which underlies small strips of alluvial deposits to the north. The site sits upon a hill, with topography ranging from 150 metres to the far north, up to 175 metres above Ordnance Datum to the south. The land within the site rises at its centre and to the south, while sloping down towards its peripheries (particularly to the northwest where the River Frome flows). There is very limited visibility into the site from Bromyard itself, as the intervening built form of residential developments blocks views westwards. The same is true from the A44, which the site abuts to the south. From this road, views to the north are largely obscured by woodland and intervening topography, which rises directly north of the A44. The site sits at the apex of a small hill to the west of Bromyard, and consequently it is prominent from a distance. For example, the site can be seen from the Bromyard Downs, 2.5 kilometres to the east. However, given the intervening topography and scattered woodland, there are few areas that allow views from a distance.

Historic mapping (see Figure 13.2) shows the site was historically undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the town with areas of historic quarrying. The site sat adjacent to the main road (now A44) leading into Bromyard, between Flaggoners Green and Hardwick Bank. The undeveloped nature of the site predates the 19th century, and there is little evidence of activity on the site prior to the Post-Medieval period. However, there has been no archaeological work within 300 metres of the site, so the presence of below-ground archaeology cannot be precluded. Given that historic quarrying has occurred within the site, it is very likely that any archaeological remains would have been removed in these selected parts of the site.

As Bromyard grew in the late 20th century, the urban area expanded westwards towards the eastern edge of the site. The site itself has changed very little since the early 19th century, although the construction of Worcester, Bromyard and Leominster (Dismantled) Railway in the 19th / 20th century slightly altered the division of fields to the north 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 13.3 and 13.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 13.3 and 13.5).

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 13.3 and 13.6).

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 13.4.

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 sites of two former post medieval quarries are located in the south of the site. The southern edge of the site also abuts a post medieval farm complex.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Enclosure of Common Arable Fields” and “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the wider area. A small part of the site is characterised as “Urbanisation” which reflects the post-1950s expansion of Bromyard. The site abuts an area of historic “Adaptation of Earlier Enclosure System”, further reinforcing the historic agricultural land use of the wider area. This is not a rare surviving type of historic landscape

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The Bromyard Conservation Area is located approximately 900 metres east of the site and covers the historic medieval / post-medieval core of Bromyard, including the 19th-century western edge of the town. The conservation area is characterised by a high proportion of medieval and post-medieval timber framed buildings that occupy the original nucleated medieval street plan of around St Peters Church. Existing buildings are mostly 1-2 stories and notable landmarks include the Tower Hill House, The Bay Horse Inn, and The Falcon Inn. The Conservation Area is surrounded by more recent residential and industrial developments, all of which can be viewed from the Bromyard Downs to the east.

Development in the 20th century has expanded the urban area beyond its historic footprint up the hillside to the site's western border, forming a considerable band of intervening development. The site forms a part of the asset's broader rural context, as part of the relatively unchanged agricultural landscape that surrounds the settlement, however, the setting of the Conservation Area does not rely on the site. The site also abuts one of the historic approaches into Bromyard along West Hill to the west.

The site can be seen from the Bromyard Downs to the east which frames the conservation area in the foreground in front of the 20th century developments and the site. Given the extent of development in front and behind the conservation area, the site plays little to no role in the setting of the conservation area in this view.

Scheduled Monuments

Two Scheduled Monuments are located within the three kilometre study area. A motte and bailey castle are located 2.8 kilometres north of the site, and Avebury Church is located 2.5 kilometres to the southeast. Given the distance, and the intervening undulating topography between the site and these monuments, there is no intervisibility and so the site plays no role in their setting.

Listed Buildings

A total of 56 Listed Buildings, including one Grade I Listed church and two Grade II* Listed post medieval buildings, are located within the Bromyard Conservation Area, see Figure 5. These buildings are set within the historic core of Bromyard; the site plays no role in their setting.

Two Grade II Listed Buildings (The Firs and Nodens) are located along Old Road within Bromyard. The site is not visible from these post medieval buildings, and they are surrounded by built development. Therefore the site plays no role in their setting.

Birchyfield is a Grade II listed farmhouse situated 650 metres to the south of the site. The site is somewhat visible from this asset. Given the distance and the surrounding rural landscape, the site does not contribute to the setting of this asset.

There are further Grade I and II* Listed Buildings within the 3 kilometre study area, however, due to intervening topography and woodland the site does not play a role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

There are few non-designated assets present within the 300 metre study area. Records mostly comprise existing Post-Medieval farms / buildings (MHE18160, MHE28474, MHE20030, MHE20032, MHE4830).

To the north of the site, the dismantled Worcester, Bromyard and Leominster Railway spans a section of a riverine valley containing the River Frome. This is over the brow of Hardwick Banks, and it is not visible from the site. The course of the railway is surrounded by trees, which provide a visual buffer from the north.

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development on the site would not be visible from the Bromyard Conservation Area. However, the development of the site would feature in views over the Conservation Area, from the Bromyard Downs. A developed site would appear as an extension of the modern western edge of the town and in the backdrop of the existing village and would not diminish the wider rural setting of the conservation area. As such, development of the site poses a **no risk** of affecting the significance of the Conservation Area.

Scheduled Monuments

The site plays no role in the setting of the Scheduled Monuments within the 3 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 listed Birchyfield is at a considerable distance from the site, and whilst it may be visible, the intervening and surviving open landscape will conserve the setting of the Listed Building. There is a **low risk** of development affecting the asset's significance.

Development of the site poses **no risk** to the setting or significance of Listed Buildings within Bromyard Conservation Area and the wider townscape as their setting does not rely on the site.

Several Listed Buildings located in rural areas far from the site will not be affected by development due to distance and intervening built form and topography. The site will not become a prominent feature in views from these assets, as such there is **no risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

No archaeological evaluations have taken place within or around the site, however several portions of the site have been historically quarried. This will have removed areas of potential buried archaeological remains. As such, the potential for archaeological remains is unknown, however, due to the limited recorded finds or features in the area, the presence of significant remains is not anticipated.

As such, development of the site poses a **very low risk** of impact on significant non-designated archaeological remains

Cumulative Impacts

Given the proposals for two potential site allocations (Land at Hardwick Bank Phase 1 and Phase 2) on the north and west of Bromyard there is a potential for cumulative impacts on heritage assets. The HIA for Land at Hardwick Bank - Phase 2 determined development of that site would result in **low risk** of impact on the setting and significance of designated heritage assets. Where there are impacts on designated heritage assets or non-designated heritage assets, these have the potential to be exacerbated by the development of both schemes together. Development of the entirety of both sites would significantly increase the footprint of Bromyard and would reduce the wider rural setting of Bromyard Conservation Area. Therefore, there is a **low risk** of altering the setting of Bromyard Conservation Area as a result of the combined development of Land at Hardwick Bank – Phase 1 and 2.

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:

- Including areas of green open space, mature tree planting and screening within and at the edges of the site (and adjacent site – Land at Hardwick Bank – Phase 2) to minimise the visibility of urban form in longer distance views of the Conservation Area
- Undertaking further work to better establish the potential for archaeological remains. This may be through a condition set out as part of a planning permission. 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 to 2-3 storeys at most and focus this on areas of lower topography within the site
- Retain mature trees and water features within the site, where possible to break up the built form, reduce visibility in longer distance views 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.

Residual risk of harm

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

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (date)	Link
MHE13801	Brick Clamp	BRICKWORKS (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32300
MHE28474	Milestone, A44 at Bromyard And Winslow; Flagonners Green	MILESTONE (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56718
MHE11744	Site of Former Quarry	QUARRY (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39862
MHE11745	Site of Former Quarry	QUARRY (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39863
MHE18160	Toll House, Bromyard	TOLL HOUSE (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42690
MHE4830	Hardwick Mill, Winslow	WATERMILL (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=11214
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
MHE20030	Drythistle Farm, Bromyard and Winslow	FARM (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48316
MHE20032	Stonehouse Farm	FARM (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48320
MHE13801	Brick Clamp	BRICKWORKS (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32300
MHE28474	Milestone, A44 at Bromyard And Winslow; Flagonners Green	MILESTONE (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56718
MHE11744	Site of Former Quarry	QUARRY (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39862

14. Land at Hardwick Bank - Phase 2

Summary

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

The site does not contribute significantly to the setting of any designated heritage assets within the surrounding area. Development on the site may result in a **low risk** of impact on the wider rural setting of select designated heritage assets. Mitigation will be required to avoid or minimise impact on the significance on 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 to Bromyard's western extent, approximately 350 metres northwest of Bromyard's town centre. The site covers an area of 15.13 hectares and comprises undeveloped agricultural fields. The site is bound by fields, several existing buildings including farm buildings on Lower Hardwick Lane Farm to the east, fields, residential development and St Peter's Primary School to the south, and fields and scattered woodland to the west and north. There is fencing, hedgerows and trees on boundaries, as shown in Figure 14.1. There is a high-density residential development bordering to the south of the site. To the north, east and west there is agricultural land with scattered/small-scale development. The site is intersected by Lower Hardwick Lane. The River Frome runs north/ northwest of the site.

The site has been identified for potential housing development, planned to deliver approximately 250 homes in Phase 1. Cumulatively, Phases 1 and 2 will contribute to the construction of around 500 residences.

The site's geology includes the St Maughans Formation, which underlies small strips of alluvial deposits to the north. The site sits upon a hill, with topography ranging from 130 metres to the northeast, up to 160 metres above Ordnance Datum to the southwest. The site slopes downwards towards Tenbury Road. There is very limited visibility into the site from Bromyard itself, as the intervening built form of residential developments blocks views northwards. The site includes part of the apex of a small hill to the northwest of Bromyard, and consequently it is visible from a distance. For example, the site can be seen from the Bromyard Downs, 3 kilometres to the east. However, given the intervening topography and scattered woodland, there are few areas that allow views from a distance.

Historic mapping (see Figure 14.2) shows the site was historically undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the town. The site sat adjacent to Tenbury Road (now the B4214) leading into Bromyard. The undeveloped nature of the site predates the 19th century, and there is little evidence of activity on the site prior to the Post-Medieval

period. However, there has been no intrusive archaeological work within 300 metres of the site, so the presence of below-ground archaeology cannot be precluded.

As Bromyard grew in the late 20th century, the urban area expanded northwards towards the southern edge of the site. The site itself has changed very little since the early 19th century, although the construction of Worcester, Bromyard and Leominster (Dismantled) Railway in the 19th / 20th century slightly altered the division of fields to the north 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 14.3 and 14.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 14.3 and 14.5).

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 14.3 and 14.6).

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 14.4.

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 a former post medieval brickworks (MHE13801) is in the southwest of the site.

A few artefacts and landscape features have been recorded close the site boundary in the HER. These are: a Medieval coin find (MHE10395) and a Roman coin (MHE10396) to the south, and a post-medieval toll house to the east (MHE15970).

Historic Landscape Characterisation

The site is located in an area characterised by historic “Enclosure of Common Arable Fields” and “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the wider area. The site abuts an area of “Urbanisation” which reflects the post-1950s expansion of Bromyard. This is not a rare surviving type of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The Bromyard Conservation Area is located approximately 300 metres south of the site and covers the historic medieval / post-medieval core of Bromyard, including the

19th-century western edge of the town. The conservation area is characterised by a high proportion of medieval and post-medieval timber framed buildings that occupy the original nucleated medieval street plan of around St Peters Church. Existing buildings are mostly 1-2 stories and notable landmarks include the Tower Hill House, The Bay Horse Inn, and The Falcon Inn. The Conservation Area is surrounded by more recent residential and industrial developments, all of which can be viewed from the Bromyard Downs to the east.

Development in the 20th century has expanded the urban area beyond its historic footprint up the hillside to the site's western border, forming a considerable band of intervening development. The site forms a part of the asset's broader rural context, as part of the relatively unchanged agricultural landscape that surrounds the settlement, however, the setting of the Conservation Area does not rely on the site. The site also abuts one of the historic approaches into Bromyard along Tenbury Road to the east.

The site can be seen from the Bromyard Downs to the east, which frames the conservation area in the foreground in front of the 20th century developments and the site. Given the extent of development in front and behind the conservation area, the site plays little to no role in the setting of the conservation area in this view.

Registered Parks and Gardens

The Grade II Registered Park and Garden Brockhampton Park is located on the edge of the 3 kilometre study area. Due to distance and intervening topography, there is no visual relationship between the site and the asset.

Scheduled Monuments

Two Scheduled Monuments are located within the 3 kilometre study area. A motte and bailey castle (NHLE 1005371) are located 2.2 kilometres north of the site, and Avebury Church is located 2.2 kilometres to the southeast. Given the distance, and the intervening undulating topography between the site and these monuments, there is no intervisibility and so the site plays no role in their setting.

Listed Buildings

A total of 56 Listed Buildings, including one Grade I Listed church and two Grade II* Listed post medieval buildings, are located within the Bromyard Conservation Area. These buildings are set within the historic core of Bromyard; the site plays no role in their setting.

Two Grade II Listed Buildings (The Firs and Nodens) are located along Old Road within Bromyard. The site is not visible from these post medieval buildings and they are surrounded by built development. Therefore the site plays no role in their setting.

The Grade II Listed Petty Bridge is located 1 kilometre southeast of the site along the A44. The site is not visible from the bridge and plays no role in its setting or function.

There are further Grade I and II* Listed Buildings within the 3 kilometre study area, however, due to intervening topography and woodland the site does not play a role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

Recorded features include evidence of medieval to post medieval activity including a dovecote (MHE2706), a coin (MHE10395), a moat (MHE2707), a former quarry (MHE11566), a tenement (MHE10413), a medieval street system (MHE10402), houses (MHE15970 and MHE10426), a watermill (MHE4830), farms (MHE20030 and MHE20031) and a toll road (MHE14944).

There is one recorded pre-medieval find, a Romano-British coin (MHE10396), found on the southern boundary of the site.

To the north of the site, the dismantled Worcester, Bromyard and Leominster Railway spans a section of a riverine valley containing the River Frome. This is over the brow of Hardwick Banks, and it is not visible from the site. The course of the railway is surrounded by trees, which provide a visual buffer from the north.

Candidate Locally Listed Buildings

The Knapp, a park and garden surrounded by post-1950s development is located approximately 300 metres south of the site. There is no visual relationship between the site and the asset with considerable intervening built form. As such, the site does not contribute to the wider setting of this asset

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development on the site would not be visible from the Bromyard Conservation Area. However, the development of the site would feature in views over the Conservation Area, from the Bromyard Downs. A developed site would appear as an extension of the modern northern edge of the town and would not diminish the wider rural setting of the conservation area. As such, development of the site poses a **low risk** of affecting the significance of the Conservation Area.

Registered Parks and Gardens

The Grade II Registered Park and Garden Brockhampton Park is located on the edge of the 3 kilometre study area. Due to distance and intervening topography, there is no visual relationship between the site and the asset. As such, the development of the site poses **no risk** to this asset

Scheduled Monuments

The site plays no role in the setting of the Scheduled Monuments within the 3 kilometre study area, as such, development of the site would pose **no risk** to setting or significance of these assets.

Listed Buildings

Development of the site poses **no risk** to the setting or significance of Listed Buildings within Bromyard Conservation Area and the wider townscape as their setting does not rely on the site.

Several Listed Buildings located in rural areas far from the site will not be affected by development due to distance and intervening built form and topography. The site will not become a prominent feature in views from these assets, as such there is **no risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

No archaeological evaluations have taken place within or around the site. As such, the potential for archaeological remains is unknown, however, due to the limited recorded finds or features in the area, the presence of significant remains is not anticipated.

As such, development of the site poses a **low risk** of impact on significant non-designated archaeological remains.

Candidate Locally Listed Buildings

As the site has no visual relationship with the Knapp, nor contributes to its wider setting, development of the site poses **no risk** of impact on the significance of this asset.

Cumulative Impacts

Given the proposals for two potential site allocations (Land at Hardwick Bank Phase 1 and Phase 2) on the north and west of Bromyard there is a potential for cumulative impacts on heritage assets. The HIA for Land at Hardwick Bank - Phase 1 determined development of that site would result in **no risk** of impact on the setting and significance of designated heritage assets. However, where there are impacts on designated heritage assets or non-designated heritage assets caused by development of Land at Hardwick Bank - Phase 2, these have the potential to be exacerbated by the development of both schemes together. Development of the entirety of both sites would significantly increase the footprint of Bromyard and would reduce the wider rural setting of Bromyard Conservation Area. Therefore, there is a **low risk** of altering the setting of Bromyard Conservation Area as a result of the combined development of Land at Hardwick Bank – Phase 1 and 2

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:

- Including areas of green open space, mature tree planting and screening within and at the edges of the site (and adjacent site – Land at Hardwick Bank – Phase 1) to minimise the visibility of urban form in longer distance views of the Conservation Area

- Limiting spread and density of development to avoid significantly increasing the footprint of Bromyard and reducing the wider rural setting of Bromyard Conservation Area.
- Undertaking further work to better establish the potential for archaeological remains. This could be through a condition set out as part of a planning permission. 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 to 2-3 storeys at most and focus this on areas of lower topography within the site.
- Retain mature trees and water features within the site, where possible to break up the built form and to retain parcels of the site's historic landscape features.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced.

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
MHE18159	1 and 2 Stallards Bank, north of Bromyard	Timber Framed House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42689
MHE13801	Brick Clamp	Brickworks (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=32300
MHE2706	Dovecote, nr Instone Bridge, Bromyard	Dovecote (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6684
MHE10395	Medieval coin find, Bromyard	Findspot (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19709
MHE10402	Medieval Street System, Bromyard	Street System (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19628
MHE2707	Poss moat, nr Instone Weir, Bromyard	Moat? (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6685
MHE10396	Roman coin, Bromyard	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19708
MHE11566	Site of Former Quarry, Bromyard	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39731
MHE10413	Tenement plots W of Tenbury Road, Bromyard	Tenement (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19619
MHE15970	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37816
MHE10426	Tollhouse, Tenbury Road, Bromyard	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19576
MHE14944	Turnpike Road, Bromyard to Perry Bridge, Stoke Bliss via Edwin Ralph	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36892
MHE4830	Hardwick Mill, Winslow	Watermill (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=11214
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
MHE20030	Drythistle Farm, Bromyard and Winslow	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48316
MHE20031	Ballhurst (Ballhurst Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48318
MHE20031	Ballhurst (Ballhurst Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=48318
MHE30003	Lawn Tennis Ground, Bromyard	Tennis Court (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58231

15. Land West of Linton Trading Estate

Summary

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

There are limited heritage assets within the site or the study areas. Development of the site is likely to result in a **low to moderate 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 very **low potential** for impacts on buried archaeological remains.

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

Site description and development

The site is located to the east of Bromyard, approximately 700 metres east of Bromyard's town centre. The site covers an area of 9.43 hectares and comprises an undeveloped agricultural field. The site is bound by fields to the south and west, Linton Trading Estate is immediately to the east, and the A44 to the north, see Figure 15.1. The site is allocated for 4 hectares of employment land.

The site's geology includes the St Maughans Formation, which underlies small strips of alluvial deposits to the north. The site slopes upward to the south, ranging from 130 metres to 150 metres above Ordnance Datum increasing southwards. The crest of a small hill is located in the centre of the site. This hill obscures the eastern part of the site in views from Bromyard, however, the northwestern part of the site is visible from select raised and unobscured areas of Bromyard town. A hill to the west of the site obscures the remaining parts of the site from the town. The site is visible from Bromyard Downs to the northeast, particularly from Bromyard Downs Road.

Historic mapping (see Figure 15.2) shows the site was historically undeveloped agricultural fields and orchards, which formed part of the rural agricultural landscape surrounding the town. The undeveloped nature of the site predates the 19th century, and there is little evidence of activity on the site prior to the Post-Medieval period. However, there has been no archaeological work within 300 metres of the site, so the presence of below-ground archaeology cannot be precluded.

As Bromyard grew in the late 20th century, the urban area expanded westwards, but the eastern edge has remained relatively unchanged. The site itself has changed very little since the early 19th century, although the construction of Worcester, Bromyard and Leominster (Dismantled) Railway in the 19th / 20th century slightly altered the division of fields to the north 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 15.3 and 15.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 15.3 and 15.5).

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 15.3 and 15.6).

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 15.4.

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

There are no non-designated assets present within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Adaptation of Earlier Enclosure System” which reflects the historic agricultural character of the wider area. The site abuts an area of historic “Enclosure of Common Arable Fields”, further 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

Conservation Areas

The Bromyard Conservation Area is located approximately 720 metres west of the site and covers the historic medieval / post-medieval core of Bromyard, including the 19th-century western edge of the town. The Conservation Area is characterised by a high proportion of medieval and post-medieval timber framed buildings that occupy the original nucleated medieval street plan of around St Peters Church. Existing buildings are mostly 1-2 storeys and notable landmarks include the Tower Hill House, The Bay Horse Inn, and The Falcon Inn. The Conservation Area is surrounded by more recent residential and industrial developments.

The site forms a small part of the asset’s broader rural context, and the site is visible from the eastern edge of the Conservation Area due to the land rising, however there are intervening slopes and high points which prevent clear views. The site represents part of the agricultural landscape surrounding the settlement which has been altered by the Worcester and Leominster Railway which passed to the north of the site and areas of brickworks and quarries in the immediate surroundings. The setting of the Conservation Area does not rely on the site. The site also abuts one of the historic approaches into Bromyard along the A44 to the west, but again is some distance with further agricultural areas before reaching the built up parts of the town.

Registered Parks and Gardens

The Brockhampton Park Registered Park and Garden is located 1.5 kilometres to the northeast of the site. Intervening topography, namely the Bromyard Downs entirely obscures the site from the asset. As such, the site plays no role in its setting.

Scheduled Monuments

Two Scheduled Monuments are located within the 3 kilometre study area. Avenbury Church is located 700 metres to the southwest. The Chapel and Gatehouse associated with the Lower Brockhampton estate is located 2.7 kilometres northeast of the site. Given the intervening undulating topography between the site and the monuments, there is no intervisibility and so the site plays no role in their setting.

Listed Buildings

A total of 56 Listed Buildings, including one Grade I Listed church and two Grade II* Listed post medieval buildings, are located within the Bromyard Conservation Area. These buildings are set within the historic core of Bromyard; the site plays no role in their setting.

The Lower Brockhampton House complex, comprising one Grade I and two Grade II* Listed Buildings is located 2.7 kilometres northeast of the site. There is significant intervening topography which obscures the site from these assets, as such the site plays no role in their setting.

The Grade II* Listed Ruins of the Church of St Mary is located 800 metres southwest of the site. There is significant intervening topography which obscures the site from this asset, as such the site plays no role in its setting.

Three Grade II* Listed Buildings associated with Brockhampton Park are located over 1.5 kilometres from site. There is significant intervening topography which obscures the site from these assets, as such the site plays no role in their setting.

The Grade II* Listed Church of St James is located 2.7 kilometres southeast of the site. There is significant intervening topography which obscures the site from this asset, as such the site plays no role in its setting.

The 19th century Grade II Listed Down Lodge is located 45 metres to the northeast of the site, on the other side of the A44 and oriented east/west with views to the east along the A44 and towards the small lane which once led to Down House and Down Manor. The Lodge historically served the Down Estate which includes the Grade II Listed Down House and Down Manor to the northeast of the site. The construction of the Worcester and Leominster railway lines led to a change in how people accessed the Down House/Manor complex. Instead of the previous route, entry was now made via the A44, severing the original relationship. The site is visible from Down Lodge and contributes to the rural setting of the asset, however, its historical function and setting mainly rely on its connection to the road, rather than its rural surroundings to the south. As such, the site plays a minor role in the setting of this asset. Whilst the site makes up the wider rural setting of Down House and Down Manor, visibility is limited due to thick tree planting and the former line of the railway and the A44.

Therefore, the site does not contribute to the setting of Down House and Down Manor.

Grade II Listed Petty Bridge is located along the A44 600 metres west of the site. The site plays no role in the function or setting of the bridge.

A Grade II Listed Turnpike is located on Bromyard Downs 750 metres northeast of the site. The site plays no role in the setting and function of this asset.

The 17th century Grade II Listed Pool Hall is located 450 metres to the southwest of the site. Due to significant intervening topography, the site is not visible from the asset and plays no role in its setting.

Non-Designated Heritage Assets

Historic Environment Record

There are few non-designated assets present within the 300 metre study area. Records mostly comprise existing Post-Medieval farms / industrial sites (MHE7955, MHE10132). The usage of the Linton Trading Estate dates back to the post medieval period, evidence of quarrying/ clay extraction, kilns, and brickworks(MHE26818, MHE10128, MHE26816, MHE11757, MHE26817). The presence of extraction pits adjacent to the site suggests that parts of the site may have been subject to historic extraction which will have affected subsurface deposits.

The route of the dismantled Worcester, Bromyard and Leominster Railway runs northwest to southeast and passes 75 metres east of the site.

Potential Impacts

Designated Heritage Assets

Conservation Areas

Glimpsed views of development on the site may be visible from the eastern edges of the Bromyard Conservation Area as the topography rises. The setting of the Conservation Area relies mainly on its internal views; however, development of the site would affect the wider rural setting of the asset where glimpses of surrounding fields and more dramatic downs are possible. As such, the site poses **low risk** of affecting the significance of the Conservation Area.

Registered Parks and Gardens

The site plays no role in the setting of the Brockhampton Park Registered Park and Garden, as such development poses **no risk** to the setting or significance of this asset

Scheduled Monuments

The site plays no role in the setting of the Avenbury Church and Chapel and Gatehouse Scheduled Monuments, as such, development of the site would pose **no risk** to the setting or significance of these assets.

Listed Buildings

Development of the site poses **no risk** to the setting or significance of Listed Buildings within Bromyard Conservation Area and the wider townscape as their setting does not rely on the site.

Development of the site is likely to affect the rural setting of the Grade II Listed Down Lodge but will not feature in glimpsed views from Down House and Down Manor. Though fragmented, the setting of Down Lodge relies mainly its role as a lodge off the A44 leading to the Down estate. Development of the site will not diminish the wider rural setting of Down House and Down Manor but may affect the immediate setting of Down Lodge. As such, development poses a **moderate risk** of impact on Down Lodge.

Listed Buildings located in areas with no views of the site due to topography will not be affected by development. There is **no risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

No archaeological evaluations have taken place within or around the site, however the area to the east of the site has been historically quarried. It is possible that quarrying activities extended to within the site which will have removed areas of potential buried archaeological remains. As such, the potential for archaeological remains is unknown, however, due to the limited recorded finds or features in the area, the presence of significant remains is not anticipated.

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:

- Including a landscape buffer and screening to the northeastern edge of the site to minimise impacts on the setting of the Grade II Listed Down Lodge.
- Including areas of green open space, mature tree planting and screening within and at the edges of the site to maintain elements of the wider rural character of the area.
- Undertaking further work to better establish the potential for archaeological remains. This could be through a condition set out as part of a planning permission. 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.
- Minimise development density and massing to reduce the urbanising impact of the development.

- Limiting heights of development to 2-3 storeys at most and focus this on areas of lower topography within the site, to the eastern part of the site.
- Consider use of colour of new development, so that it blends into the rural surroundings and is not a notable new form in wider views.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 15.7.

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
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
MHE7955	Hodgebatch Manor Farm, Linton	Settlement (medieval); farm (post medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24139
MHE10129	Bromyard Union Workhouse and Hospital	Workhouse (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30566
MHE10128	Linton tile and brick works (Stream Hall Quarry), Linton	Brickworks (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30573
MHE20132	Lodore Farm (Lower Burley Farm), Linton	Farm (post medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46695
MHE26816	(Former) Stream Hall Quarry, Linton	Quarry (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56015
MHE26818	(Former) Tramway, Stream Hall Quarry, Linton	Tramway (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56017
MHE11757	Series of Former Clay Pits, Stream Hall Quarry	Clay pit (post medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41154
MHE11757	Series of Former Clay Pits, Stream Hall Quarry	Clay pit (post medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41154
MHE26817	(Former) Kilns, Stream Hall Quarry, Linton	Kiln (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56016
MHE26817	(Former) Kilns, Stream Hall Quarry, Linton	Kiln (19th century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56016

Kington Site

16. Land east of Kingswood Road

16. Land East of Kingswood Road, Kington

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. Development on the site may result in a **low risk** of impact on the setting and significance of select 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 mitigation, the risk of significant residual harm is **low**.

Site description and development

The site is located on Kington's southern extent, approximately 200 metres south of Kington's town centre. The site covers an area of 4.8 hectares and comprises two undeveloped agricultural fields (see Figure 16.1 to 16.3). It has been designated for housing development, with up to 50 new dwellings.

The site is bound by residential and commercial development, the River Arrow, Kingswood Road, and Headbrook to the north; residential development and Sutton Walls Play Park to the east; scattered buildings; a mix of fields and forest to the south; and fields and residential development adjacent to Kingswood Road to the west. The boundaries around the site feature fencing, hedgerows, and trees. Kington's urban town centre is north of the site, and there is a residential development bordering to the east of the site. To the south and west is agricultural land with scattered, small-scale rural development. The River Arrow runs north and northwest of the site.

The site's geology includes the Raglan Mudstone Formation and has a topography ranging from 160 – 175 metres Ordnance Datum above, sloping gently upwards to the southwest and downwards to the northeast. The relatively flat topography does not block views into the site from the outside. However, views into the site are limited by heavy vegetation along the site's boundaries on all sides. There is no intervisibility between the site and Kington's core to the north, as the intervening river and built form of the settlement block midground views to the south. Given that the site is nestled in amongst the built form of southern Kington, with post-1950s developments on all sides, views from outside the town are limited. However, the site is slightly visible from nearby hills.

Historic mapping (OS Maps 1888; see Figure 16.4) shows the site was undeveloped agricultural fields, which formed part of the rural agricultural landscape south of the town. The site lay just south of Townsend Farm, its name suggesting that this area was once considered the southern extent of Kington. At that time, it is likely that the fields fell into the ownership of this farm. The site's agricultural function likely predates the 19th century, as evidenced by medieval lynchet earthworks identified

through aerial photography surrounding the site. Activity within the wider vicinity of the site is evidenced by several medieval earthworks and a prehistoric double-ring ditch 500 metres to the east.

As Kington grew in the late 20th century, its urban area expanded south, wrapping around the eastern edge of the site. The site itself has changed very little since the 19th-century, although the Sutton Walls development now occupies former undeveloped fields immediately east of Old Eardisley Rd.

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 16.5 and 16.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 16.5 and 16.7).

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 16.5 and 16.8).

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 16.6.

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 no non-designated assets present within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Adaptation of Earlier Enclosure System” which reflects the historic agricultural character of the wider area. The site is close to an area of historic “Large Compass Enclosure of the Landscape”, further reinforcing the historic agricultural land use of the wider area. These are not rare historic landscape survivals.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The site sits just south of the Kington Conservation Area, which covers the historic medieval / post-medieval core of Kington, covering the town and the 123 Listed Buildings therein. The town is characterised as a small market town with a legible, linear medieval town plan and a high proportion of post-medieval timber-framed and red brick buildings. Existing buildings are mostly 2-3 stories. There is evidence of activity in the surrounding area from as early as the Bronze Age. Key landmarks include the Church of St. Mary and the Market Hall. There are panoramic views of

the town's historic core from the north of the town, particularly Barton Lane, Bradnor Green, and Kington Golf Club. The historic core is surrounded by post-1950s housing development.

The site, east of Kingswood Road, sits along a minor historic route into town, just east of Kingswood Road. This small lane is noted in historic mapping from 1815, with a similar field layout present at that time (a map by Thomas Budgen, Figure 4). The site largely obscures views from Kingswood Road, and the topography and vegetation block views past it into Kington. Nevertheless, the site does play a minor role in establishing the wider rural setting of the Kington Conservation Area.

The Kington Conservation Area is on the Heritage at Risk Register, listed as 'very bad' and 'deteriorating'.

Registered Parks and Gardens

The Grade II* listed Hergest Croft is located 850 metres to the northwest of the site, on a small hill overlooking the western edge of Kington. The park is surrounded by heavy vegetation and treed areas, and its manor house aligns to the south, overlooking the valley to the south. Though very glimpsed views of the site may be possible, it plays no direct role in the setting of the asset.

The Grade II listed Eywood sits approximately 3 kilometres northeast of the site. Given the distance between the park and the site and the intervening built form of Kington, the site plays no role in the park's setting.

Scheduled Monuments

Seven Scheduled Monuments sit within 3 kilometres of the site.

The Cross in the Churchyard Of Church Of St Mary, and Kington Castle, are located 900–950 metres to the northeast of the site. These monuments form part of the historic core of Old Kington, northwest of the high street. These monuments are not intervisible with the site, largely due to the intervening built form of New Kington (i.e., the portion of the town built around the high street). There is considerable distance between the site and the assets. As such, the site does not play a role in their setting.

There are several defensive structures within the 3 kilometre study area. A number of these are associated with Offas Dyke, in addition to castles in prominent elevated positions (Castle Twts, 2.5 kilometres to the west, and Lyonshall Castle, 3 kilometres to the east) with views of the surrounding landscape. The site sits in between Castle Twts and Lyonshall Castle and therefore forms a very minor rural element in these views.

Listed Buildings

There are 134 Listed Buildings within the 1 kilometre study area. The majority of these are located within the Kington Conservation Area and are Grade II listed medieval to post medieval buildings. The setting of these buildings depends on their urban setting and immediate streetscapes; as such, the site does not play a role in their setting.

The Grade II listed Cemetery Chapel and Summerfield Cottage sit within Kington Cemetery, 520 metres to the south. There is little connection between these assets and the rural fields encompassing the site, which form the wider setting of the Listed Buildings. The site therefore plays no role in the setting of these assets.

The Grade II listed Rodds Farmhouse sits 1 kilometre to the south of the site. It is a considerable distance from the site. The site plays no role in the setting of the asset.

Just north of the site, on the southern edge of the conservation area, three Grade II Listed Buildings sit along Headbrook Road. These are:

- 19 Headbrook,
- Townsend Cottage
- Toll House.

Despite their proximity to the site, the intervening built form of the settlement and a wooded park to the south obscure the site from view and limit the relationship to the surrounding area. Additionally, given that Headbrook Road is the main thoroughfare into town and has no relationship with the site, the site does not play a role in the setting of these buildings.

There are a small number of Listed Buildings on the northern edge of the Conservation Area but given that there is the intervening built form of Kington, the site plays no role in the setting of these assets.

Non-Designated Heritage Assets

Historic Environment Record

Several medieval earthworks are located within the vicinity of the site. These include a lynchet (MHE31181), a hollow way (MHE31166, MHE31184), and ridge and furrow marks (MHE15526 and MHE15525). These suggest that the area surrounding the site has been historically rural, with routes leading into Kington, much like today.

A cropmark double ditched enclosure (MHE19000) is recorded 500 metres to the west of the site, with cropmarks suggesting continuation west within 300 metres of the site. This is of unknown date but appears to be an Iron Age / Romano British farmstead or Bronze Age round barrow. A small number of features such as this have been identified near Kington.

There are a series of further records associated with the medieval to post-medieval settlement of Kington to the north of the site and along Kingswood Road, and evidence of post-medieval quarrying (MHE11435 and MHE11436) to the east of the site.

Potential Impacts

Designated Heritage Assets

Conservation Areas

Development on the site would be somewhat visible from the southern end of Kington Conservation Area and may risk eroding a very small, minor part of its wider rural setting. The site does not feature in key views of the Conservation Area or in

key views from the Conservation Area, largely due to the surrounding sloping topography, planting, and modern built development. Therefore, there is a **low risk** of development impacting the wider rural setting of the conservation area.

Registered Parks and Gardens

The site does not contribute to the setting of the Grade II* listed Hergest Croft or Grade II listed Eywood Registered Parks and Gardens. As such, development of the site poses **very low risk** of impacting the significance of these assets.

Scheduled Monuments

The site potentially plays a very minor role as part of the intervening landscape between Castle Twts and Lyonshall Castle. Development of the site will not interrupt these views with notable new built form as it will be read as part of an existing urban settlement. Therefore, there will be **very low risk** of impacting the significance of these assets.

The site plays no role in the setting of the other Scheduled Monuments within the study area, as such, development of the site poses **very low risk** of impacting the significance of these assets.

Listed Buildings

Development of the site would not affect the setting of the three Listed Buildings to the north of the site, namely 9 Headbrook, Townsend Cottage, and Toll House, given the intervening built form, lack of intervisibility, and the fact that the site does not contribute to the setting of these assets. Therefore, there will be a **very low risk** of affecting their significance.

Due to the distance and intervening built form and planting between the site and the Listed Buildings within the historic core or wider urban core of Kington, development of the site will pose a **very low risk** of impacting the significance of these assets.

Several Listed Buildings located in rural areas far from the site will not be affected by development due to distance, intervening built form, and topography. The site will not become a prominent feature in views from these assets, and as such, there is a **very low risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

Due to the medieval remains identified around the site, there is potential for archaeological material to be present within the site. There is also potential prehistoric settlement / ritual activity to the east, which has been identified through cropmark analysis.

However, archaeological evaluations were undertaken in the adjacent parcels of land prior to development, which identified no archaeological remains.

Overall, there may be archaeological evidence of medieval cultivation with a low possibility of Iron Age or Romano-British agricultural activity, however significant archaeological remains are not anticipated.

As such, development of the site poses a **low 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:

- Maintain and strengthen the tree line on the northern and north-western boundary to minimise the visible new built form from the Conservation Area. This should also be applied on the Kingswood Road approach into the conservation area, to maintain an element of its historic rural character.
- Retention and strengthening of tree planting and introduction of a landscape buffer to the western boundary of the site in order to conserve an element of rural approach to the conservation area along Kingswood Road
- 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, 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 the Herefordshire Council's archaeological advisor as required.
- Limiting the heights of development to two storeys to be in keeping with the existing character of housing in Kington, given the site's topographical prominence and slope towards the Conservation Area. This will reduce the prominence of new development in views from the Grade II listed Headbrook, Townsend House, Toll House, and the Conservation Area.
- Retain mature trees and water features within the site, where possible, to break up the built form and retain parcels of the site's historic landscape features.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 16.9.

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
MHE8308	Kingswood Hall, Kington	Workhouse (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25906
MHE11435	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39631
MHE11436	Quarry	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=39632
MHE13663	Green lane/holloway, south of Kington	Road (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31846
MHE14973	Turnpike Road, Kington to Bollingham in Eardisley	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36899
MHE14974	Turnpike Road, Kington to Spond to Almeley Wootton through to Almel	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36900
MHE14975	Turnpike Road, Kington to Lyonshall, Sanersfield and Norton parishe	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36901
MHE14991	Factory	Tannery (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37128
MHE15049	Turnpike Road, Kington to Lyonshall and Pembridge to Eardisland	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36902
MHE15051	Turnpike Road, Kington to Lyonshall to Knoakes bridge (Noke) to Mil	Toll Road (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36904
MHE16993	Tenement plots to east of Bridge Street	Tenement (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19371
MHE16997	Kington Mill	Mill (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19375
MHE17004	Occupation between Bridge and Love Lane, Kington	Occupation Site (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19383
MHE17005	Tannery, Bridge Street, Kington	Tannery (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19384
MHE17018	Old House	House (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19230
MHE17025	Island House, Bridge Street, Kington	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19237
MHE17026	Outbuilding, Bridge Street, Kington	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19238
MHE17027	Outbuilding, Bridge Street, Kington	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19239
MHE16319	Bridging point over River Avon, Kington Bridge	Bridge? (Medieval); Ford? (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19245

Monument ID	Name	Type (date)	Link
MHE16943	Honey, Herefordshire Council Bridge 214	Bridge (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42021
MHE16930	Kington, Herefordshire Council Bridge 214	Bridge (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42008
MHE10116	16 Bridge Street, Kington	House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16123
MHE10514	17 Bridge Street, Kington	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16167
MHE10515	18 Bridge Street, Kington	House (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16168
MHE10516	19 Bridge Street, Kington	House (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16169
MHE10517	Arrow Lodge Mill, Bridge Street, Kington	Mill (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16170
MHE10117	Arrow Lodge, Bridge Street, Kington	House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16124
MHE10518	Warehouse at Arrow Lodge Mill, Bridge Street, Kington	Warehouse (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16171
MHE10519	Toll House, Headbrook Toll House on UC road, Kington	Toll House (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16172
MHE10520	Towns End Cottage, Bridge Street, Kington	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16173
MHE10521	47-49, Bridge Street, Kington	House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=16174
MHE15305	Methodist Chapel, Bridge Street, Kington	Chapel (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=36642
MHE16853	45 Bridge Street, Kington	House (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38852
MHE31166	Hollow Way, Butterly Mill, Wacton	Hollow Way (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34796
MHE31167	Bank, Butterly Mill, Wacton	Bank (Earthwork) (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34797
MHE31167	Bank, Butterly Mill, Wacton	Bank (Earthwork) (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34797
MHE31181	Lynchet, Butterly Mill, Wacton	Lynchet (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34812
MHE31184	Hollow Way, Butterly Mill, Wacton	Hollow Way (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34815
MHE19597	Arrow Grange (Townsend Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=45842

Monument ID	Name	Type (date)	Link
MHE19000	Enclosure, South of Tack Barn, Kington	Double Ditched Enclosure (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=45157
MHE15525	Ridge & furrow, approx 280 metres NW of Summerfield Lodge	Ridge And Furrow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37328
MHE15526	Ridge & furrow, approx 220 metres NW of Summerfield Lodge	Ridge And Furrow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37329
MHE27057	39 Bridge Street (Site of), Kington	House (18th Century To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56114

Rural Sites

17. Land adjoining Nursery Cottages, Bartestree
18. Land north of Size Brook, Canon Pyon
19. Land opposite Holgate Farm, Kingsland
20. Land opposite playing fields, Weston under Penyard
21. Land south of Chapel Lane, Bodenham
22. Land west of Colwall Primary School

17. Land adjoining Nursery Cottages, Bartestree

Summary

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

The site currently contributes to the wider setting designated heritage assets within the surrounding area. Development on the site may result in a high to **moderate risk** of impact on the setting and significance of these 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.

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

Site description and development

The site is located to the east of Hagley, abutting Longstone Lane and the A438. It covers an area of approximately 9.42 hectares and comprises two undeveloped agricultural fields, see Figure 17.1. The site is bound by agricultural fields and woodland. The site boundaries comprise low hedge row. Hagley village centre is southwest of the site. The site is proposed for housing development.

The site's geology includes Raglan Mudstone Formation, and its topography is very flat at 80 – 90 metres above Ordnance Datum, sloping downwards to the east. The site is not largely visible due to the relatively flat topography and minimal vegetation surrounding the site. Due to the linear nature of the Hagley village structure along the A438, the site is largely not visible from the village.

Historic mapping (OS Maps 1886- see Figure 17.2) show that the site was historically undeveloped agricultural fields and woodland which formed part of the rural agricultural landscape northeast of the town. The site's agricultural function likely predates the 19th century, evidenced by medieval ridge and furrow and hollow ways within the wider area. Furthermore, the presence of a Roman road, now Longstone Lane, suggests Roman activity in the area.

The site has changed very little since the 19th century, although modern development on the A438 has significantly increased the footprint of the village of Hagley to the west.

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 17.3, 17.4, and 17.5).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 17.3 and 17.6).

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 17.3 and 17.7).

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 17.4.

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

There are no non-designated assets present within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Adaptation of Earlier Enclosure System”, and abuts areas characterised by “Enclosure of Common Arable Fields” and “Small Compass Enclosure of the Landscape”. This landscape pattern and form reflects the historic agricultural character of the wider area. This is not a rare survival of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Scheduled Monuments within the three kilometres study area include Churchyard Cross in St Peter's churchyard (2.2 kilometres north), Moated site 60 metres southwest of Old Court Farm Hemhill (1.5 kilometres west), Ring ditches and rectilinear enclosures east of Tupsley (2.7 kilometres southwest), Churchyard cross in St John the Baptist's churchyard (1.5 kilometres), and Ethelbert's Camp (three kilometres southeast). There is no visibility between the site and these assets, and the site does not contribute to their setting.

Listed Buildings

There are eight Grade II* Listed Buildings within the three kilometre study area. Hill End farmhouse is located 900 metres east of the site; however, the building is orientated to appreciate views east and south and so the site does not play a role in its views or setting. The Church of St James is located 700 metres south of the site; however, the building is orientated to appreciate views east and south and so the site does not play a role in its views or setting. The site plays no role in the setting of the remaining Grade II* Listed Buildings as there is significant distance between the site and the assets and no intervisibility.

There are 24 Grade II Listed Buildings within the one kilometre study area. Wilcroft Cottage, a 17th century cottage, is located 20 metres west of the site. It has views directly across the site, as such the site plays a moderate role in the setting of this asset.

Wilcroft, a site 200 metres to the northwest of Wilcroft Cottage, a separate asset outside the Wilcroft estate, is a late 18th century country house. It is designed to appreciate views south, which include the western edge of the site. This view has already been eroded by modern expansion of Hagley village. The site forms part of the wider rural context to the site, and so plays a role in the rural setting of this asset.

A Grade II Listed milepost is located 20 metres south of the site. Due to the nature of this asset as a distance marker, the site plays no role in its function, setting or significance.

The site plays no role in the setting or significance of the remaining Grade II Listed Buildings within and surrounding Hagley due to distance, intervening built form and topography, and the lack of intervisibility.

Non-Designated Heritage Assets

Historic Environment Record

A Roman road (MHE30383) runs parallel to the western boundary of the site along the route of the Longstone Lane. There is evidence of medieval to post medieval settlement (MHE1003, MHE5625, and MHE6445) in the wider area, along with evidence of agricultural activity (MHE23957). No archaeological evaluations of the site or wider area have taken place.

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site plays no role in the setting of any of the Scheduled Monuments within the three kilometre study area. Therefore, there will be **no risk** of impacting the significance of these assets.

Listed Buildings

The site plays no role in the setting of any of the Grade II* Listed Buildings within the three kilometre study area. As such, development of the site would pose **no risk** to these assets

Development of the site would affect the setting of the Grade II Listed Wilcroft Cottage; any development would be visible immediately to the east of the asset, eroding the immediate rural context of the asset. Therefore development poses a **high risk** of affecting the setting of the asset.

Development of the site would affect the setting of the Grade II Listed Wilcroft (a site 200 metres to the northwest of Wilcroft Cottage, a separate asset outside the Wilcroft estate); development in the west of the site will be visible in the designed views south of the asset, further eroding the rural aspect of this view. Therefore development poses a **moderate risk** of affecting the setting of the asset.

The site plays no role in the setting or function of the milepost, as such there is **no risk** of affecting this asset.

Development of the site will not affect other Grade II Listed Buildings within the one kilometre study area as the site plays no role in the setting or significance of these assets and does not feature in views. As such, there is **no risk** of affecting these assets.

Non-Designated Heritage Assets

Historic Environment Record

Given the presence of a Roman road adjacent to the site, and evidence of a medieval settlement to the south the site, there is potential for archaeological material to be present within the site. No intrusive archaeological evaluations have taken place within or around the site. Overall, there may be archaeological evidence of Roman and medieval activity, so significant archaeological remains are possible. Overall, development of the site poses a **moderate 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:

- Including a landscape buffer with tree screening to the northwest and west of the site to protect the setting of Wilcroft Cottage and Wilcroft Grade II Listed Buildings.
- Limiting height of development in the north of the site to 1.5-2 storeys to avoid overtopping the treeline in views from the Wilcroft Cottage.
- 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 the massing and density of development to reflect the townscape of character of Hagley.
- Limiting the massing, height, and density of development to maintain the rural, informal, and dispersed feelings of several designated assets. By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 17.8.

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
MHE30383	Roman Road (Route of); Ariconium to Marshbrook	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58243
MHE23957	Ridge and furrow, 200 metres Southeast of Nursery Cottages, Bartestree	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53204
MHE1003	Earthworks of possible moated site and shrunken village, The Rough, Bartestree	Moat? (Medieval); Shrunken Village (Medieval); Findspot (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=2502
MHE16346	Hagley Park/Court Landscape Park	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31162
MHE16331	Bartestree Court Landscape Park	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=31695
MHE14513	Hollow Way, Northeast of St James Church, Bartestree	Hollow Way (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35262
MHE5625	Bartestree Court, Bartestree	Farm (Post Medieval); Manor House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15278
MHE5625	Bartestree Court, Bartestree	Farm (Post Medieval); Manor House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15278
MHE945	Wilcroft, Bartestree	Dovecote (Post Medieval); Farm (Post Medieval); Country House (18th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=2418
MHE10007	Bartestree Court, Bartestree	Building (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=26815
MHE5639	Hagley Hall, Lugwardine	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15292
MHE5621	Den Cottage (site of), ENE of church, Bartestree	House (17th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15274
MHE6446	Blacksmiths Forge, W of Hagley Hall, Lugwardine	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18775
MHE6445	Houses (site), W of Hagley Hall, Lugwardine	House (Post Medieval); Shrunken Village (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=18774
MHE8622	Park, Wilcroft, Lugwardine	Landscape Park (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24558
MHE28657	Milepost, A438 at Bartestree; centre of village	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56886
MHE16823	Quarry and hollow way, east of Fiddlers End	Quarry (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41544
MHE15999	Toll House	Toll House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37845

18. Land North of Size Brook, Canon Pyon

Summary

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

The site currently contributes to the wider setting of designated heritage assets within the surrounding area. Development on the site may result in a high to **moderate risk** of impact on the setting and significance of these assets. Mitigation will be required to avoid or minimise the impact on the significance of these assets.

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

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

Site description and development

The site is located to the south of Canon Pyon, abutting the A4110. The site covers an area of approximately 4.3 hectares and comprises portions of two agricultural fields. The site is bound by agricultural fields to the east, a small road to the north, the A4110 to the west, and residential buildings to the south. There are no significant boundaries for the site. The site boundaries comprise a low hedge row. Canon Pyon's village centre is north of the site, and there is modern residential development opposite the site to the west. See Figures 18.1 and 18.2.

Despite the size of the site, it is allocated for mixed use development and has an allocation for approximately 50 houses, as well as attenuation green and blue infrastructure etc.

The site's geology includes the Raglan Mudstone Formation, and its topography is very flat at 80–90 metres above the Ordnance Datum. The site is highly visible due to the relatively flat topography and minimal vegetation surrounding it. However, due to the linear nature of the Canon Pyon village structure along the A4110, the site is largely not visible from the village. The lowland is surrounded by a series of high hills, from which the site is highly visible.

Historic mapping (OS Maps 1888; see Figure 3) shows that the site was historically undeveloped agricultural fields, which formed part of the rural agricultural landscape south of the village. The site's agricultural function likely predates the 19th century, as evidenced by post-medieval ridges, furrows, and hollow ways within the wider area. Furthermore, the presence of Watling Street (previously a Roman road, now the A4110) suggests Roman activity in the area.

The site has changed very little since the 19th century, although modern development across the A4110 to the west has increased the footprint of the village of Canon Pyon to the south.

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 18.4 and 18.5).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 18.4 and 18.6).

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 18.4 and 18.7).

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 18.4.

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

There are no non-designated assets present within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the wider area. This is not a rare survival of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

The site plays a no role in the historic setting of a well-preserved medieval Motte Castle, two kilometres to the west of the site (NHLE 1013642). The monument is located on a slope at the foot of a heavily wooded hill. From here, there are long range views of the surrounding lowlands, as well as Canon Pyon to a minor degree.

Listed Buildings

The Grade I Listed Church of St Lawrence is located 1.5 kilometres to the west of the site. The asset is surrounded by dense woodland on the east and south sides, obscuring views of the site. As such, due to distance and intervening treescape, the site plays no role in the setting of this asset.

The Grade II* Listed Gatehouse about 25 yards north-north-west of Butthouse is located 2 kilometres west of the site. Its function, setting, and significance relies on the adjacent Grade II Listed Butthouse which is a post medieval country house, and the nearby Motte Castle. Furthermore, the site does not contribute to the wider rural setting of these assets.

The Grade II* Chapel of St John of Jerusalem is located 2.6 kilometres northeast of the site in the grounds of the Grade II Listed Dinmore Manor house. An intervening heavily wooded hill obscures the site from views from these assets.

The Grade II Listed West View, a post medieval cottage, is located 50 metres from the western edge of the site. The rear elevation of this building has no windows, so there are no views of the site from within the building itself, however, the site forms the immediate backdrop of views of the cottage from the road beyond its garden space, and the site is visible through a thin treeline from the grounds of the cottage with visibility of the site possible when approaching from the east.

The Grade II Listed Nag's Head, a post medieval public house is located 125 metres northwest of the site up the A4110. While the site does not contribute to the function or immediate setting of the public house, there is minor intervisibility with the building, and the site contributes to its wider setting as a rural village public house.

The Grade II Listed Canon Pyon War Memorial is located 370 metres north of the site on the A4110, the memorial is set on the road. The site does not contribute to this setting or experience of the memorial.

Three Grade II Listed farm buildings are located at the north end of Canon Pyon. The Cottage and associated barn are approximately 400 metres north of the site up the A4110, and a barn associated with Shire Glat farmhouse is located 750 metres northwest of the site along The site does not form part of the backdrop of views from these assets, nor does it form part of the rural experience of these buildings.

The site forms the rural backdrop to Grade II Listed Buildings at the Derndale farm complex 890 metres to the east of the site, and the Kinford farm complex 700 metres north of the site. Although there is intervening treescape, the site contributes to wider rural views from these assets.

Non-Designated Heritage Assets

Historic Environment Record

A confirmed Roman road, popularly known as Watling Street West, runs parallel to the western boundary of the site along the route of the A4110 (MHE30388). It leads south towards Hereford, joining 'Roman Road' to the north of the city. Cropmarks nearby may be related to Romano-British activity in the region (MHE4593).

A medieval settlement is recorded 300 metres northwest of the site. Furthermore, a medieval coin was identified in a field 270 metres to the east of the site (MHE22278).

Post medieval gravel pits (MHE12120) and saw pits (MHE12121) have been recorded 175 metres northwest of the site.

It is notable that neither the site itself nor the surrounding area has undergone any formal archaeological evaluations. Given the range of historical assets identified nearby, there's potential for further undiscovered heritage elements.

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site potentially plays a minor role as part of the backdrop of views of the rural landscape from Motte Castle (MHLE 1013642). Development of the site will feature in these views with new built form as it will increase the footprint and form of the existing rural settlement. Therefore, there will be **low risk** of impacting the significance of this asset.

Listed Buildings

The site plays no role in the setting of the Grade I Listed Church of St Lawrence, nor features in views from the asset due to significant intervening woodland, as such development of the site would pose **no risk** to this asset in its current environs. However, should this woodland be removed, the development of the site would feature in wider rural views from the asset, posing a **low risk**.

The site is located at considerable distance from the Grade II* Listed Gatehouse about 25 yards north-north-west of Butthouse and does not feature in views from this asset. Development of the site would pose **no risk** to this asset.

The site plays no role in the setting of the Grade II* Chapel of St John of Jerusalem nor features in views from the asset due to significant intervening topography and woodland, as such development of the site would pose **no risk** to this asset.

Development of the site would feature views of the Grade II Listed West View and would introduce significant new built form to an otherwise rural view and setting. As such, development would pose a **high risk** of impact on this asset.

Development of the site would feature in glimpsed views from the Grade II Listed The Nags Head and would introduce significant new built form to an otherwise rural view and setting. As such, development would pose a **moderate risk** of impact on this asset.

Development of the site would not affect the setting of the Grade II Listed Buildings to the north of the site (The Cottage and associated barn, the barn associated with Shire Glat farmhouse, and the Canon Pyon War Memorial), given the intervening built form, lack of intervisibility and the fact that the site does not contribute to the settings of these assets. Therefore, there will be **no risk** of affecting their significance.

Development of the site may diminish the wider rural context and experience of the Grade II Listed Buildings at the Derndale farm complex and the Kinford farm complex. There is **low risk** of affecting the wider setting of these buildings.

Non-Designated Heritage Assets

Historic Environment Record

Given the presence of a Roman road adjacent to the site, and evidence of a medieval settlement to the northwest the site, there is potential for archaeological

material to be present within the site. No archaeological evaluations have taken place within or around the site.

Overall, archaeological remains are likely, and there is potential for evidence of medieval and Roman activity in the site.

Overall, development of the site poses a **moderate 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:

- A minor landscape buffer to the northwest of the site to protect the setting of the West View Grade II Listed Building.
- Maintaining and strengthening the tree line on the north-western boundary to minimise the visible new built form from the grounds of the West View Grade II Listed Building, and in wider views from designated assets to the west.
- Limiting height of development in the north of the site to 1.5-2 storeys to avoid altering the background in views of the West View Grade II Listed Building from the road.
- 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 the massing, density, and height of development to maintain the rural, informal and dispersed feeling of Canon Pyon as perceived in views from the Motte Castle Scheduled Monument. Heights should not exceed 2 storeys.

By introducing the above example measures, the risk of affecting the significance of heritage assets can be reduced. Recommended mitigation is illustrated on Figure 18.8.

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
MHE22278	Portable Antiquity, Canon Pyon	Findspot (12th Century To 14th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=49410
MHE12120	Gravel Pit On First Edition OS Map	Gravel Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41269
MHE12121	Saw Pit On First Edition OS Map	Saw Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=41270
MHE27934	Medieval Settlement Activity, Land West Of Patrick Orchard, Canon Pyon	Occupation Site (12th Century To 13th Century); Post Hole (12th Century To 13th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56511
MHE30388	Roman Road (Route Of); Kenchester To Brecon (Watling Street West)	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58248

19. Land Opposite Holgate Farm, Kingsland

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. Development on the site may result in a **high risk** of impacts on the setting and significance of select designated heritage assets. No mitigation can be recommended that would suitably remove or reduce these risks.

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

Site description and development

The site is located within Kingsland's historic core 50 metres east of All Angels Church, on the southeastern outskirts of the village. The site covers an area of 6.6 hectares and comprises undeveloped agricultural fields, as seen in Figure 19.1. The site is bound by the Longford Road (B4360) to the north, the B4360 and orchards to the east, Pinsley Brook and a mix of fields and woodland to the south, and St. Michael's and All Angels Church to the immediate west. Around the fields encompassing the site, there are fencing, hedgerows and trees, providing a minor amount of coverage. There is small scale residential development to the north of the site running along the B4360. North of this residential development, as well as to the south, east and west, is open agricultural land, intersected by the B4360, Pinsley Brook and a small number of residences. The site has been identified for potential housing development, planned to deliver approximately 40 dwellings.

The site's geology includes Raglan Mudstone Formation, underlying superficial alluvial deposits. The topography ranges from 87-83 metres above Ordnance Datum, sloping gently down towards the southeast. North of the site, the mostly level terrain, along with the built structures and vegetation of the town in between, collectively contribute to the site offering a limited visual backdrop. To the south of the site, a small upland area at Tank wood overlooks the site. Views from this upland area are largely obscured by scattered woodlands, though views to the site from footpaths along this area are possible through breaks in the trees. The Leominster to Kington (Dismantled) Railway, lined with woodland, provides a significant linear visual buffer to the south. From within Kingsland itself, there is limited visibility of the site from nearby roads due to planting; however, from the Castle motte to the west, partial views are permitted over the site past St Michael's and All Angels Church. Additionally, the churchyard itself abuts the site, allowing visibility to the site through its sparsely treed boundary.

Historic mapping (OS 1889 map of the site – see Figure 19.2) shows that the site was historically undeveloped agricultural fields which formed part of the rural agricultural landscape surrounding the village. The site lies adjacent to a dogleg along Longford Road (the B4360), which leads east to Leominster, and west towards the A4110. Along this road, numerous significant historic rural buildings are found

within 300 metres of the site, including those in the historic core, the Grade II listed The Elms, Waterloo Mill, and St Mary's Farmhouse, as well as the Church of St Michael and Associated Buildings. Agricultural use of the location existed prior to the 19th century, supported by the discovery of Medieval ridge and furrow marks visible on the ground surface just south of the church, detected via aerial photos both on and around the site (this is explained later in greater detail). The area around the site also shows signs of human activity, with various archaeological features of Iron Age, Early Medieval, Medieval and Post-Medieval origin found in surrounding fields. Within the site itself, no archaeological features have been identified.

During the latter half of the 20th century, Leominster experienced marginal growth, causing its urban area to extend eastward along Longford Road, reaching the northern periphery of the site. Within the site, the area has undergone minimal changes since the 19th century, although the building of the Leominster to Kington Railway resulted in slight modifications to the arrangement of fields and orchard plots south 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 19.3 and 19.4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 19.3 and 19.5).

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 19.3 and 19.6).

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 19.4.

Known Heritage Assets within the Site

Designated Heritage Assets

Conservation Area

The site sits entirely within the Kingsland Conservation Area, which covers the historic medieval / post-medieval core of Kingsland, covering the village, as well as multiple Listed Buildings. The site constitutes approximately 5.5% of the Conservation Area. The Conservation Area is characterised by a high proportion of Post-Medieval timber framed and red brick buildings, occupying an original Medieval street plan of the historic village. Existing buildings are mostly 2-3 stories and notable landmarks include Kingsland House, St Michael and All Angels Church (as well as its associated buildings in the churchyard), and Old House. Historic maps evidence only minor residential developments along the town's already extant Medieval street plan.

Of the few views within the conservation area, those from the Scheduled Kingsland Castle are among the most significant. From this low vantage point, partial views to

the east, the rural landscape of the site is framed between the Church of St Michael and All Angels and the disused Kington Railway.

Despite development in the 20th century increasing the massing of the village's built form to the east and west of the high street, the footprint of its urban area has remained largely the same since the 19th century. Additionally, the village's layout, including its roads and housing plots, have remained largely static since the Post-Medieval period. As such, the site forms a part of the asset's historically long-standing rural and yet immediate context, as part of the relatively unchanged agricultural landscape within the settlement

Non-Designated Heritage Assets

Historic Environment Record

There are no non-designated assets present within the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic "Small Compass Enclosure of the Landscape" which reflects the historic agricultural character of the wider area. The site contributes to this character as an area of previously undeveloped farmland. The site is also adjacent to an area characterised by "Urbanisation", reflecting the post medieval and early modern piecemeal extension of Kingsland. These are not rare survivals of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

Kingsland Castle abuts the site's southwestern corner. The motte of this motte-and-bailey castle sits in a relatively open area overlooking the site to the east. The site plays a significant role in the current very rural setting of the asset and appreciation of the immediate village surroundings.

Listed Buildings

The Grade I listed Church of St Michael and All Angels is located 80 metres east of the site. From the eastern edge of church, it is possible to partially see into the fields encompassing the site beyond the treeline surrounding the churchyard. The site plays a role in the historical rural setting of the site, as well as allowing views eastwards down the road towards Leominster. Additionally, a further four Grade II Listed Buildings sit within the churchyard. These are: the 'Luggar Memorial', a 'Pair Of Gethin Memorials', a 'Churchyard Cross', and the 'Kingsland War Memorial'.

The Grade II* listed Kingsland House is an 18th-century building and its curtilage abuts Kingsland Castle to the north. It is located around 315 metres west of the site. There is an associated Grade II Listed Building to the west, an outbuilding. Despite its proximity to the site, the property is surrounded by dense foliage, and its setting is not dependant on rurality to the east, as such the site plays little to no role in the setting of this asset.

Six Grade II* Listed Buildings fall within the 3 kilometre study area. Three of these are located within the village of Eyton 2.5 kilometres to the east; those being: Eyton Court, The Marsh, and All Angels Church. There is no intervisibility between Eyton's assets and the site, and the site's setting plays no role in the setting of Eton's designated assets. Additionally, the Grade II* listed Black Hall, sits approximately 2.5 kilometre to the northeast of the site. Given its distance, and the intervening vegetation breaking intervisibility, the site plays no role in the setting of the building.

Within the 1 kilometre study area, 32 Grade II Listed Buildings are recorded. As discussed above, four of these buildings sit within the Church of St Michaels and All Angels and one is associated with Kingsland House. A total of 21 Grade II Listed Buildings are located within the historic core of Kingsland within the Conservation Area. The site therefore, reinforces the immediate rural context for those buildings in proximity to the site and with visibility of those fields, though most are located further north along the main street.

Five Grade II Listed Buildings are located close to, and within sight of the site. The 16th-century Grade II listed St Mary's Farmhouse is located 25 metres north of the site. The front of the house faces Longford Road, and therefore faces the site. Due to vegetation cover, views beyond the site are obscured from ground level, but the distant rural landscape south of Kingsland are visible from the second floor with the site forming an important foreground. The site plays a significant role in the immediate and wider rural setting of the farmhouse.

The 18th century Red House sits 50 metres to the northwest of the site. There is limited intervisibility between it and the site, as the intervening built form of the village blocks views to the southeast. This is also true of the 17th century timber-framed Old House, which sits behind vegetation to the north of Longford Road. The site contributes little to the setting of either site.

The site is likely visible in glimpses from Holgate Farmhouse, Waterloo Mill, and The Elms located to the east of the site. The site currently forms part of the wider rural setting of these buildings and forms a backdrop in views from these assets, but this is a more minor element in their settings.

Non-Designated Heritage Assets

Historic Environment Record

Several medieval/post-medieval agricultural earthworks, pits, and field systems are identified via aerial photography and recorded around the site (MHE7412, MHE26850, MHE7412, MHE15741). Additionally, several post-medieval farmhouses and associated buildings have been identified, which add to the historic rural setting of the village (MHE19749, MHE19750, MHE19751, MHE24553, MHE24554, MHE24555).

A milestone is located 15 metres north of the site. The site plays no role in the function or setting of this milestone.

A dense collection of post-medieval farm buildings, associated with St Mary's Farmhouse, are located directly north of the site. These have been the subject of a

number of building recordings in advance of four barn conversions (2016) confirming their periods of construction.

There is minimal evidence of activity prior to the Medieval period can be found within 300 metres of the site. The below ground remains of a possible Iron Age / Romano-British rural settlement sit 250 metres to the northwest of the site, identified via cropmarks.

Potential Impacts

Designated Heritage Assets

Conservation Area

Development of the site would pose a **high risk** to the character, ambience, and historic rural immediate nature of the Kingsland Conservation Area

Scheduled Monuments

Development of the site would pose a **high risk** to the immediate setting of the Kingsland Castle Scheduled Monument and would significantly alter the rural views from the asset.

Listed Buildings

Development of the site would deteriorate the immediate setting of the Grade I listed All Angels Church and associated Grade II Listed Buildings. Development would also obscure currently rural views from these assets that contribute to their character. Furthermore, the tower of All Angels Church is visible today from the approach into the village east from Longford Road. Development of the site would risk diminishing the prominence of the tower in this view, altering this historic approach to Kingsland. As such, development would pose a **high risk** of affecting the significance of assets associated with the church and its grounds.

Development of site would likely pose **no risk** to the setting of the Grade II* listed Kingsland House and associated Grade II Listed Building.

Development of the site would significantly affect the rural setting of the Grade II St Mary's Farmhouse and rural views southwards resulting in **high risk** of affecting the significance of this asset.

The buildings to the immediate north / east of the site – Holgate Farmhouse, Red House, Old House, The Elms, and Waterloo Mill – draw at-least some of their rural setting from the site although there are intervening fields or open space which maintain an element of this. As such, development of the site would result in a **low risk** of affecting the significance of these assets.

Given the distance and intervening built form and planting, development of the site poses **no risk** to the Listed Buildings within the historic core or wider urban core of Kingsland, particularly those to the west of the site.

Several Listed Buildings located in rural areas far from the site will not be affected by development due to distance and intervening built form and topography. The site will

not become a prominent feature in views from these assets, as such there is **no risk** of affecting their significance.

Non-Designated Heritage Assets

Historic Environment Record

Due to the evidence for medieval/post medieval activity in the immediate vicinity of the site, there may be archaeological evidence of historic agricultural practices, however significant archaeological remains are not anticipated. However, given the presence and proximity of the Kingsland Castle, it is not unlikely that remains could extend into the site.

As such, development of the site poses a **moderate risk** of impact on significant archaeological remains.

Mitigation and opportunities for enhancement

Mitigation measures have been considered, however, due to the contribution of the site to the immediate setting of multiple high quality heritage assets, it is recommended that the site is not developed, see Figure 19.7.

Residual risk of harm

No mitigation measures can be recommended. The risk of development of the site affecting the setting and significance of heritage assets is high.

Historic Environment Record Features within 300 metre Study Area

Monument ID	Name	Type (Date)	Link
MHE17492	Angel House, Kingsland	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42648
MHE17492	Angel House, Kingsland	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=42648
MHE2404	Churchyard Cross, St Michael & All Angels Church, Kingsland	Cross (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6337
MHE2404	Churchyard Cross, St Michael & All Angels Church, Kingsland	Cross (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6337
MHE7412	Fair Field, Kingsland	Field System (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19227
MHE7412	Fair Field, Kingsland	Field System (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19227
MHE7418	Kingsland Medieval Settlement	Settlement (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21595
MHE7418	Kingsland Medieval Settlement	Settlement (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21595
MHE16173	Milestone, B4360 at Kingsland; front of Tudor House, near Fairfield	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38260
MHE16173	Milestone, B4360 at Kingsland; front of Tudor House, near Fairfield	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38260
MHE7414	Moss Rose and Hawthorn Cottage, Longford, Kingsland	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19225
MHE7414	Moss Rose and Hawthorn Cottage, Longford, Kingsland	House (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=19225
MHE8165	Occupation Site, North of Church, Kingsland	Occupation Site (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24591
MHE8165	Occupation Site, North of Church, Kingsland	Occupation Site (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=24591
MHE26850	Post-Medieval Agricultural Pit, St. Mary's Farm, Kingsland, Herefordshire	Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56049
MHE26850	Post-Medieval Agricultural Pit, St. Mary's Farm, Kingsland, Herefordshire	Pit (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56049
MHE4157	Ridge and furrow, S of The Elms, Kingsland	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9224

Monument ID	Name	Type (Date)	Link
MHE4157	Ridge and furrow, S of The Elms, Kingsland	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=9224
MHE7420	The Elms, Kingsland	Farmhouse (16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21589
MHE7420	The Elms, Kingsland	Farmhouse (16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21589
MHE48	Kingsland Castle, Kingsland	Castle (Early Medieval); Burial (Early Medieval); Castle (Medieval); Motte And Bailey (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=340
MHE48	Kingsland Castle, Kingsland	Castle (Early Medieval); Burial (Early Medieval); Castle (Medieval); Motte And Bailey (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=340
MHE15741	Ridge and Furrow, Southeast of the Bailey, Kingsland Castle	Ridge And Furrow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37596
MHE15741	Ridge and Furrow, Southeast of the Bailey, Kingsland Castle	Ridge And Furrow (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=37596
MHE19749	St Mary's Farm, Kingsland	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46316
MHE19749	St Mary's Farm, Kingsland	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46316
MHE19750	Holgate Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46317
MHE19750	Holgate Farm	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46317
MHE19751	The Shrublands	Farm? (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46318
MHE19751	The Shrublands	Farm? (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46318
MHE24553	Farm Shed, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century); Animal Shed (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53771
MHE24553	Farm Shed, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century); Animal Shed (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53771
MHE24554	Cattle Barn, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century); Barn (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53772
MHE24554	Cattle Barn, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century); Barn (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53772
MHE24555	Farm Building, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53773
MHE24555	Farm Building, St Mary's Farm, Kingsland	Farm Building (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53773
MHE24561	Stableton House, Kingsland	Farm Building (18th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53779

Monument ID	Name	Type (Date)	Link
MHE24561	Stableton House, Kingsland	Farm Building (18th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53779
MHE320	Possible Fishpond, South of Kingsland Castle	Fishpond (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=590
MHE320	Possible Fishpond, South of Kingsland Castle	Fishpond (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=590
MHE3109	Medieval settlement, SE of Castle, Kingsland	Shrunken Village (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=7278
MHE3109	Medieval settlement, SE of Castle, Kingsland	Shrunken Village (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=7278
MHE3393	Church of St Michael & All Angels, Kingsland	Church (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8184
MHE3393	Church of St Michael & All Angels, Kingsland	Church (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8184
MHE3475	Enclosures, Northeast of Village, Kingsland	Rectangular Enclosure (Early Iron Age To Romano-British); Linear Feature (Early Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8310
MHE3475	Enclosures, Northeast of Village, Kingsland	Rectangular Enclosure (Early Iron Age To Romano-British); Linear Feature (Early Iron Age To Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=8310

20. Land opposite playing fields, Weston under Penyard

Summary

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

The site currently contributes to the wider setting of designated heritage assets within the surrounding area, and it is located in an area with **high potential** for archaeological remains of significance. Development on the site may result in a high to **moderate risk** of impact on the survival, setting and significance of these assets. Mitigation will be required to avoid or minimise impact on the significance of these assets. Archaeological mitigation will be required.

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

Site description and development

The site is located to the southeast of Weston under Penyard, abutting the A40. The site covers an area of approximately 5.87 hectares and comprises one undeveloped agricultural field (see Figure 20.1). The site is bound by agricultural fields to the east and south, the A40 to the north, and modern residential buildings and a playing field to the west. Weston-Under-Penyard's village centre sits north of the site, and there is modern residential development opposite the site to the west. The site is designated for housing development, with up to 50 new dwellings.

The site's geology includes the Brownstones Formation, and its topography is flat at 70–80 metres above the Ordnance Datum. The site is highly visible due to the relatively flat topography and minimal vegetation surrounding it. However, due to the compact nature of the Weston under Penyard village to the northwest, the site is largely not visible from the village. The lowland is surrounded by a series of high hills, from which the site is highly visible.

Historic mapping (OS Maps 1887; see Figure 20.2) shows that the site was historically undeveloped agricultural fields adjacent to an orchard, which formed part of the rural agricultural landscape southeast of the town. The site's agricultural function likely predates the 19th century, as evidenced by medieval field complexes in the wider area. Furthermore, a former Roman road runs to the west of the site and excavated Roman settlements have been identified within the site and to the north.

The fields encompassing and surrounding the site have changed very little since the 19th century, although modern development to the southeast has increased the footprint of the village of Weston under Penyard to the south.

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 20.3, 20.4 and 20.5).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 3 and 6).

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 20.3 and 20.7).

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 20.3.

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

An archaeological evaluation was undertaken in 1994/95 for an area of land crossing the north of the site for the proposed Ryeford Bypass. This identified significant Roman archaeological deposits. This was recorded in Historic Environment Record data as a Roman settlement (MHE7811).

Historic Landscape Characterisation

The site is located in an area characterised by historic “Adaptation of Earlier Enclosure System” which reflects the historic agricultural character of the wider area. This is not a rare survival of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Scheduled Monuments

The Roman town of Ariconium sits 850 metres to the northeast of the site. This small Roman town, on the junction of two contemporary roads, has been dated to the 2nd–4th century AD. It is currently agricultural, having been historically excavated. There are no visible remains of the town, nor does the setting of the asset rely on views. The setting of the asset relies on its proximity to the two Roman roads running to the north. The site currently plays no role in the setting of this asset; however, there is potential for Roman remains to be present within the site that may relate to the Roman town of Ariconium.

Penyard Castle, a 14th-century castle, is located to the west of the site, in a defensive position on top of a hill. The extant remains of the castle are a Grade II Listed Building. Intervening treescape precludes invisibility with the site. The site would have formed part of the wider lowland that the castle would have overlooked, which includes Weston under Penyard which has 14th century origins.

Camp in Chase Wood, a slight univallate hillfort, is located to the west of the site in a defensive position on top of a hill. Intervening topography and treescape preclude invisibility with the site.

Listed Buildings

The Grade II* listed Church of St. Lawrence is located 400 metres to the northwest of the site. The asset has a large cemetery, which is surrounded by closed and open

agricultural fields on the west and south sides. The asset is angled to face the village, and the tower has long-range views southeast, including the site. Therefore, the site plays a minor role in forming part of the immediate rural backdrop to views of Weston Under Penyard from the asset.

Grade I-II Listed Buildings are clustered around Weston Hall, 1 kilometre to the northwest, and Bollitree Farmhouse, 900 metres to the north. Due to intervening distance and treescape, the site plays no role in the setting of these assets.

Further Listed Buildings in the wider area include the Grade I listed Rudhall House, Grade II* listed Street House, Grade II listed milestones, a Baptist Church and Chapel, and the Old Rectory. The site plays no role in the setting of these assets, nor is it an important feature in any views from these assets.

Non-Designated Heritage Assets

Historic Environment Record

A Roman road (MHE10466) runs parallel to the western boundary of the site, and a villa complex (MHE24557) is located to the north of the site. Further Roman remains have been identified around the site (MHE379, MHE7771, MHE7912, and MHE26540).

Additionally, there is evidence of medieval and post-medieval settlement and agricultural activity (MHE5079, MHE24557, MHE24390 and MHE24070) to the north of the site. A Neolithic to early Bronze Age artefact (MHE26477) was found to the west of the site.

Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The site plays a minimal role in the setting of Penyard Castle (and associated Grade II Listed Building) as part of the wider landscape that the asset would have overlooked. Development of the site is likely to appear as an extension of the built form of Weston-under-Penyard, which would have been a feature in views from the asset. Therefore, development poses **low risk** of impacting the significance of this asset.

Listed Buildings

The site plays a minimal role in the setting of the Grade II* Listed Church of St Lawrence. The site may be visible in views. Development of the site would appear as an extension of the urban form of the asset. Therefore, development poses **low risk** of impacting the significance of this asset.

The site plays no role in the setting of the Street House Grade II* Listed Building. Development of the site would pose a **very low risk** to this asset.

The site plays no role in the setting of the group of Grade I-II Listed Buildings at the Bollitree Castle Farmhouse complex. Development of the site would pose a **very low risk** to these assets.

The site plays no role in the setting of the group of Grade I-II Listed Buildings at the Weston Hall complex. Development of the site would pose a **very low risk** to these assets.

The site plays no role in the setting of other Listed Buildings in the wider area. Development of the site would pose a **very low risk** to these assets.

Non-Designated Heritage Assets

Historic Environment Record

Given the presence of Roman remains within the site, and the proximity of a Roman road and significant Roman archaeology within 1 kilometre of the site, together with the relatively undisturbed ground conditions there is potential for Roman archaeological material to be present within the site.

As a result, 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:

- Undertaking further work to better establish the potential for archaeological remains within the site. This could be through a detailed desk-based assessment to support a planning application, 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. In the event that significant archaeological material is identified, development should be avoided in these areas, and advice on further action should be sought from Herefordshire Council's Archaeological Advisor.
- Limiting the massing, height, and density of development to maintain the rural, informal, and dispersed feeling of Weston under Penyard as perceived in views from Penyard Castle Scheduled Monument and the Grade II* Church of St. Lawrence Listed Building

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced.

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
MHE7811	Roman Settlement, West of the Elms, Ryeford, Weston Under Penyard	Settlement (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=22965
MHE7300	Cropmarks of unidentified features, South of The Elms, Weston Under Penyard	Archaeological Feature? (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=20148
MHE22843	Portable Antiquity, WESTON UNDER PENYARD	Findspot (1st Century To 3rd Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=49975
MHE26540	Portable Antiquities; Weston Under Penyard (known as)	Findspot (1st Century To 4th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55758
MHE26477	Portable Antiquities; Weston Under Penyard	Findspot (Late Neolithic To Early Bronze Age)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55695
MHE7912	Finds from land south of Penyard Park, Weston-under-Penyard	Findspot (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21709
MHE28714	Milepost, A40 at Weston Under Penyard; Outside of Rosbach	Milepost (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56943
MHE7771	Roman Occupation Evidence, Playing Field, Weston-under-Penyard	Occupation Site (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23781
MHE379	Roman Road (Margary 615?) and Building, 300 metres East of Birches Barn, Weston	Road (Romano-British); Building (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=840
MHE1470	Cropmarks and Excavated Roman Settlement Features (Ariconium), West of Bury Hill, Weston Under Penyard	Settlement (Romano-British); Iron Working Site (Romano-British); Linear Feature (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=6097
MHE7811	Roman Settlement, West of the Elms, Ryeford, Weston Under Penyard	Settlement (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=22965
MHE10466	Roman Road (Route of); Ariconium to Hope Mansell	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21383
MHE11128	Hereford, Ross and Gloucester (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21729
MHE11128	Hereford, Ross and Gloucester (Dismantled) Railway	Railway (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=21729
MHE24557	Villa Complex with two Mosaics and separate building with a Hypocaust. Weston Under Penyard	Mosaic (Romano-British); Villa (Romano-British); Hypocaust (Romano-British); Iron Working Site? (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53775
MHE5079	Sandway (Hunsdon Manor) Hotel, Weston Under Penyard	Manor House (Medieval); Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=12576
MHE24070	Possible Medieval Earthworks, Southwest of Ariconium, Weston Under Penyard	Hollow Way (Medieval To 19th Century); Lynchet? (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53248
MHE24390	Cropmark of former field boundary, 250 metres south-west of Ryeford Farm, Weston-under-Penyard	Field Boundary (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53561

Monument ID	Name	Type (Date)	Link
MHE8663	Romano-British Farmstead, Southwest of Ariconium, Weston Under Penyard	Farmstead (3rd Century To 4th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=15983
MHE7811	Roman Settlement, West of the Elms, Ryeford, Weston Under Penyard	Settlement (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=22965

21. Land south of Chapel Lane, Bodenham

Summary

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

The site currently contributes to the wider setting designated heritage assets within the surrounding area. Development on the site may result in a **moderate to high risk** of impact on the setting and significance of these assets. Mitigation will be required to avoid or minimise impact on the significance of these assets, however given their location surrounding the site on three sides mitigation opportunities may be more limited.

Furthermore, although there is **low potential** for important archaeological remains to be identified on the site; archaeological mitigation will be required.

Limited mitigation measures can be recommended. Further works are required to identify suitable mitigation strategies that may be able to reduce risk. The current risk of significant residual harm is **low**.

Site description and development

The site is located to the south of Bodenham Moor. The site covers an area of approximately 3.03 hectares and comprises one undeveloped agricultural field, see Figure 21..1. The site is bound by orchards to the east, a small road with houses to the north, a larger road with houses to the west, and woodland to the south. The site boundaries are hedge rows. Bodenham Moor's village centre sits to the northwest. The site has been allocated for up to 50 new dwellings.

The site's geology includes Raglan Mudstone Formation, and its topography is very flat at 70 metres above Ordnance Datum. The lowland is surrounded by a series of high hills from which the site is highly visible. However, due to distance, the site is not visible from much of the village to the north, with the clearest views into the site possible south of Bodenham Post Office.

Historic mapping (OS Maps 21.05 - see Figure 21..2) show that the site was historically undeveloped agricultural fields which formed part of the rural agricultural landscape south of the town. The site's agricultural function likely predates the 21.th-century, evidenced by medieval field systems within the site. Furthermore, the presence Bronze Age ring ditch in the middle of the site, and the presence of a former Roman road directly to the west of the site suggests prehistoric to Roman activity in the area.

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 21..3 and 21..4).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figure 21..3 and 21..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 21..3 and 21..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 21..3.

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

A Bronze Age barrow/ ring ditch is recorded in the central southern part of the site. This feature was identified within aerial photography, and its presence was confirmed during archaeological investigation in 2014. Prehistoric pottery was identified during excavation. Investigation revealed that the remains were poorly preserved.

An area of medieval field system is located in the south of the site.

Historic Landscape Characterisation

The site is located in an area characterised by historic “Small Compass Enclosure of the Landscape” which reflects the historic agricultural character of the wider area. The site abuts an area of “Urbanisation” which reflects the expansion of the village of Bodenham Moor. These are not rare survivals of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

The Bodenham Conservation Area is located 1 kilometre west of the site. The Conservation Area focussed on the rural village of Bodenham and is surrounding landscape and lake. The site plays no role in the setting of this asset, nor is there any intervisibility

Registered Parks and Gardens

The Hampton Court Grade II Registered Park and Garden is located 3 kilometres northwest of the site. This is a 17th century formal garden associated with the Grade I Listed Building Hampton Court. Due to distance and intervening topography, the site plays no role in the setting of these assets, nor is there any intervisibility.

Listed Buildings

The Grade I Listed Church of St Lawrence is located 2.5 kilometres to the south of the site. Due to distance, the site plays no role in the setting of this asset.

Four Grade II* Listed Buildings are located to the north, south, and west of the site. These include the Church Of St Michael And All Angels, Amberley Chapel, The

Vauld Farmhouse, and Broadfield Court. The site does not feature in views from these assets, nor does it contribute to their setting.

Four Grade II Listed Buildings are located on adjacent roads to the north, south, and west of the site. These include Broom Cottage, the Haven, Moor Farmhouse, and Brook House. The site forms part of their immediate rural context and features heavily in views from these assets given their location fronts onto this parcel of land.

Six further Grade II Listed Buildings are located within the one kilometre study area. There is no intervisibility between the site and these assets and the site plays no role in their setting.

Non-Designated Heritage Assets

Historic Environment Record

A potential Roman road (MHE30383) runs parallel to the western boundary of the site.

Post medieval activity has been recorded across the area including barns, a chapel, and farms.

No archaeological evaluations of the site or wider area have taken place.

Potential Impacts

Designated Heritage Assets

Conservation Area

The site plays no role in the setting or significance of the Bodenham Conservation Area as such development of the site poses **no risk** to this asset

Registered Parks and Gardens

The site plays no role in the setting or significance of the Hampton Court Grade II Registered Park and Garden as such development of the site poses **no risk** to this asset.

Listed Buildings

The site plays no role in the setting of the Grade I Listed Amberley Court, nor features in views from the asset due to significant distance and lack of invisibility, as such development of the site would pose **no risk** to this asset.

The site plays no role in the setting of the Grade II* Listed Buildings in the wider area including the Church Of St Michael And All Angels, Amberley Chapel, The Vauld Farmhouse, and Broadfield Court. As such development of the site would pose **no risk** to these assets.

The site plays a significant role in the setting of the Grade II listed Broom Cottage. Development of the site would significantly alter the rural context of this asset and would appear prominently in views, changing the historic building's immediate rural context and tranquil setting. As such development of the site would pose **high risk** to this asset.

The site plays a significant role in the setting of the Grade II listed the Haven. Development of the site would significantly alter the rural context of this asset and would appear prominently in views, changing the historic building's immediate rural context and tranquil setting. As such development of the site would pose **high risk** to this asset.

The site plays a significant role in the setting of the Grade II listed Moor Farmhouse. Development of the site would significantly alter the rural context of this asset and would appear prominently in views, changing the historic building's immediate rural context and tranquil setting. As such development of the site would pose **high risk** to this asset.

The site plays a significant role in the setting of the Grade II listed Brook House. Development of the site would significantly alter the rural context of this asset and would appear prominently in views, changing the historic building's immediate rural context and tranquil setting. As such development of the site would pose **moderate risk** to this asset.

The site plays no role in the setting of the Grade II Listed Buildings in the wider area, as such development of the site would pose **no risk** to this asset.

Non-Designated Heritage Assets

Historic Environment Record

Given the presence of a Bronze Age feature in the centre of the site, a Roman road adjacent to the site, and evidence of a medieval activity in the south of the site, there is potential for archaeological material to be present within the site. However, archaeological investigation on the site revealed that remains were poorly preserved.

Development of the site poses a **low risk** of impact on significant archaeological remains.

Mitigation and opportunities for enhancement

Due to the **moderate to high risks** associated with development of the site on the significance, setting, and views of Listed Buildings around the site to the north, west and south, mitigation options will need to be carefully considered to minimise harm to the setting of these assets in how the site appears in their rural backdrop.

Further work should be undertaken during the plan making process for this site, to include views testing. It may be possible to carefully site limited pockets of development to avoid or minimise impact on designed assets; this should focus on ensuring a retained sense of rurality in views of the site from the Listed Buildings.

Despite the proven poor preservation of archaeological remains on site, some archaeological investigation will be required to determine the archaeological potential of the parts of the site that have not previously been subject to investigation.

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
MHE30383	Roman Road (Route of); Ariconium to Marshbrook	Road (Romano-British)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58243
MHE23978	Round Barrow/Ring Ditch, north-east of Eastfields Farm/Gravel Farm, Bodenham Moor	Ring Ditch (Bronze Age); Round Barrow (Early Bronze Age To Late Iron Age); Field Boundary (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53225
MHE24532	Medieval Field System, north-east of Eastfields Farm/Gravel Farm, Bodenham Moor	Field Boundary (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53750
MHE20062	Gravel Farm, Bodenham	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46611
MHE20072	Moor Farm House, Bodenham	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46621
MHE14532	Stone House The Moor barn	Barn (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34159
MHE14534	Gravel Farm Barn, Bodenham	Barn (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34161
MHE14569	Steppes Cottage barn	Barn (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34147
MHE14531	Bower Cottage Barn	Barn (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34158
MHE15166	Wesleyan Methodist Chapel, Bodenham Moor	Chapel (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=35775
MHE26613	Portable Antiquities; Bodenham (known as)	Findspot (14th Century To 16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55831
MHE26614	Portable Antiquities; Bodenham (known as)	Findspot (16th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=55832
MHE28324	Milestone, UC road at Bodenham; Bodenham Moor; 25 metres S old mill in front of The Nook	Milestone (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56567
MHE16620	Veteran Tree (Black Poplar), Bodenham	Natural Feature (Post Medieval); Boundary Marker? (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=38694

22. Land west of Colwall Primary School

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

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

Site description and development

The site is located west of the Colwall Village Hall and Colwall C of E Primary School, at the western extremity of Colwall Stone, approximately 850 metres east of Colwall and St. James Church. The site covers an area of approximately 3.7 hectares and comprises undeveloped agricultural fields; see Figure 22.1. See Figures 22.2 and 22.3 for photographs of the site. The site has been identified for potential housing development, up to 50 dwellings.

The site is bound by Mill Lane and Colwall Cricket Club to the south; fields, woodland, and Walwyn Road to the east; open agricultural fields and woodland to the north; and agricultural land with interspersed farm buildings to the west. Around the site's boundaries are fencing, trees, and walls, with dense woodland flanking a small tributary of the River Cradley to the north.

The site's geology includes the Raglan Mudstone Formation, with overlying superficial deposits of clay. The topography is relatively flat, ranging from 115 metres above Ordnance Datum to the northwest, down to 126 metres to the southeast, sloping towards the north where a tributary of the River Cradley flows. The site gradually rises to the south, allowing views down into the north side of the site from Mill Lane. Views of the entire site can be found from Mill Lane, but views from the east are blocked by the intervening built form of Colwall Stone's western extent. From within the site, views over Colwall Stone can be found, with the village framed under the Malvern Hills 3 kilometres to the east. The site is not intervisible with Historic Colwall's urban core or any of the historic buildings within it. A large strip of tree plantation is found immediately north of the site, blocking views between it and Colwall's conservation area.

Historic mapping (see Figure 22.4) shows the site was historically undeveloped agricultural fields, which formed part of the rural agricultural landscape surrounding Colwall Stone's historic urban area. The land lay adjacent to Mill Lane, leading between Old Colwall and the railway at Colwall Stone. Additionally, it lay just west of

a mill and weir, likely the namesake of the lane. The land on which the site sits likely historically belonged to Upper Mill Farm, immediately east of the site. The site's agricultural function likely predates the 19th century, as evidenced by medieval ridge and 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 Colwall Stone grew in the late 20th century, the urban area expanded westward 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. The complex of rural developments at Upper Mill Farm and Oak Dale, directly east of the site, north of Mill Lane, has undergone minor 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 Figures 22.5 and 22.6).

A 1 kilometre study area has been used to assess potential impacts on designated assets within and around the site (see Figures 22.5 and 22.7).

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 Figures 22.5 and 22.8).

Historic Environment Record features within the 300 metre study area are set out at the end of this HIA, the location of which is shown in Figure 22.6.

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 ridge and furrow marks present within the northern quarter of the site (MHE24444). No findspots have been identified at the site.

No targeted archaeological evaluations have been undertaken within the site. Therefore, the archaeological potential of the site is unknown.

Historic Landscape Characterisation

The site is located in an area characterised by historic "Small Compass Enclosure of the Landscape" which reflects the historic agricultural character of the wider area. The site abuts an area of "Urbanisation" which reflects the expansion of the village of Bodenham Moor. These are not rare survivals of historic landscape.

Known Heritage Assets within the Study Areas

Designated Heritage Assets

Conservation Areas

Half of the Colwall Stone / Upper Colwall Conservation Area is located within the 1 kilometre study area. The Conservation Area within the study area covers the medieval historic core of Colwall Stone and contains four Grade II Listed Buildings.

The Conservation Area is characterised by densely situated detached 18th / 19th century houses and historical agricultural land. It spans from Old Church Road to the south (the extent of the conservation area closest to the site), up to Upper Colwall to the north. It is an area distinctly characterised by its rurality and post-medieval linear planform.

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 to the northwest. Additionally, a thick tree belt along the river / brook on the site's northern edge provides a sense of separation. Given this, the intervening built form of Colwall's 20th century central suburbs, the large plantation to the north, and the local topography, the site does not contribute to the setting of the Conservation Area or the assets within. The site is located on Mill Lane, which joins Old Church Lane to form a historic, though minor, approach to the Conservation Area.

Scheduled Monuments

Five Scheduled Monuments fall within the three kilometre study area. These constitute three whole monuments: Little Malver Priory, Herefordshire Beacon Camp, and the Shire Ditch.

Herefordshire Beacon Camp is located approximately 2.8 kilometres southeast of the site. It is an extensive multi-vallate hillfort (popularly known as 'British Camp'), which was partially converted to a motte-and-bailey castle in the 12th century. While the base of Herefordshire Beacon is heavily treed, the embankments and earthworks of Beacon Camp are open and visible from a great distance, particularly from Colwall. There are minor views of the site from the raised western embankment of the earthwork; indeed, photography at the site shows views as far as the horizon to the west. As such, views of the site are possible if minor, on clear days. The site is located on relatively flat, minimally developed lowland, over which the camp would originally have had long-range views for defensive purposes.

The Shire Ditch connects to Herefordshire Beacon Camp via the spine of the Malvern Hills. This immense earthwork is almost entirely situated within the study area, from the northeast to the southeast. The numerous footpaths that follow the length of the earthwork overlook Colwall to the west, as well as the site itself. The earthwork cannot be seen from the site, and there is no intervisibility, as the earthwork is hidden by the intervening topography of the hill itself.

Little Malvern Priory sits 2.9 kilometres to the southeast of the site. It is a Benedictine priory, dating as far back as the 12th century, demonstrating evidence of monastic

activity in the vicinity of the site as far back as the Medieval period. However, the site is wholly obscured from view by the intervening form of Herefordshire Beacon Camp. Additionally, the priory appears to have been constructed to align with views to the east.

Listed Buildings

Little Malvern Priory is the only Grade I Listed Building within the 3 kilometre study area. It sits at the eastern base of the Malvern Hills. It is located on the far western edge of the 3 kilometre study area, approximately 2.9 kilometres from the site. It is one of two designated assets within the Little Malvern Priory Scheduled Monument, the other being the Grade II listed Little Malvern Court.

The nearest designated assets to the site lie within the Brook House Complex, 350 metres east of the site, within Colwall Stone. Two Grade II* Listed Buildings, Brook House itself and an adjacent barn, lie within the site, as well as a Grade II listed cottage. This converted 17th century farm complex has lost much of its rural setting due to the urban expansion of Colwall Stone, yet the site is better recognised as a formal estate with ‘internationally famous gardens’ (as stated by Historic England). The building has been intentionally buffered by trees and fences from its surrounding rural areas, and there is little intervisibility between it and the site. The site, therefore, plays no role in the setting of this asset.

Four Grade II* Listed Buildings sit within Colwall to the west. These are: the Church of St. James, a Churchyard Cross, Park Farmhouse, and The Church Cottage. The Church of St. James 1 kilometre from the site, overlooks open fields to the east as far as Old Church Lane. The junction between Mill Lane and Old Church Lane is the highest point between the church and the site, and its form blocks views between the two. The same is true of The Church Cottage and the Churchyard Cross, which are further buffered from the site by the built form of Colwall. Park Farmhouse has a direct view down the same stretch of open land between Colwall and the site; however, the intervening topography obscures it from view. A further four Grade II Listed Buildings – Glebe House, Colwall War Memorial, and two Hartland Monuments – are found within Colwall. These are also obscured from view of the site via topography and the intervening built form of Colwall. The site, therefore, plays no role in the setting of these assets.

The Grade II Fortey Cottage is a relatively intact historic timber-framed farm cottage. It is located approximately 340 metres northeast of the site, situated within a modern housing development along Crescent Road. Its foundations date to the late 17th century, and it has a distinctive hipped roof. It has later additions made in the 19th and 20th centuries. The intervening built form of the settlement around the asset makes views between it and the site impossible. Additionally, the building’s surrounding gardens have been planted to obscure / separate it from its surrounding landscape. The site, therefore, plays no role in the setting of this asset.

The Grade II listed Brockberry House and its Detached Bakehouse, sit 400 metres southwest of the site. The complex of assets sits within a historically rich area, with numerous non-designated earthworks forming a historic boundary around the complex. Views from the house and its associated bakehouse are limited to the

south due to intervening topography and a densely treed moated site to the north (see non-designated assets section). The site, therefore, plays no role in the setting of the asset.

The Grade II listed High Gate sits 135 metres south of Fortey Cottage, on Walwyn Road, Colwall Stone. It is a 17th century timber-framed house with mid-20th century additions. 19th-century maps show that the house has historically been set back from the main road through Colwall Stone. Today, it sits away from the road, surrounded by planted woodland. The asset is highly buffered by plantations and the intervening built form of Colwall Stone. The site, therefore, plays no role in the setting of this asset.

The Grade II listed Peatys Cottage and Mapleton sit 300 metres northwest of the site on Old Church Road. Peatys Cottage is an altered 17th-century cottage with distinctive timber framing and a detached shaft. Just north of the cottage is Mapleton, now known as Mulberry House, which is a 17th-century house with timber framing and a hipped roof. Views south from these properties are largely obscured by woodland and hedgerows buffering the site's northern edge. As the landscape slopes down towards the southeast, no topography blocks views between these assets and the site. This is particularly true of Peatys Cottage, which looks directly out onto two open fields immediately preceding the site. The site, therefore, plays a very minor role in the setting of these assets.

The Grade II Joyces and Hope Pile Cottages sit 230 metres south of the site. The timber-framed 17th century house sits off Stowe Lane, with an 18th century two-storey brick addition overlooking the fields to the north. The intervening built form of Colwall and the many treed areas to the north mean the site plays no role in the setting of the asset.

Directly east of Joyces and Hope Pile Cottages is Bridge Cottage. The 17th to early 18th century timber-framed cottage sits on the edge of the Malvern to Hereford train line. Given the intervening built form to the northeast of the asset and the treed buffer flanking the trainline, the site plays no role in the setting of the asset.

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

Non-Designated Heritage Assets

Historic Environment Record

Ridge and furrow marks are particularly present to the south, where modern ploughing seems to have been limited. This suggests the area has been historically rural. However, numerous earthworks exist in the fields surrounding Brockbury Hall. The most conspicuous of these are the numerous ponds to the north of the site (MHE5204), within a moated site (EHE80005). Additionally, numerous earthworks sit in the fields to 300 metres east of the moated side, such as a square enclosure (MHE26942), and numerous ridge and furrow earthworks.

Post-Medieval finds are by far the most abundant in the area. These are predominantly domestic and agricultural finds, such as pottery (MHE25162) and strap fittings (MHE24835). They suggest that the area remained rural into the post-medieval and industrial eras.

Potential Impacts

Designated Heritage Assets

Conservation Area

Whilst the site does not contribute to the setting of the Conservation Area and assets within it, development on the site has potential to feature in wider views of the Conservation Area from the southwest as a distant backdrop. Development is likely to appear as a small extension of the modern backdrop behind a highly buffered foreground. As such, development of the site poses **low risk** of impact on the Colwall Stone / Upper Colwall Conservation Area.

Scheduled Monuments

The site plays a very minor role in the setting of the Beacon Camp and its adjoining Shire Ditch. Development on the site has potential to feature in views from the top of the earthwork looking north. However, development is likely to only represent a very minor element, being buffered behind a treed foreground and intervening developments and a considerable distance from the site. As such, the development of the site poses **low risk** of impact on Beacon Camp and Shire Ditch.

Listed Buildings

The site plays a very minor role in the setting of the Grade II listed Peatys Cottage, located 300 metres northwest of the site. Views south from the property are largely obscured by woodland and hedgerows buffering the site's northern edge. As the landscape slopes down towards the southeast, no topography blocks views between these assets and the site. As such, the development of the site poses a **no risk** of impact on this Listed Building.

Non-Designated Heritage Assets

Historic Environment Record

Due to the small number of medieval / post medieval finds within and within 300 metres of the site, particularly to the south, there is **low potential** for archaeological material to be present within the site.

However, given that no targeted archaeological evaluations have been undertaken at, or within 300 metres of the site, development of the site does pose a **low risk** of impact on 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:

- 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, 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 the development's height to 2-3 storeys at most, but maintain development below the existing tree line, particularly at the boundary to the northeast.
- Retention and strengthening the line of mature trees north of the site, to ensure new development will not affect the wider rural context of the Colwall Stone / Upper Colwall Conservation Area. Also, to reduce the prominence of new development in views from Peatys Cottage to the northwest.
- Planting along the southeast boundary to break up views of the developed urban form in longer-distance views from the south, including from Beacon Camp and the Shire Ditch.

By introducing the above measures, the risk of affecting the significance of heritage assets can be reduced

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
MHE20238	Brook House (Brook Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46823
MHE5204	Ponds, Brockbury Hall, Colwall	Fishpond (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=11924
MHE24431	Cultivation Remains, Old Church Road, Mapleton, Colwall	Ridge And Furrow (Medieval); Ditch (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53601
MHE24442	Ridge and Furrow, East of Brockbury Farm, Colwall	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53612
MHE24443	Ridge and Furrow, North of Brockbury Farm, Colwall	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53613
MHE24444	Ridge and Furrow, Southeast of Upper Mill Farm, Colwall	Ridge And Furrow (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53614
MHE11115	Worcester and Hereford Railway	Railway (19th Century To 21st Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=27035
MHE27732	Former Swimming Baths, SE of Brookmead, Colwall	Swimming Pool (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56399
MHE7724	Land adjacent to Brook House, Walwyn Road, Colwall	Site (Undated)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=23771
MHE8399	Brook House Garden, Colwall	Garden (Modern)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=25977
MHE15447	Brook House Weir	Weir (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=34605
MHE1215	Upper Mill	Mill (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=3846
MHE28542	Fingerpost, on B4218, Colwall	Finger Post (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56787
MHE28543	Fingerpost, on B4218, Colwall	Finger Post (19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=56788
MHE31494	Old Smithy, Colwall	Blacksmiths Workshop (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=58358
MHE8872	Colwall Gasworks, Colwall, nr. Malvern	Gas Works (19th Century To Late 20th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=30074
MHE20238	Brook House (Brook Farm)	Farm (Post Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=46823
MHE5204	Ponds, Brockbury Hall, Colwall	Fishpond (Medieval)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=11924
MHE24431	Cultivation Remains, Old Church Road, Mapleton, Colwall	Ridge And Furrow (Medieval); Ditch (Medieval To 19th Century)	http://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=53601



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