



**Land East of Hereford**

**Archaeology and  
Heritage Assessment**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**STL Group**

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## **Section 1**

### **Introduction**

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of STL Group (hereafter referred to as 'the Client') and presents the results of an Archaeology and Heritage Assessment of Land East of Hereford (hereafter referred to as 'the Site'). This document has been produced to provide baseline information and an assessment of likely impacts of the proposal on the conservation of archaeological remains and to the significance of built heritage assets through adverse change to their settings. The report has been produced to support an outline planning application for a residential development within the Site.
- 1.2 The first aim of this assessment is to identify and assess the potential for development within the study area to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological information for the site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a heritage walkover survey, undertaken in July 2023.

### **SITE DESCRIPTION**

#### **Location, Ground Conditions and Boundaries**

- 1.5 The Site is located within the parish of Hampton Bishop, along the eastern border of the city ward of Tupsley (former parish, now city ward), and immediately to the south of the A438 Ledbury Road. It comprises approximately 25.33 hectares (ha) of agricultural land and is centred on National Grid Reference (NGR) 482783, 167405. The Site is bound to the north by the A438 Ledbury Road, east by agricultural fields, and south and west by modern residential development. It is located on a west-east downwards slope between the Hereford city ward of Tupsley (west) and the floodplain and Sites of Special Scientific Interest (SSSI) associated with the River Lugg (east). The Site location is illustrated on **Plan EDP 1**.
- 1.6 The Site boundary is an irregular elongated shape in plan, orientated north to south encompassing seven field enclosures utilised for various agricultural purposes (e.g. pasture and horse paddocks). Existing field boundaries comprise of scattered trees and hedgerows. A tributary of the River Lugg, orientated roughly east-west, runs through the north-east corner of the Site. Extant buildings within the north-west corner of the Site date to the mid-1960s onwards. A modern access road, completed between 2018-2019 provides access from the A438 Ledbury Road to the north end of the Site, which was constructed as part of a longer access track through farmland to Court Farm to the south-east of the Site.



## Topography and Geology

- 1.7 The Site's topography is characterised by a gradual west-east downwards slope, from c.70m above Ordnance Datum (aOD) to c.48m aOD. The west end of the Site, as such, features an approximate north-south ridgeline, which falls eastwards towards the floodplain of the River Lugg.
- 1.8 The British Geological Society (BGS) records the solid geology of the Site as the Raglan Mudstone Formation, which formed between 419-421 Mya (Million years ago) (BGS 2023). The Site's solid geology is partly overlain along its western and eastern edges by river terrace gravel deposits (sand and gravel), as well as by alluvium (clay, silt, sand, and gravel) along its north-east end and across the centre of the Site east-west (*ibid*). Both river terrace gravel and alluvium deposits formed up to c.2.58 Mya. No further superficial deposits are recorded within the Site.
- 1.9 A total of six historic borehole logs are recorded on the BGS within the Site, orientated north-south along the east. These logs provide a general indication for the stratigraphic sequence within the eastern half of the Site, north-south at the base of the Site's west-east slope. The logs record a shallow topsoil of up to c.0.4m Below Ground Level (BGL) and underlying subsoil of up to c. 1.8m BGL. The logs record the top of the river terrace gravel deposits, underlying topsoil, and subsoil deposits along the eastern half of the Site to range between 1.4-1.8m BGL, based on publicly available borehole logs. As such, these logs indicate shallow superficial underlying deposits and a shallow stratigraphic sequence for potential archaeological deposits within the eastern half of the Site.

## PROPOSED DEVELOPMENT

- 1.10 The description of the proposed development's outline planning application for a mixed-use residential development type, is as follows:
- "Outline planning application for the demolition of existing buildings and structures and the erection of up to 350 dwellings (including affordable housing), a farm shop and cafe, employment workspaces, and land for a potential primary school, along with associated parking, access roads, walking and cycling routes, public open space, landscaping, sustainable urban drainage and other associated works, site clearance and infrastructure. All matters reserved except for the means of access into the site."*
- 1.11 Detailed information on the built form and appearance of the proposed development is not provided at this stage. However, the residential built form of the Site would generally comprise of properties two and a half storeys in height.
- 1.12 This report also considers potential archaeological and heritage impacts from the optional provision of a primary school site to the east side of the Site boundary. The possible primary school site would be 2.33ha in extent (see **Plan EDP 1**). It is not a fixed part of the proposed development but is included in this report's assessment as a scenario option in **Section 5**.
- 1.13 The Framework Masterplan for the proposed development is included within **Appendix EDP 2** and referred to where relevant.

## Section 2

### Legislation and Planning Guidance

#### LEGISLATION

- 2.1 The following section summarises the key legislation and national/local planning policies which are of relevance to this assessment.

#### Scheduled Monuments

- 2.2 In relation to archaeology, the relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO 1979). This Act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works that would directly impact upon their preservation. The Act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in the relevant paragraphs of the NPPF.

#### Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs) in respect of the treatment of listed buildings and conservation areas through the planning process (HMSO 1990).
- 2.4 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.5 This ‘special regard’ duty has been tested in the Court of Appeal and confirmed to require that ‘considerable importance and weight’ should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court Judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.
- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a proposed development that does not “*preserve*” is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.7 Section 66(1) of the Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that:

*“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

## **PLANNING GUIDANCE**

### **National Planning Policy**

- 2.8 The revised NPPF was published in 2023 (DLUHC 2023a). Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process.
- 2.9 The opening paragraph (195), recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.10 Paragraph 200 concerns planning applications, stating that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

- 2.11 NPPF paragraph 203 is relevant when it states that:

*“In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

- 2.12 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

- 2.13 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

- 2.14 With regard to the decision-making process, paragraphs 207 and 208 are of relevance. Paragraph 207 states that:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. The nature of the heritage asset prevents all reasonable uses of the site;*
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.15 Paragraph 208 states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

- 2.16 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of 'harm' for heritage assets:

*"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away."*

*Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced."*

- 2.17 In other words, for the 'harm' to be 'substantial', and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF, compared with paragraph 208, the proposal would need to result in the asset's significance either being *"vitiating altogether or very much reduced."*

- 2.18 Paragraph 209 refers to non-designated heritage assets identifying that:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

- 2.19 In relation to non-designated heritage assets, footnote 72 explains the exemption to the 'balanced judgement' exercise outlined in paragraph 203 in cases where:

*"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."*

- 2.20 Paragraph 212 of the NPPF sets out that:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

- 2.21 In relation to conservation areas, paragraph 213 of the NPPF sets out that:

*"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected"*

*and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”*

- 2.22 This clearly identifies that any adverse impacts should be judged against the whole of the conservation area.

### **Local Planning Policy**

- 2.23 The Site is located within the administrative boundary of Herefordshire County Council (HCC). The current Local Plan for HCC is comprised of a number of Development Plan Documents (DPDs) and covers the period from 2011-2031. Relevant policies to the Site, historic environment, and proposed development are found within the Core Strategy and are outlined below.

### **Core Strategy**

- 2.24 The Core Strategy, adopted October 2015, represents the vision for the county of Herefordshire to 2031 (HCC 2015). It was the first DPD produced for the currently adopted Local Plan and was utilised for the work on the preparation of other supporting DPDs.
- 2.25 The following policies are of relevance to the Site and the historic environment:
- Policy SS6 – Environmental quality and local distinctiveness; and
  - Policy LD4 – Historic environment and heritage assets.
- 2.26 Policy SS6 states the following:

*“Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:*

- *landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;*
- *biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest (SSSI);*
- *historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;*
- *the network of green infrastructure;*
- *local amenity, including light pollution, air quality and tranquillity;*



- *agricultural and food productivity;*
- *physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.*

*The management plans and conservation on objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals."*

2.27 Policy LD4 states the following:

*"Development proposals affecting heritage assets and the wider historic environment should:*

- 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;*
- 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation on areas;*
- 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;*
- 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and*
- 5. where appropriate, improve the understanding of and public access to the heritage asset. The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function on of any asset and, where appropriate, improve the understanding of and public access to them."*

#### **Local Plan Update**

2.28 The currently adopted Local Plan for HCC is in the process of being updated. The focus is on the updating of the adopted October 2015 Core Strategy, to produce a Local Plan which will cover the period from 2021-2041. As stated by HCC on their website (HCC 2023):

*"The Local Plan 2021- 2041 will set out the planning framework for the county for the period to 2041 and will cover issues such as housing provision, the economy, retail and town centres, infrastructure provision and the environment. It will also set out policies by which planning applications will be determined, in addition to allocation land for housing, employment and other uses."*

- 2.29 Currently the updated Local Plan is undergoing consultation to inform the preparation of the new 2021-2041 Local Plan DPDs. There is no current draft document for an updated Core Strategy, and therefore, no specific policies in relation to the Site or the historic environment are set out for the upcoming Local Plan 2021-2041.

***Hampton Bishop Neighbourhood Development Plan 2011-2031***

- 2.30 The Hampton Bishop Neighbourhood Development Plan (HBNDP) covers the period between 2011-2031 and was formally adopted in August 2019 (Hampton Bishop Parish Council 2019).
- 2.31 The HBNDP outlines three overarching objectives, of which, Objective 2 applies to the historic environment within the parish and is of relevance to the Site. Objective 2 is outlined below:

*“Objective 2 - To promote high quality design in new buildings and extensions in order to maintain and enhance the historic setting of the Conservation Area and wider rural riparian landscape of the Parish.*

*This will be achieved by:*

- Maintaining the unique rural setting, especially within the Conservation Area. Significant assets which need protection include the roadside ditches and hedges, parish land and orchards. Trees are a significant local asset. Development should conserve mature trees and hedgerows, so there is no loss or degradation of hedgerows and woodland in Hampton Bishop parish and schemes to increase the quantity of trees and woodland will be supported. Measures to encourage wildlife will be supported in new development as part of green infrastructure objectives.*
  - Supporting development which contributes towards the attractive built heritage of Hampton Bishop and its conservation area, and encouraging designs which are in keeping with the area to maintain the rural character of the Parish.*
  - New development should be designed to enhance the existing built heritage assets in and around the village and wider Parish area. The neighbourhood area has a distinctive rural character with many buildings using traditional methods of construction. New designs will be welcome but care will be required to ensure height, scale and massing are appropriate and use of traditional materials and methods of construction will be encouraged.”*
- 2.32 Policies are outlined for each overarching objective within the HBNDP. With regards to Objective 2, the following policies are of relevance:
- Policy HB4 – Protecting Heritage Assets and Archaeology; and
  - Policy HB5 – Protection of Historic Farmsteads

2.33 Policy HB4 is outlined below:

*“Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. In relation to non-designated heritage assets, a balanced judgement will be made having regard to the scale of any harm and the asset's significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character and put in place measures to avoid or minimise impact or mitigate damage.*

*New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.”*

2.34 Policy HB5 is outlined below:

*“Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish for employment or residential uses should be sensitive to their distinctive character, materials and form. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.”*

2.35 Furthermore, the consideration for the protection of landscape views to and from the Conservation Area of Hampton Bishop is referred to under ‘Policy HB7 – Building Design Principles for New Development’, which states the following:

2. *New development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.”*

**Neighbourhood Planning Guidance Note 23 (NPGN 23): Conservation Areas**

2.36 HCC has produced a number of Neighbourhood Development Plan guidance documents to support the production of neighbourhood plans across the county (HCC 2023b). NPGN 23 covers the various conservation topics and issues that may be applicable to a specific Neighbourhood Area. This includes the presence of unregistered parks and gardens within Herefordshire, which are classed as non-designated heritage assets by the HCC Historical Environment Record (HER) and are of relevance to this report.

2.37 For clarification, NPGN 23 states the following with regards to unregistered parks and gardens:

*“...The county also contains a wealth of historic parks and gardens of local importance, termed unregistered parks and gardens. Both the registered and unregistered parks and gardens are currently identified within Appendix 8 of the Herefordshire Local Plan – Core Strategy.”*

2.38 Appendix 8 of the currently adopted Core Strategy, provides a list of recorded unregistered parks and gardens within Herefordshire (HCC 2023c), which fall within the remit of Policy LD4 outlined above.

2.39 Overall, the plans and policies outlined in **Section 2** have all been considered in this report.

## **Section 3**

### **Methodology**

#### **INTRODUCTION**

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CifA 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 It has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in national guidance by Historic England (HE 2017) and other relevant documents related to the historic environment (HE 2015b).

#### **ARCHAEOLOGICAL METHODOLOGY**

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England (NHLE) curated by Historic England (HE 2023b) – for recorded designated heritage assets within the Site and surrounding area;
  - Herefordshire Historic Environment Record (HHER) July 2023 commercial dataset – for recorded non-designated heritage assets (archaeological sites, monuments, findspots) and previous archaeological events (investigation/mitigation) within the Site and surrounding area;
  - Historic maps and satellite imagery held by National Library of Scotland, EnviroCheck and Google Earth – for contribution to the establishment of land use history within the Site and surrounding area;
  - Maps and documents held by the Hereford Archives and Records Centre – for contribution to the establishment of land use history within the Site and surrounding area;
  - Aerial photographs held at the Historic England archives – for identification of previously unrecorded earthworks, cropmarks and/or archaeological features within the Site and surrounding area; and
  - LiDAR data held by Department for Environment, Food and Rural Affairs (Defra) – for identification of previously unrecorded earthworks or archaeological features within the Site.

- 3.4 The assessment provides a synthesis of relevant archaeological information for the Site and study area, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. A study area 1km in diameter from the Site boundary was considered proportionate and appropriate for the determination of the Site's archaeological potential.
- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a heritage walkover survey of the Site and surrounding area, undertaken in July 2023. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.
- 3.6 The report thereafter concludes with an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines.
- 3.7 Throughout the report, where referenced and relevant, designated heritage assets are referenced by their NHLE List Entry number, non-designated heritage assets are referenced by their Monument Unique Identification (UID) number and previous archaeological events are referenced by their Event Unique Identification (EvUID) number. The distribution of designated heritage assets, non-designated heritage assets and previous archaeological events are presented in **Plans EDP 2-4**.

#### **SETTING ASSESSMENT METHODOLOGY**

- 3.8 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the Site. In this regard, the heritage walkover survey included visits to designated heritage assets beyond the Site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the Site to their significance.
- 3.9 No arbitrarily assigned 'study area' has been assigned for the identification and assessment of built heritage assets within the Site's surroundings. Built heritage assets within the Site boundary and those further afield were taken into account to establish if the Site forms part of the surroundings in which they are experienced.
- 3.10 Built heritage assets taken forward to **Section 5** for further assessment are determined using a combination of GIS analysis, historical records and field examination, which have considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of each asset's heritage significance. Heritage assets taken forward to **Section 5** are stated within the baseline information section of this report (i.e. **Section 4**).
- 3.11 The setting assessment process employed current Historic England guidance which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.



- 3.12 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.13 In simple terms, setting is defined as *"the surroundings in which a heritage asset is experienced"* (DLUHC 2023b). It must be recognized from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.14 Historic England (HE) guidance identifies that *"change to heritage assets is inevitable, but it is only harmful when significance is damaged"* (HE 2015b).
- 3.15 In that regard, 'significance' is defined in Annex 2 of the NPPF as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic."* (DLUHC 2023b).
- 3.16 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.17 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative, or neutral.
- 3.18 In light of the above, the assessment of potential setting effects arising from the proposed scheme has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that *"The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve."*
- 3.19 The guidance also observes that *"elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."*
- 3.20 The guidance states that the importance of setting *"lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*
- 3.21 It goes on to note that:
- "...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*

3.22 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated"*. It continues by adding that *"conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*

3.23 In terms of church towers and spires specifically, GPA3 notes that:

*"Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view."*

3.24 In other words, the ability to see a heritage asset does not necessarily mean that it makes a contribution to heritage significance, and consequently, the loss of such views does not necessarily result in an impact on significance.

3.25 Essentially, a heritage asset does not solely derive significance from its physical fabric. A contribution to its significance can be made from its setting. However, such a contribution will be to a lesser extent than that derived from the physical fabric of the heritage asset itself.

3.26 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure:

**Step 1:** Identify which heritage assets and their settings are affected;

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;

**Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and

**Step 5:** Make and document the decision and monitor outcomes.

3.27 As far as **Step 2** is concerned, the guidance makes the following observations:

*"The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*

- *The asset's intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc. to significance, and*
- *The way views allow the significance of the asset to be appreciated."*

3.28 Thereafter, the guidance notes that:

*"The assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below."*

3.29 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting', i.e.:

*"In general, the assessment should address the attributes of the proposed development in terms of its:*

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence."*

3.30 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a heritage walkover survey, which was undertaken in July 2023 and concentrated on the following main areas:

- Identifying those heritage assets that could potentially be affected by the proposed development and the manner (if any) in which they would be affected (**Step 1**: set out in **Section 4** of this report);
- Defining the contribution made to their significance by their setting (**Step 2**: set out in **Section 4** of this report);
- Assessing whether the Site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of **Step 2**); and
- Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (**Step 3**: set out in **Section 5** of this report).

3.31 **Step 4** of the assessment process is reflected in the development design and **Step 5** of the assessment process is not within the remit of this report.

3.32 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected: the

proximity of heritage assets towards Hereford's historic city centre (1) the influence of the local topography, and built and vegetated environment; and (2) consideration of the character and setting of surrounding designated assets.

- 3.33 The report then draws conclusions regarding the potential for development within the Site to affect the significance of the heritage assets.
- 3.34 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

### **LIDAR DATA**

- 3.35 Airborne LiDAR data (Light Detection and Ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.36 A Digital Terrain Model (DTM) for the Site was acquired from the Environment Agency Data available online. Resolution of the data is at one data point for each 1m<sup>2</sup>, a high resolution which, for archaeological prospection, is appropriate for the identification of archaeological earthworks.
- 3.37 The DTM was processed using the Relief Visualisation Toolbox (ver. 2.2 1. ZRC SAZU, 2019). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques, Sky View Factor (SVF) produced the best quality and most useful imagery for the archaeology assessment.

### **Sky View Factor Imagery**

- 3.38 The relief visualisation technique for SVF imagery is based on the use of diffuse illumination. This technique uses the portion of the visible sky not obscured by the relief of the landscape topography above a certain observation point. The technique applies the assumption that the diffuse illumination is isotropic, in that the places that see a large portion of the sky are brighter than those where only a small portion of the sky is visible.
- 3.39 As stated by ZRC SAZU 2010:
- “Applying the SVF for visualization purposes gives advantages over other techniques because it reveals relief features without any “sharp edges” while preserving the perception of general topography. Rather than just presenting or visualizing the same information in a new way, it extracts new information that can be further processed.”*
- 3.40 This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential (see **Plan EDP 7**), and which was used for guiding the July 2023 walkover survey.

## Section 4

### Baseline Information

#### INTRODUCTION

- 4.1 The following section details and contextualises known heritage assets within the Site and its surrounding environs of relevance to this Archaeology and Heritage Assessment.

#### DESIGNATED HERITAGE ASSETS

- 4.2 The Site does not contain any 'designated heritage assets', as defined in Annex 2 of the NPPF (i.e. World Heritage Sites, scheduled monuments, listed buildings, conservation areas, Registered Parks and Gardens (RGPs) or Registered Battlefields) (DLUHC 2023b). The designated heritage assets in the wider area have been assessed to identify those that have the potential to experience change to their setting, which could result in harm to their significance. The location of designated heritage assets is shown on **Plan EDP 2**.
- 4.3 Within 1km of the Site, one scheduled monument, fourteen listed buildings (one Grade II\* and 13 Grade II) and one conservation area (Hampton Park) are present. These heritage assets include the following:
- Scheduled Monument of 'Ring ditches and rectilinear enclosures E of Tupsley' (**1005348**) located c.340m east of the Site;
  - Grade II\* listed New Court (**1099834**) located c.850m north-east of the Site;
  - Grade II listed Milepost at SO538403 (**1099864**) located adjacent to the north of the Site's boundary;
  - Grade II listed Lower House Farmhouse (**1250963**) located c.110m north of the Site;
  - Grade II listed Meadow Cottage (**1179418**) located c.115m west of the Site;
  - Grade II listed St. Paul's Primary School (**1298590**) located c.300m west of the Site;
  - Grade II listed St. Paul's School House (**1196835**) located c.330m west of the Site;
  - Grade II listed Church of St. Paul (**1196813**) located c.420m west of the Site;
  - Grade II listed Hampton Manor, attached walls and gate piers (**1196832**) located c.460m west of the Site;
  - Grade II listed Litley Court (**1196837**) located c.740m south-west of the Site;
  - Grade II listed Lugwardine Bridge (**1179669**) located c.740m north-east of the Site;
  - Grade II listed Lower Lodge (**1099846**) located c.820m north-east of the Site;

- Grade II listed Rose Cottage and Malt House (**1179681**) located from c.930m north-east of the Site;
- Grade II listed The High House (**1179658**) located from c.960m north-east of the Site;
- Grade II listed Lugwardine Court (**1348743**) located from c.990m north-east of the Site; and
- Hampton Park Conservation Area located from c.350m south of the Site.

4.4 Further afield, consultation of historic maps, documentary sources and observations made during the July 2023 heritage walkover survey, identified that an additional Grade II\* listed building and two conservation areas, merit consideration and require outlining in the baseline section of this report to determine their need for inclusion in the 'Impact Assessment' section (**Section 5**). These heritage assets include the following:

- Grade II\* Church of St. Peter (**1099844**) located c.1.33km north-east of the Site within the Lugwardine Conservation Area. The listed building is included due to the identification of a visual connection made during the July 2023 heritage walkover survey;
- Lugwardine Conservation Area located from c.1.19km north-east of the Site. The Conservation Area is included due to its elevated topographic position in relation to the Site and need to identify, if any relationship, association or connection is present between the Site and Conservation Area to rule out the potential for setting effects from development within the Site; and
- Hampton Bishop Conservation Area located from c.1.5km south-east of the Site. The Conservation Area is included due to the need to consider the landscape setting of the Conservation Area and the potential effects from new development within the parish as outlined within the 2011-2031 HBNDP, outlined above.

4.5 In terms of those heritage assets not included above, these are predominantly reflective of farm buildings, residential dwellings along communication routes or within settlements, milestones, functional features (e.g. bridges) and so on. The significance of these heritage assets is mainly derived from the architectural and historic interest held within their fabric. In terms of their setting, these designated heritage assets are enclosed within their individual properties with significant hedgerow and treeline screening provided by intervening field boundaries, structures, and surrounding fields, and in some cases is limited to the extent of their property boundaries, a landscape in which they are best perceptible and intelligible as heritage assets.

4.6 The immediate settings of these designated heritage assets would not be altered by development within the Site, and would be preserved, as would the heritage assets' key contributing interests to their significance. Views of the surrounding landscape (including the Site) from these assets are blocked/screened by vegetation, topography and some modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, it is considered that the Site does not form part of the experience of their setting and that the principle of



development will not result in any harm to the significance of these assets. They are not assessed in any further detail in this report.

### **Scheduled Monuments**

#### ***Ring Ditches and Rectilinear Enclosures E of Tupsley (1005348)***

##### *Description*

- 4.7 The Scheduled Monument of 'Ring ditches and rectilinear enclosures E of Tupsley' (**1005348**) is located c.340m east of the Site and c.220m east of the possible school site. The scheduled area comprises a rectangular polygon c.8.78ha in extent, which encompasses multi-period cropmark features characteristic to prehistoric to Romano-British activity. The scheduled area is utilised for arable crop production, in which no visible earthworks or features are visible from the ground's surface within the Scheduled Monument (**Image EDP A1.1-4**).
- 4.8 The NHLE listing for the heritage asset is as follows:
- "Doubled ditched enclosures, successive rectangular enclosures and a series of ring ditches situated in the valley and on the floodplain of the River Lugg beside a number of drainage ditches and close to the confluences with the Rivers Wye and Frome and the Back Brook. The multi-period landscape survives as buried structures, features, layers and deposits visible as crop and soil marks on aerial photographs. These features are extensive and include square double ditched enclosures, additional double ditched linear features, successive rectangular enclosures interpreted as enclosed prehistoric settlements, a further large rectangular enclosure with rounded corners may be of Romano-British date and a series of ring ditches of various sizes seem to indicate a prehistoric round barrow cemetery is also present."*
- 4.9 The HER contains more information and notes that the monument was identified from cropmark evidence. It observes that the cropmarks represent:
- "Circular ring ditch, rectangular enclosure with small ring ditch in centre towards the east end, a square enclosure with double ditch on the east and north side and small ring ditch within on south side and just beyond this another large ring ditch with 2/3 of another small one – not central – inside. Double ditches lead south from this. Rectangular enclosure on other side of main double ditches, 2 possible double-ditched enclosures on north side of field. East one appears to have posthole structure within. Rectangular cropmarks between."*
- 4.10 Aerial Photographs held and observed at the Historic England archives, Swindon, illustrate the extent of cropmarks described by the NHLE listing, and therefore the potential buried archaeological features present within the area of the Scheduled Monument. Such cropmarks are most visible on aerial photographs dating to the March 1971 National Monuments Record (NMR) aerial survey and the January 2002 Herefordshire Aerial Archaeological Survey.
- 4.11 The HER records the presence of further cropmarks beyond the area of the Scheduled Monument to the west (**MHE103**) (see **Plan EDP 3**). A review of available aerial photographs indicates such cropmarks comprise of a possible recti-linear enclosure. These cropmarks

are located c.230m east of the Site. None of the cropmarks identified within the Scheduled Monument or land adjacent to the Scheduled Monument have been archaeologically investigated. It is unclear what the date, nature, and relationship of the cropmark feature to the west of the Scheduled Monument is, in relation to those previously identified within the area of the Scheduled Monument itself.

- 4.12 An unpublished evaluation undertaken in 1990 by the Archaeology Section at Hereford and Worcester County Council for a former Hereford eastern bypass proposal, is recorded to have been undertaken within the field west of the scheduled area within **MHE103** (Dinn and Hughes 1990). The evaluation comprised of a multi-method approach, utilising non-intrusive fieldwalking and discrete targeted intrusive auger holes and hand-dug test trenches. Between the Site's eastern boundary and western boundary of the Scheduled Monument, the field enclosure located in-between (i.e. within **MHE103**) was field-walked north-south and subsequently 'test trenched'. Flint flakes and a core were recovered, but subsequent trenches revealed no buried features. Such flint finds are recorded as HER archaeological findspot record (**MHE4344**) within the field of **MHE103** to the west of the Scheduled Monument. As such, no archaeological features of significance have been recorded between the Site and the Scheduled Monument, nor remains that could be interpreted as being associated with those present within the Scheduled Monument itself.
- 4.13 An unpublished Archaeological Watching Brief (**EHE80303**) undertaken in 2018 by Headland Archaeology along an access track for Court Farm, which skirts the west and south sides of the Scheduled Monument, did not identify any archaeological features (Cochrane 2018). However, the HER notes that this may have been due to monitored groundworks having been too shallow to disturb any archaeological remains. No further known archaeological investigation has been undertaken within the Scheduled Monument.
- 4.14 The HER records that the Scheduled Monument was put on Historic England's 'Heritage at Risk' register in 2016, most likely due to the damage caused from truncation and/or disturbance caused by past and present ploughing from arable cultivation practices. In addition, due to the risk of further plough damage from arable uses.
- 4.15 As a Scheduled Monument, the heritage asset is of high significance. Its significance derives from its archaeological interest and potential to elucidate local prehistoric to Romano-British history within the environs to the east of Hereford.

#### Setting and Contribution to Significance

- 4.16 The heritage asset is comprised of buried archaeological features, which are visible in the form of cropmarks from above, on the field's surface under suitable conditions. The heritage asset remains under arable agricultural practices. As such, there is no experience of the asset's archaeological interest but rather the experience is one of a modern intensively-farmed arable field, with no indication of the buried remains which lie underneath.
- 4.17 The Scheduled Monument's setting is comprised of an agricultural landscape which does not contribute to the significance or ability to appreciate the significance of the heritage asset. The heritage asset is buried in nature, only experienced from above under certain ground conditions. As such, the Site predominantly derives its significance from its physical

buried remains and potential for multi-period archaeological remains, albeit, impacted by a prolonged period of agricultural practices, which include disturbance and/or truncation from ploughing.

#### Relationship to the Site

- 4.18 The Site and possible school site are located from c.220m to the west of the Scheduled Monument and form part of the surrounding agricultural landscape which does not contribute to the significance or ability to appreciate the heritage asset. A review of available aerial photographs and archaeological evidence has not identified any known archaeological remains, which may be potentially associated with those present within the Scheduled Monument.
- 4.19 Consulted historic maps and satellite imagery indicate that the Site and possible school site's ground conditions are both historically and presently similar to those of the Scheduled Monument i.e. a cultivated field. The central and southern fields of the Site have been periodically ploughed and utilised for arable purposes since at least the early-mid 19<sup>th</sup> century. As such, potential archaeological remains have been subject to truncation and/or disturbance to some degree.
- 4.20 The absence of identifiable archaeological features of equivalent complexity and type as the Scheduled Monument via cropmarks on available aerial photographs and satellite imagery within the Site, suggests the Site is unlikely to contain any substantial remains of potential association with those identified within the Scheduled Monument. This suggestion is based on the connection that the Site and Scheduled Monument share, via similar ground conditions with the potential for archaeological features surviving impacts from repeated ploughing and other arable practices, however, available evidence indicating that the same does not occur within the Site.
- 4.21 This view is further supported by the results of the September 2023 Geophysical Survey, undertaken across the Site and possible school site. The geophysical survey did not detect any potential double ditched enclosures, rectangular enclosures, or ring ditches of possible prehistoric or Romano-British origin characteristic of those within the Scheduled Monument (Cockcroft 2023) (see **Appendix 3** for full report). Detected features of archaeological interest were limited to two parallel ditch-like anomalies, orientated roughly east-west through the centre of the Site. The nature of the archaeology identified within the geophysical survey, even if related, does not display the same complexity or interest as that within the Scheduled Monument, and therefore are not considered to be of equivalent interest.
- 4.22 Due to the proximity of the Site to the Scheduled Monument and the potential for the proposed development's built form to cause change in how the Scheduled Monument is experienced and/or appreciated within its agricultural landscape setting, the Scheduled Monument is taken forward to **Section 5** for Impact Assessment.

## Listed Buildings

- 4.23 Listed Buildings identified for consideration within this report include two Grade II\* and 13 Grade II designated heritage assets. The listed buildings range in date between 12<sup>th</sup>-19<sup>th</sup> centuries, however, the majority date to the 18<sup>th</sup> century of the post-medieval period. Listed buildings feature a range of one-three storey structural types, which include cottages, houses, a farmhouse, country houses, a manor house, churches, school, school house, lodge, public house, malt house, mile post and bridge.
- 4.24 Two (**1099864**, **1250963**) and five (**1179418**, **1298590**, **1196835**, **1196813**, **1196832**) listed buildings, lie in proximity to the Site's north and west boundaries, between c.0-110m and 115-460m, respectively. One listed building (**1196837**) is located within the modern 20<sup>th</sup> century residential estates of Hampton Park c.740m to the south-west of the Site. A cluster of listed buildings are located to the north-east within the village of Lugwardine between c.760m to 1.35km from the Site (see **Plan EDP 2**).

### **Grade II\* New Court (1099834)**

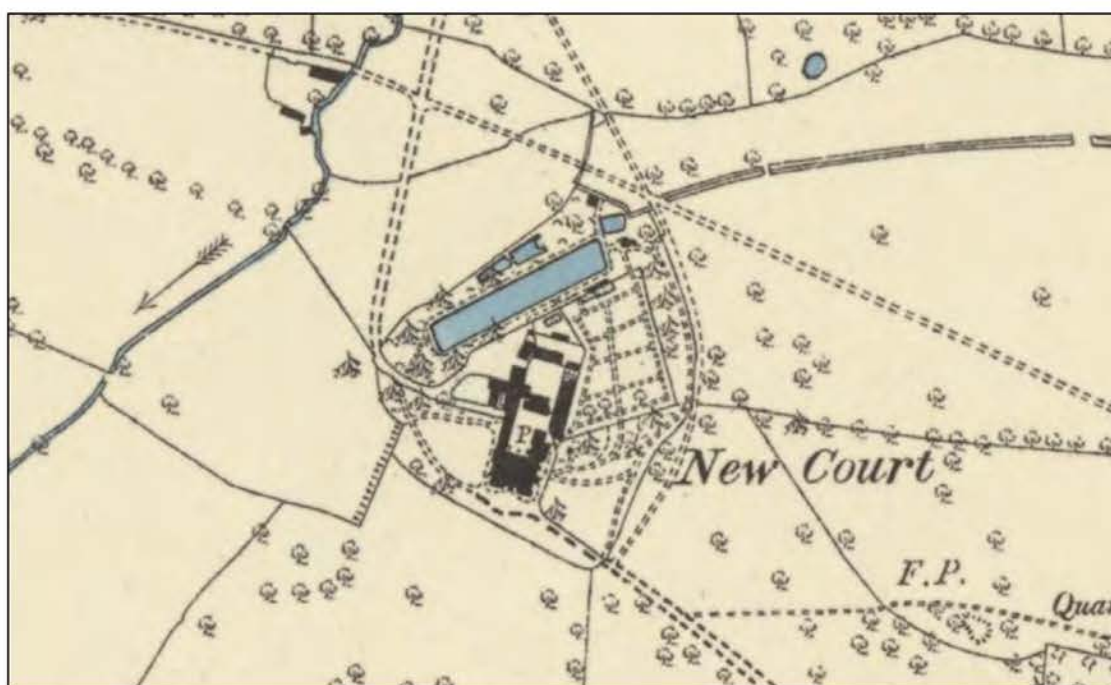
#### *Description*

- 4.25 New Court is an 18<sup>th</sup> century country house located to the west of the village of Lugwardine. The Site is located c.850m south-west of this heritage asset.
- 4.26 The NHLE listing for the heritage asset is as follows:
- "Country house. C18, possibly with earlier core, remodelled in Gothic style 1809 by H. H. Seward. Sandstone ashlar, hipped slate roofs. U-plan house with central entrance to south front, lateral stacks. South front, three storeys, pilaster strips to outer bays, continuous crenelated parapet with turrets flanking central bay. 2:1:2 bays, recessed centre, 2-light casement windows to outer bays with single vertical glazing bar sash windows to ground floor all with labels, central 3-light window with 4-light window on first floor, sash windows with single vertical glazing bars and similar labels flank projecting porch, inner half-glazed doors. Interior retains fine coved Rococco plaster ceiling of c.1750 in present entrance hall."*
- 4.27 As such, New Court is an 18<sup>th</sup> century post-medieval three-storey country house. Remodelled in the Gothic style in 1809 by English architect Henry Hake Seward (1778-1849). The building is of sandstone ashlar fabric with hipped slate roofs. It is rectangular in plan but features adjoining service wings and structures to its north elevation, as shown on Google Earth satellite imagery.
- 4.28 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on private land.
- 4.29 An earlier core is possible, given New Court's reference in correspondence dating back to the early-mid 17<sup>th</sup> century in records held by the Herefordshire Archive Service Catalogue (HASC 2023).

- 4.30 New Court country house is one of a number of private country house estates from the later post-medieval period located within the environs of Hereford. Its significance derives from its architectural, artistic and historic interest, as well as the archaeological interest contained within its fabric.

Setting and Contribution to Significance

- 4.31 There is no public access to the building, but from the utilisation of Google Earth satellite imagery and historic maps, the immediate setting of New Court is comprised of its enclosed rear (north) service buildings courtyard, ornamental north-east to south-west orientated rectangular fishpond, gardens, and woodland plantations, and front (south) open lawns and driveway, which are overlooked by the main southern elevation of the house. Broad views from the listed building to the wider agricultural landscape and the eastern edge of Tupsley's modern residential housing estates to the south/south-west, are experienced from the southern front elevation of the building only. The visual relationship was identified during the July 2023 heritage walkover survey. Furthermore, the comparison of the 1<sup>st</sup> Edition OS Map of 1888 with modern satellite imagery, however, indicates that these setting attributes have been subject to some degree of change overtime.



**Image EDP 4.1:** Extract of 1888 1<sup>st</sup> Edition OS Map. New Court and its immediate grounds (NLS 2023). Reproduced with the permission of the National Library of Scotland.





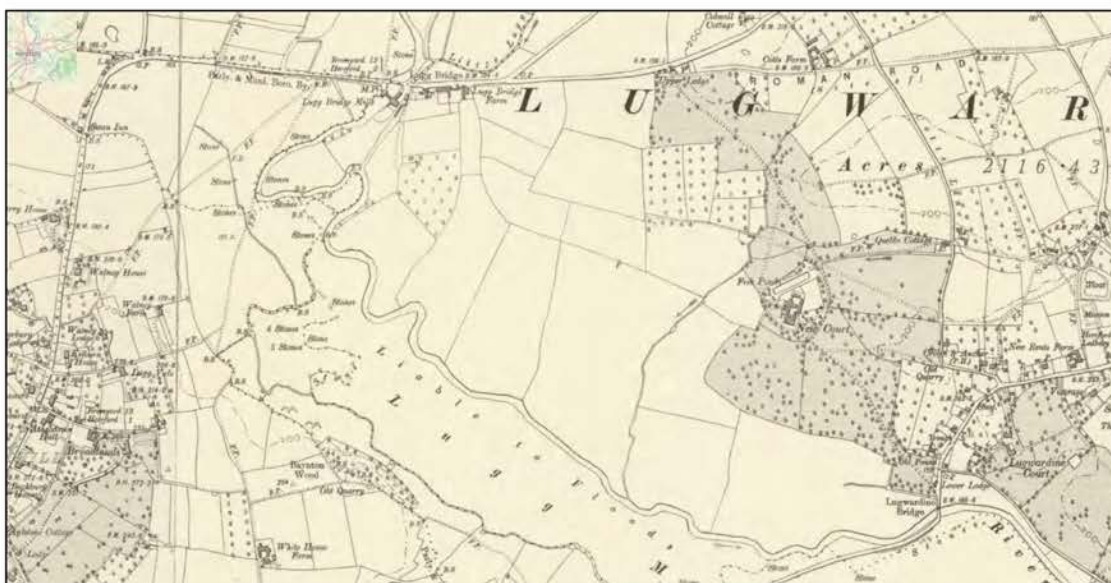
**Image EDP 4.2:** Google Earth 2023 satellite imagery of New Court (Google Earth 2023).

- 4.32 Formerly, the country house featured two driveways, one from its Upper Lodge (north) along the A4103 Roman Road and the other from its Lower Lodge (south) along the A438 Ledbury Road. Only the southern driveway is still in use by the property. The gardens on its east side to the rear of the property featured a walled garden with multiple paths running through.
- 4.33 Although New Court's immediate setting has seen some change, predominantly on its north and east sides, the current condition of its immediate ornamental fishpond, gardens and service buildings retains its private sense of space to be enjoyed by the residents of the country house. This can even be suggested to have been reinforced through additional planting over the 20<sup>th</sup> century along the perimeter of the ornamental fishpond and gardens. As such, these setting attributes reflect the historic immediate setting of the country house and make a moderate positive contribution to the significance of the heritage asset.
- 4.34 The open lawns to the south of New Court have been retained since at least the latter 19<sup>th</sup> century. These provide southerly views from the heritage asset, utilising its slightly elevated position above the edge of the River Lugg's floodplain and the orientation of the country house. However, segments of mature tree lines and scattered trees are present, retained within associated parkland to the south of the heritage asset. Such vegetation provides visual obstructions towards the River Lugg and beyond, including the Site (**Image EDP A1.5 -A.33**). However, the lawns still provide southerly views to some degree from the heritage asset. As such, the lawns and the southerly view from New Court enable the country house to be experienced and appreciated within its wider agricultural landscape setting and make a minor positive contribution to the significance of the heritage asset.
- 4.35 The southern driveway likely functioned as the principal entrance from the A438 Ledbury Road for residents and guests. The northern driveway, no longer in use, likely functioned as the route for deliveries and services to its rear courtyard and service buildings from the A4103 Roman Road. The retention of the southern driveway and associated Lower Lodge



(Image EDP A1.6), reflects the historic principal approach to the country house through its associated parkland. Views of the heritage asset on approach from the historic southern driveway enable the appreciation of its architectural and historic interest to be experienced. As such, the southern driveway from the Lower Lodge to New Court makes a moderate positive contribution to the significance of the heritage asset.

- 4.36 The wider parkland estate directly associated with New Court is recorded as an unregistered park and garden (**MHE8583**), discussed below. It is shown on consulted historic maps to have been historically arranged north to south, connected by a northern 'Upper Lodge' along the A4103 Roman Road and a southern 'Lower Lodge' along the A438 Ledbury Road, as discussed above. The parkland estate, as detailed in the apportionment text for the 1839 Lugwardine Parish Tithe Map, comprised of a large lawn to the south of the country house building, while areas of meadows and pasture were located to the east and north of the country house (see **Plan EDP 5**) (The Genealogist, 2023). The 1888 1<sup>st</sup> Edition OS Map illustrates this layout of the country house estate, and the nature of the parkland's vegetation, featuring scattered trees along its driveways towards the house, as well as a dense cluster of trees to the south of the house across its wide lawns (**Image EDP 4.3**).



**Image EDP 4.3:** Extract of 1893-1900s OS Map. New Court and its associated parkland estate (shaded grey) (NLS 2023). Reproduced with the permission of the National Library of Scotland.

- 4.37 Consulted historic maps between 1839-2023 illustrate several phases of change to the organisation of the associated parkland estate. The estate is shown to remain predominantly static between 1839-1980s, however, from the 1960s, urban residential development from Lugwardine is observed to encroach towards the edges of the estate. Most notably, 'New Court Farm' was constructed during the mid-1980s within the south-east corner of the estate. Meanwhile, residential estates to the east of Cotts Lane and north of the A438 Ledbury Road for the Quarry Field estate are shown on maps from the 1980s and 2020, respectively. These modern developments make a neutral contribution to the significance of the heritage asset.

- 4.38 Although the parkland estate has been subject to some degree of alteration through changes in land use across some parts, the estate itself still retains its lawn and meadows to the south and east of New Court. This provides an open tranquil setting to the heritage asset, retaining a private, exclusive experience of the heritage asset to the residents of the country house. Therefore, the parkland in its current form makes a positive contribution to the significance of the heritage asset by representing the still recognisable (in part) designed landscape within which the house was designed to be experienced and appreciated from.
- 4.39 The wider landscape has been identified to share a temporary historic landownership connection with the owner of New Court at the time of the Lugwardine Parish Tithe Map survey in 1839, under 'Edward Griffiths Esquire' (see **Plan EDP 5**) (The Genealogist 2023). Edward Griffiths Esquire was a large landowner within the parishes of both Lugwardine and Tupsley, but his agricultural estates were focused to the west of New Court, up to the course of the River Lugg (see **Image EDP 4.3**). These fields were rented out to various tenant farmers, illustrating a spatial land use pattern of pastoral fields along the floodplain to the River Lugg and orchards and arable fields on elevated ground to the north-east of the River Lugg, along the south side of the A4103 Roman Road (*ibid*).
- 4.40 The farmland to the west of New Court up to the River Lugg provided a source of revenue for its owner, albeit this connection is now limited to a historic documented association. Furthermore, the surrounding agricultural landscape is predominantly screened from the heritage asset itself, from plantations along its gardens and fishpond on its west side. Therefore, the agricultural landscape character setting to the west of the heritage asset up to the River Lugg, merely functions to contextualise the heritage asset as a wealthy country house residence in a private parkland estate, within an agricultural landscape. The farmland beyond the boundary of the parkland estate does not form part of the experience or appreciation of the heritage asset, and merely forms the wider landscape setting in which the country house and its parkland estate resides in. As such, it is considered to make a neutral contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.41 The Site is located c.850m to the south-west of the heritage asset, beyond intervening tree lines, parkland trees, hedgerows, fields and the River Lugg.
- 4.42 The consulted 1839 Tupsley Parish Tithe Map and its associated apportionment text records no ownership connection with New Court. The Site has been divided into multiple field enclosures since at least the early-mid 19<sup>th</sup> century, with land ownership and occupation/tenancy at this time falling under various individuals (**Plan EDP 5**) (The Genealogist 2023). No subsequent historic maps or consulted sources indicate a connection or association with New Court.
- 4.43 The July 2023 heritage walkover survey identified a limited visual connection between the Site and heritage asset (**Image EDP A1.7-9**). From the tallest points of the Site, along the floodplain's ridgeline, which runs north to south across the west half of the Site, the heritage asset is experienced via intermittent partial views. This is due to the extent of intervening tree lines and scattered trees to the north of the River Lugg, within the parkland associated with the heritage asset. This vegetation partially obstructs intervisibility between the

heritage asset and the Site and only affords limited views of the heritage asset from the landscape to the south.

- 4.44 The Site is located within the wider agricultural landscape to the south of the River Lugg. It has no direct connection or relationship to New Court. It is likely to form part of broad southernly views from the heritage asset and provide a negligible contribution to such views. However, the Site is likely to only feature as part of a broad filtered backdrop due to the number of intervening obstructions from hedgerows, tree plantations, tree lines and scattered trees, which limit the experience of the country house from the Site's field enclosures to the south of the A438 Ledbury Road.
- 4.45 Equally, although no access was gained to the house, views are likely to also include the modern urban edge of Hereford but being beyond any areas with any association and clearly beyond the designed parkland landscape, the built form in the wider area has had no adverse effect on the significance of the asset.
- 4.46 As such, and given there are, no discernible 'non-visual' connections, associations or relationships have been identified, the Site is not considered to make a positive contribution (i.e. neutral) to the significance of the heritage asset.
- 4.47 Notwithstanding this, due to the identified intervisibility with the Site, the potential for the introduction of built form within its southerly views from New Court to affect the significance of the building, it is taken forward for assessment in **Section 5**.

#### **Grade II\* Church of St. Peter (1099844)**

##### *Description*

- 4.48 The Church of St. Peter is located c.1.33km north-east of the Site. It is the parish church to Lugwardine Parish, built between the 13<sup>th</sup> to late 14<sup>th</sup> century (**Image EDP A1.10-11**). The church is located within the village of Lugwardine, on the crossroads of A438 Ledbury Road, Lumber Lane, and Rhystone Lane. It is also located within the Conservation Area of Lugwardine.
- 4.49 The NHLE listing for the heritage asset is as follows:
- "Parish church. C13 and late C14 with survival of C12 window, additions and restoration of 1871-2 by F. R. Kempson. Coursed sandstone rubble with ashlar dressings, tiled roofs. West tower; nave with north aisle including former north transept to east, vestry to east, south aisle including south transept to east; chancel with south chapel. Late C14 west tower, three stages, moulded plinth, two string courses and embattled parapet, stepped diagonal buttressing; single trefoil-headed light in square surround to second stage, 2-light window with trefoil ogee-headed lights and quatre-foil to bell stage; entrance to west, 4-centred arch in square head with cusped spandrels; nave, south front with two gables of south aisle and former south transept, 3-light C19 window to each gable end, reset light with semi-circular head to west return of south aisle; north transept retains restored late C14 window of three trefoiled ogee-headed lights; chancel: C19 chapel to south with single trefoil headed light to left of gable with two similar larger lights with continuous label, roundel in gable, a partially blocked C13 window in chancel of single trefoil-headed light to right of C19 chapel, north front of chancel retains four restored and partially altered similar*

*single trefoil-headed lights. Interior: trussed rafter roof to nave, probably C19, four-bay nave with C19 arcades to north and south, further C19 two-bay arcades aligned north/south dividing north aisle and north transept and similarly to south aisle and transept; late C19 tower arch of two orders, inner moulded and outer hollow chamfered, C19 chancel arch. C19 fittings. Monuments In west tower against south wall monument to William Reed, Sheriff and J. P., 1634, large freestone monument with base, effigy and canopy, four kneeling figures to base in contemporary dress, semi-reclining effigy with head propped on elbow also in contemporary dress, semi-circular surround to rear panel with rectangular inscription panel and decorative detail, coats of arms above inscription panel and in spandrels formed by semi-circular surround; canopy supported on Ionic columns with entablature and further decorated by shields of arms, large shield with arms above canopy; west wall of south aisle, wall tablet to Jane Best, 1622, brass inscription plate with columned wooden surround; south wall of south transept, wall monument to John Best, 1637, stone demi-figure preaching in clerical costume above rectangular inscription panel with slate inset. (BoE, p 243; RCHM Vol II, pp 122-124)."*

- 4.50 As such, the church is a 12<sup>th</sup> to 14<sup>th</sup> century medieval parish church. It is built from a coursed sandstone rubble fabric with ashlar masonry dressings and tiled roofs. The church comprises a large west tower, nave, vestry, chancel, and chapel. The 14<sup>th</sup> century west tower stands as the oldest part of the extant church. Later Victorian restoration and extensions occurred between 1871-1872 by local English architect F. R. Kempson (1838-1923).
- 4.51 The extant church has served a religious communal function to the parish of Lugwardine since c.13<sup>th</sup> to 14<sup>th</sup> century. Its significance derives from its architectural, artistic and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and Contribution to Significance

- 4.52 The immediate setting of the church comprises its associated churchyard. The churchyard has a functional relationship with the church, where the church is experienced as a prominent building within it. As such, the church visually dominates the churchyard. A total of three monuments within the churchyard are listed as Grade II designated heritage assets on the north (**1460086**) and south (**1348742**, **1301864**) sides of the church building. These assets comprise of the 20<sup>th</sup> century Lugwardine War Memorial (**1460086**), an early 20<sup>th</sup> century restored 14<sup>th</sup> to 15<sup>th</sup> century churchyard cross (**1348742**) and an early 19<sup>th</sup> century mortuary monument (**1301864**).
- 4.53 The churchyard and associated designated heritage assets within, contextualises the church's historic function as a religious communal focal point to the village of Lugwardine. As such, its immediate churchyard setting makes a strong positive contribution to the significance of the heritage asset.
- 4.54 The Church of St Peter serves as an important landmark building for the village of Lugwardine and is the most prominent building within the settlement's historic core on its east side. The village's historic core is centred around the church, within the Lugwardine Conservation Area, discussed below. As such, the church's position within the settlement reflects its long-standing function as part of the village's communal and social hub. The heritage asset's built-up setting, whereby it is experienced from the streets around it, reflects the church's historic setting within the village's historic core to the east side of



Lugwardine. Therefore, the historic core of the village of Lugwardine makes a moderate positive contribution to the heritage asset's significance.

- 4.55 The west half of the village of Lugwardine features several modern, latter 20<sup>th</sup> century residential developments, as discussed in paragraph 4.37. The west half of the village is considered to make a neutral contribution to the significance of the church. This is due to the buildings being of two-storey height and of a residential scale, and therefore do not compete with the church's prominence in the landscape.
- 4.56 The wider agricultural landscape around the village provides various incidental views of the church tower but feature no intentionally designed views to and from the tower. The church is visible simply on account of its height in relation to the surrounding landscape.
- 4.57 The guidance on landscape views of church towers, as set out in Historic England's GPA3 *The Setting of Heritage Assets* document, states (Historic England, 2017):

*"Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view."*

- 4.58 In other words, the ability to see a heritage asset, in particular a church, does not necessarily mean that it makes a contribution to heritage significance, and consequently, the loss of such views does not necessarily result in an impact on significance.

#### Relationship to the Site

- 4.59 The Site is located c.1.33km south-east of the heritage asset. The Site encompasses agricultural farmland, with previous development limited to that of Tupsley Court within the north-west corner of the Site. The land within the Site has been located within the parish (now city ward) of Tupsley, as opposed to that of Lugwardine. The Site has no direct historic association with the parish church itself.
- 4.60 Consulted historic maps show no land ownership connection. As discussed in paragraph 4.42, the Site is located on the east edge of the ward of Tupsley, land ownership and occupation/tenancy on the 1839 Tupsley Parish Tithe Map records numerous individuals across multiple field enclosure plots within the Site. None of the named individuals match that of 'The Reverend Hugh Hammer Morgan' for the Lugwardine parish church on the 1839 Lugwardine Parish Tithe Map. Furthermore, no other subsequent historic connection or association has been identified between the Site and parish church.
- 4.61 The experience of the church from the Site's open fields is limited to distant incidental views of the upper parts of the church tower. This is simply due to the elevated position of the church and the height of its west tower. This is not due to any designed view (**Image EDP A1.7-9**). The breadth of this experience is variable within the Site due to obstructing vegetation between the heritage asset and the Site and topographic variation.

- 4.62 The views from the Site therefore have no relevance to the significance of the church, nor can it be experienced from the church or its churchyard setting, and thus the Site makes no contribution to its significance. As such, it is considered that the Site does not contribute to its significance, and development within the Site would cause no harm to its special architectural or historic interest. The heritage asset is not considered any further in this assessment.

**Grade II Listed Milepost at SO538403 (1099864)**

- 4.63 The milepost is recorded on the HER as being located immediately adjacent to the north end of the Site. The milepost is recorded as comprising a mid-19<sup>th</sup> century post-medieval in date road marker, made of cast iron. It is recorded as being placed along the A438 Ledbury Road to the east of the ward of Tupsley, marking the distance between Hereford and Ledbury.

- 4.64 The NHLE listing is as follows:

*“HAMPTON BISHOP CP A 438 (south side) SO 54 SW SO 538403 1/58 Milepost at SO 538403 II Milepost. Mid-C19. Cast iron. Angular head with three divisions, upper triangular division with “Hampton Bishop Parish”, lower left division with “To Hereford 2 miles” and “To Ledbury 12 miles” to lower right.”*

- 4.65 During the July 2023 heritage walkover survey, the milepost was unable to be located on the roadside. Therefore, the location of the heritage asset is unknown, and it is not currently placed in its location as recorded on the HHER.
- 4.66 Due to its physical absence, its significance and setting is unable to be assessed. Furthermore, due to its absence, the heritage asset has no setting. Development within the Site would not cause any change to the heritage asset's experience or appreciation and therefore its significance. As such, the heritage asset is not considered any further in this assessment.

**Grade II Lower House Farmhouse (1250963)**

*Description*

- 4.67 Lower House Farmhouse is located c.110m north of the Site. It is a c. late 16<sup>th</sup> century farm dwelling to the former 'Lower House Farm', located on the north side of the former alignment of the A438 Ledbury Road (**Image EDP A1.12-14**). The farmhouse is situated on the lower slopes to the west of the River Lugg and its floodplain. Its front signage claims the building's construction dates to 1614.

- 4.68 The NHLE listing is as follows:

*“Farmhouse. Circa late C16; altered circa mid C19. Timber-framed, mostly roughcast, on stone rubble plinth. Clay plain tile roof with gabled ends with shaped bargeboards. Stone axial and lateral stacks with red brick shafts. PLAN: T-shaped on plan. Comprises a main W-E range with a central lobby entrance against an axial stack with back-to-back fireplaces and a cross-wing at the left [west] end with a large room at the front heated from a lateral stack at the side and a smaller room at the back with a winder staircase in the corner. The*

*bay to the right [east] of the axial stack in the main range was rebuilt in the C19. EXTERIOR: 2 storeys and attic. Asymmetrical 1:3 window south front; gabled cross-wing on left with jettied first floor with ball-shaped pendants at ends. C19 2,3 and 4-light casements with transoms, glazing bars and some leaded panes. Doorway to right of centre with ledged door and open porch with gabled canopy. At rear timber-frame exposed; gabled cross-wing on right with trellis-framing in the gable. Large stone lateral stack on west side. INTERIOR: Exposed wall-framing. Chamfered and ovolo-moulded ceiling beams with stops and chamfered wall-posts with shaped jowls. RCHME records battened door with ornamental strap hinges, another door made from late C16 or early C17 panelling, winder staircase ["probably ancient"] and queen-post roof over the west wing. SOURCE: RCHME, page 87."*

- 4.69 Lower House Farmhouse is a two-storey and attic c. late 16<sup>th</sup> century to early 17<sup>th</sup> century post-medieval farm dwelling. The farmhouse is of timber-frame and roughcast fabric with a tiled gable roof. The heritage asset is 'T-shaped' in plan, featuring a chimney stack at its centre-west end of its north-south orientated wing, and at the centre of its east-west orientated wing. Later alterations date to the mid-19<sup>th</sup> century, which include the rebuilding of its stone and brick chimney stacks.
- 4.70 The heritage asset itself was not inspected close-up during the heritage walkover survey, due to being located on private land, although its wider surroundings and roadside location was visited to gain a wider understanding of its setting.
- 4.71 The farmhouse served as the local headquarters to the Wildlife Trust between 1995-2018, which saw the restoration of the building and redesign of its enclosed gardens on its south, west and north sides (Wildlife Trust 2011). It now functions as a private residence.
- 4.72 Lower House Farmhouse is one of a number of post-medieval farm dwelling buildings built in a traditional vernacular architectural style in within the environs of Hereford. Its significance derives from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and Contribution to Significance

- 4.73 The 1839 Tupsley Parish Tithe Map and apportionment text records the immediate setting of the farmhouse to comprise of its enclosed grounds, which contained its gardens, stables/barn and courtyard. Beyond this, an orchard was located immediately north of the farmhouse.
- 4.74 Subsequent historic maps show minimal change to the layout of the heritage asset's enclosed grounds and surrounding agricultural farmland to the east and north. The exceptions to this include the re-alignment of the A438 Ledbury Road between 1937-1945, which incidentally moved modern motorised traffic away from the heritage asset, as well as the demolition and rebuilding of the associated barn/stables outbuilding during the latter 20<sup>th</sup> century (**Plan EDP 5**).

- 4.75 The farmhouse's immediate enclosed gardens, courtyard, and rear (north) orchard setting attributes were subject to redesign and landscaping between 1995-2018, under the ownership of the Wildlife Trust (Wildlife Trust 2011). The Wildlife Trust website details the changes made to the farmhouse's grounds as the following:

*"The design of the garden was led by Dr. Anthea Turner and Chris Evans following Herefordshire Wildlife Trust's purchasing of the farmhouse in 1995. An informal cottage garden design, the plants along the main border are mainly old-fashioned garden varieties of native wildflowers and a pond and seating areas are dotted amongst the planting.*

*The lawn has been allowed to grow as a wildflower meadow with mown paths through the sward, a venerable pollarded weeping willow shading its centre. A laid hedge of elm and hawthorn boundaries the lane while to the rear of the farmhouse is the orchard which leads onto Lugg Meadow – an historic Lammas meadow."*

- 4.76 The changes made to the farmhouse's immediate setting attributes are reflected on Google Earth satellite imagery between 1999-2023.
- 4.77 The present-day immediate setting of Lower House Farmhouse consists of its enclosed orchard on its north side, gardens on its west and south sides, and rebuilt barn and associated courtyard on its east side. Its grounds in their current form represent the work and design of the Wildlife Trust. The restored orchard and ornamental garden provide a recreational space for the residents of the farmhouse, which also demonstrate the retention of its historic setting attributes. Plantations along the perimeter of its grounds reinforce a sense of privacy and seclusion from the road to the south and floodplain to the north/east, albeit a break in vegetation screening is present on its east side providing views eastwards to the River Lugg (**Image EDP A1.13-14**). As such, the farmhouse's gardens, orchard, barn/stables outbuilding, and courtyard make a moderate positive contribution to the significance of the heritage asset.
- 4.78 A documented historic landownership and tenancy connection is also shown within the wider landscape within surrounding field enclosures on the 1839 Tupsley Parish Tithe Map and apportionment text. This comprised of fields used for meadows adjacent to the east of the farmhouse, along parts of the upper slopes of the west bank of the River Lugg and across fields to the north of the farmhouse, along the ridgeline of the River Lugg floodplain as well as those down to the River Lugg itself. Furthermore, a land use pattern for this associated farmland is recorded, which comprised of pasture along the west side of the tributary to the River Lugg and arable fields further up the slopes to the River Lugg's floodplain (The Genealogist 2023) (**Plan EDP 5**). As such, the heritage asset was historically experienced from within its associated farmland setting, which contextualised its function as a farm dwelling.
- 4.79 The wider farmland setting historically associated with 'Lower House Farm' now serves predominantly as a nature reserve for the Wildlife Trust, within the floodplain of the River Lugg. The reserve features meadows accessible to the public, which allows the farmhouse to be experienced from within its historically associated farmland setting on its eastern side (**Image EDP A1.13**).



- 4.80 Although the surrounding landscape to the north and east of the heritage asset is no longer utilised for arable and/or pastoral practices associated with the former farm, and as such means the historical land ownership and tenancy connection is limited to a documentary one, the former farmland to the east (i.e. Lugg Meadow nature reserve) does retain its open agricultural character. This contextualises the function of the farmhouse within the surroundings in which it is experienced partially from the road and from the nature reserve. As a result, the wider landscape to the north of the A438 Ledbury Road, between the top of the floodplain's ridgeline (west) and River Lugg (east), makes a minor positive contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.81 The Site is located c.110m south of the heritage asset, beyond intervening hedgerows and tree plantation.
- 4.82 The heritage asset is not experienced from within the Site, due to the presence of hedgerows and tree plantations along the north side of the A438 Ledbury Road, situated between the Site and heritage asset. Furthermore, additional planting within the grounds to Lower House Farmhouse, further obstruct any intervisibility with the Site. The exception to this would potentially be the very north-east portion of the Site, which form part of peripheral views eastwards from the heritage asset's east side elevation towards the River Lugg. However, this elevation is weatherboarded with no window casements for outwards views (**Image EDP A1.13**). The Site, although visible from the heritage asset, does not form part of any experiential views or contribute to the ability to appreciate the heritage asset.
- 4.83 Consulted historic maps show no land ownership or occupation/tenancy connection. The Site is located on the east edge of the ward of Tupsley, land ownership on the 1839 Tupsley Parish Tithe Map records numerous individuals across field enclosure plots within the Site. None of the landowners or tenants match those for Lower House Farmhouse.
- 4.84 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.85 Overall, the Site does not form part of the immediate farmhouse grounds or wider River Lugg floodplain setting north of the A438 Ledbury Road to the heritage asset. Therefore, the Site does not form part of its setting, making no contribution to its significance.
- 4.86 Development within the Site would not cause any change to the heritage asset's experience or appreciation and therefore would not affect its significance. As such, the heritage asset is not considered any further in this assessment.

#### **Grade II Meadow Cottage (1179418)**

##### *Description*

- 4.87 Meadow Cottage is a 17<sup>th</sup> century cottage located towards the eastern edge of the ward of Tupsley (**Image EDP A1.15**). The Site is located c.115m east of the heritage asset.

4.88 The NHLE listing is as follows:

*“House. C17. Timber-framed with brick infill, sandstone plinth and stacks. Two framed bays aligned north/south with right of centre entrance to west side, south gable end stack and west lateral stack, lean-to to rear. Two storeys, 2-light casement windows to ground floor, lean-to porch with ledged door. Framing fairly complete though altered, four square panels from sill to wall-plate, short braces from main post to wall-plate, V-struts in gable.”*

4.89 As such, the cottage is a two-storey 17<sup>th</sup> century post-medieval dwelling with later modern extensions. Its earliest wing is of timber-frame and brick infill fabric. It features tiled gabled roofs with two chimney stacks.

4.90 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on private land.

4.91 The cottage is one of a number of post-medieval dwellings built in a traditional vernacular architectural style within the environs of Hereford. Its significance derives from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and Contribution to Significance

4.92 The cottage is located within its historically associated surrounding field enclosure, described as ‘house, garden and land’ under Plot 212 on the 1839 Tupsley Parish Tithe Map (The Genealogist 2023) (**Plan EDP 5**).

4.93 The house features as the prominent focal point to its surrounding enclosure, set back from the Barratt Homes residential estate along Mantella Drive to the north. Consulted historic maps and satellite imagery from 1888 onwards, indicate that the associated enclosure has changed in character over the 20<sup>th</sup> century, having become increasingly wooded (**Plan EDP 5**). As such, the present-day immediate wooded garden setting limits the visual experience and appreciation of the heritage asset to within its enclosed grounds, providing a private space and isolation from the surrounding modern suburban environment (**Image EDP A1.16**). Therefore, the immediate wooded enclosure of the cottage makes a minor positive contribution to its significance.

4.94 Beyond the cottage’s historic enclosure, modern development from the 1960s onwards to the west, and from the late 2010s to the east, have resulted in the replacement of the heritage asset’s former agricultural landscape setting with a built-up suburban residential environment. Such development has removed any experience or appreciation of the heritage asset from its former open setting and removed views outwards, especially to the east towards the wider agricultural landscape of the River Lugg and River Wye floodplains. As such, its modern suburban environment landscape character setting is considered to detract from the experience of the heritage asset and make a minor negative contribution to its significance.

#### Relationship to the Site

4.95 The Site is located c.115m east of the heritage asset, beyond intervening modern 21<sup>st</sup> century residential development.

- 4.96 The cottage is unable to be experienced from the Site, due to the presence of extant buildings and landscaping associated with the modern residential development. Furthermore, the Site's west-east downwards sloping topography further prevents any visual experience of the heritage asset.
- 4.97 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.98 Due to the absence of any identified experience of the heritage asset from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of the heritage asset.
- 4.99 Development within the Site would not cause any change to the heritage asset's experience or appreciation and therefore affect its significance. As such, the heritage asset is not considered any further in this assessment.

**Grade II St. Paul's Primary School (1298590) and St. Paul's School House (1196835)**

*Description*

- 4.100 St. Paul's Primary School and School House were constructed c.1860 within the ward of Tupsley. Both buildings continue to function as educational facilities as part of St. Paul's Church of England Primary School. The Site is located c.300m and 330m east of the School and School House, respectively.
- 4.101 The NHLE listing for the school (**1298590**) is as follows:

*"School. C1860. Coursed dressed stone with ashlar detailing; slate roof with stone-coped gable parapets with iron finials; stone end stack to left front. L-shaped plan. Single storey; 2-window range: paired lancets with cusped heads; quoined ashlar cases. Porch to left, with trefoil arch under slate pentice roof; cinquefoil light over. Advanced wing to right, with 2 square headed lights with moulded mullions and cases in returned side; paired lancet under pointed arch, to gable. Rear: lean-to; paired lancet and cinquefoil light, to main gable; further paired lancets."*

- 4.102 The NHLE listing for the school house (**1196835**) is as follows:

*"School house. C.1860. Coursed dressed stone with ashlar detailing; slate roof; 2 stone stacks, to right with added brick chimney. 2 storeys; single window range: square light in ashlar case. Entrance to left: plank door with pointed head, under moulded pointed arch; to right, paired lancet with trefoil head. Right returned side: paired lancet under pointed arch, to gable. Advanced wing, to left: paired lancet under pointed arch, to gable; 3-light mullion windows with trefoil heads, to ground floor. Rear: later wing with hipped Welsh slate roof; lancets."*

- 4.103 As such, both buildings are late post-medieval in date, built c.1860. The school is a single-storey building, built from coursed dressed stone fabric with a slate roof. The school is 'L shape' in plan, with the school house located to the rear (north-west) side of the school.

The school house is two-storeys, built from the same materials. The house is 'T-shape' in plan.

- 4.104 The heritage assets were not inspected close-up during the heritage walkover survey, due to being located on private land.
- 4.105 The Victorian, late post-medieval school and school house derive their significance from their architectural and historic interest, as well as their archaeological interest contained within their fabric.

#### Setting and Contribution to Significance

- 4.106 The mid-19<sup>th</sup> century school and school house are located within the modern extent of St. Paul's Church of England Primary School, within the suburban residential environment of the ward of Tupsley. Although, historic maps show that the modern extent of the school reflects largely latter 20<sup>th</sup> century development, the present-day layout of the school serves a functional association and relationship with the original 1860 school buildings.
- 4.107 The building's themselves continue to be used as educational facilities, serving their original function. The immediate school grounds setting with its modern buildings and hard standing playground surfaces therefore are considered to provide a neutral contribution to the significance of the heritage assets, due to their established functional relationship, albeit of modern architectural design and having changed the heritage assets' original immediate open agricultural setting.
- 4.108 The wider surroundings to the school and school house have been further altered from latter 20<sup>th</sup> century suburban residential development. This has removed the experience of the heritage assets from within their original open agricultural landscape character setting and replaced it with a built-up suburban residential environment. As such, the experience of the heritage assets from within their surroundings have been substantially altered. As such, the built-up form of the surrounding suburban landscape character makes a minor negative contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.109 The Site is located c.300m and 330m east of the school and school house, respectively, beyond intervening modern residential developments and plantation.
- 4.110 The heritage assets are unable to be experienced from the Site, due to intervening modern residential developments, vegetation screening and the Site's west-east downward sloping topography.
- 4.111 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.112 Due to the absence of any identified experience of the heritage assets from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of these two heritage assets.

- 4.113 Development within the Site would not cause any change to the experience or appreciation of these two heritage assets and therefore affect their significance. As such, the heritage assets are not considered any further in this assessment.

**Grade II Church of St. Paul (1196813)**

*Description*

- 4.114 The Church of St. Paul is the mid-19<sup>th</sup> century late post-medieval parish church of the former parish of Tupsley, which now functions as a ward to the city of Hereford. The Site is located c.420m east of the parish church.

- 4.115 The NHLE listing is as follows:

*"Parish church. C.1865. By F.R. Kempson. Coursed dressed rubble with ashlar sandstone detailing; Welsh slate roof; stone stack to chancel. Chancel; nave; north and south aisles; south-west tower. Aisles have three 2-light windows with trefoil heads under moulded drip-courses. Similar pair to east window, incorporating rose window, and flanked by stepped pilasters. Tower with corner pilasters, and enriched brooch spire, with weathercock. South-west porch with chamfered pointed arch; west doorway with trefoil-headed arch and rose-window over. INTERIOR: polychrome brick with ashlar detailing; scissorbraced roof; ornate arcading to aisles; C19, and C20 glass (by Morris & Company); early C20 woodwork."*

- 4.116 As such, the parish church is late post-medieval in date, built c.1865 by local English architect F. R. Kempson (1838-1923). It is built from coursed dressed rubble and ashlar sandstone fabric, with a Welsh slate roof. The church is comprised of a chancel, nave, north and south aisles and south-west tower.

- 4.117 The church has served a religious communal function to the ward of Tupsley since the 1860s. Its significance derives from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

Setting and Contribution to Significance

- 4.118 The immediate setting of the church comprises its associated churchyard. The churchyard has a functional relationship with the church, where the church is experienced as a prominent building at its west end. As such, the church visually dominates the churchyard. The churchyard contextualises the church's historic function as a religious communal focal point to the former parish of Tupsley. As such, its immediate churchyard setting makes a strong positive contribution to the significance of the heritage asset.

- 4.119 To the west, the church's driveway off Church Road and the contemporary vicarage building are present. The Vicarage, built in the same architectural style, has provided a residence for the clergy of the church since its construction. The Vicarage serves a functional relationship with the church as well as having an experiential appreciation association to the church when approaching from its driveway. Therefore, the contemporary vicarage and driveway make a minor positive contribution to the significance of the church.

- 4.120 The church and its associated vicarage are first depicted on the 1888 1<sup>st</sup> Edition OS Map. The wider landscape character at this time within the former parish of Tupsley

predominantly comprised of an agricultural landscape (**Plan EDP 5**). The modern wider landscape of the heritage asset now comprises of a built-up suburban residential environment. This has removed the open agricultural character of the surrounding landscape, also replacing adjacent orchards on the west and east sides of the church's grounds. As such, any views of the surrounding landscape character from the church have been substantially changed. As such, the modern surrounding suburban landscape character detracts from the experience and appreciation of the heritage asset within its wider setting and makes a minor negative contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.121 The Site is located c.420m east of the parish church, beyond intervening modern residential development, St. Paul's Church of England Primary School and plantation.
- 4.122 The heritage asset is unable to be experienced from the Site, due to intervening modern residential developments, vegetation screening and the Site's west-east downward sloping topography.
- 4.123 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.124 Due to the absence of any identified experience of the heritage asset from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of the heritage asset.
- 4.125 Development within the Site would not cause any change to the experience or appreciation of the heritage asset and therefore affect their significance. As such, the heritage asset is not considered any further in this assessment.

#### **Grade II Hampton Manor and Attached Walls and Gate Piers (1196832)**

##### *Description*

- 4.126 Hampton Manor or 'Hampton Lodge' as referenced on the consulted historic maps, is a mid-18<sup>th</sup> century manor house located adjacent to the roundabout of Hampton Dene Road, Church Road and Gorsty Lane within the ward of Tupsley. The Site is located c.460m east of the manor house.

- 4.127 The NHLE listing is as follows:

*"House. Mid C18 with C19 additions. Brick; hipped Welsh slate roof; 2 brick ridge stacks and stack to rear. 2 storeys; 3-window range: central 6/6 sash flanked by tripartite windows with 2/2: 6/6: 2/2 sashes; 4 blocked openings; all under segmental arches; deep boarded eaves; rusticated quoins. Central entrance: part-glazed door with lined reveals in rusticated quoined stucco doorcase; flanked by blocked openings and 2 early C20 bay windows with mullion and transom casements; further blocked opening; storeyband over. Right returned side: C18 brick lean-to, to rear. Left returned side: returned storeyband with blocked opening over; 7-panel door under moulded flat hood on scrolled brackets and fluted*

*pilasters; flanked by C19 narrow lights under gauged brick arches, 1 in C19 condition. To left: tier of 8/8, and 6/6 sashes, under segmental arches. C18(?) ashlar walls and rusticated gate-piers, with C20 gates (to mews cottages). INTERIOR: C19 dogleg staircase with stick balusters. 1<sup>st</sup> floor: C19 fireplaces; ceiling cornices; 4-panel doors with architraves; picture-rail and dado-rails. Ground floor: 4-panel doors with architraves; dresser; wall cupboard; coved alcove; coved ceiling; C19 marble fireplace; timber-framed panel."*

4.128 As such, Hampton Manor was originally a two-storey mid-18<sup>th</sup> century post-medieval manor house with later 19<sup>th</sup> century additions and alterations. It is of red brick fabric with a hipped Welsh slate roof and three brick chimney stacks. A number of windows are now infilled, and modern windows inserted into its elevations.

4.129 The manor house is an example of a mid-late post-medieval roadside middle-upper class house within the former parish of Tupsley. Its significance is derived from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and Contribution to Significance

4.130 Hampton Manor's immediate setting comprises of its roadside placement to the east side of Gorsty Lane. Its front elevation faces southwards onto its private enclosed gardens, while its driveway access is to the north, off Hampton Dene Road.

4.131 Its earliest depiction on the 1839 Tupsley Parish Tithe Map, indicates its intentional roadside placement on the crossroad of the roads stated above (**Plan EDP 5**). The presence of its long-standing private gardens and an associated stable/barn building with the property's entrance from the west off Gorsty Lane as opposed to Hampton Dene Road are also shown. This layout later changed to some degree, with the driveway entrance shifting to the north side of the heritage asset, off Hampton Dene Road by the 1888 1<sup>st</sup> Edition OS Map (**Plan EDP 5**). The present-day setting also indicates that the associated barn/stables building remain largely extant to the north of Hampton Manor, fronting Hampton Dene Road.

4.132 The present-day enclosed gardens provide a historic connection to the original layout of the heritage asset's grounds, and sense of privacy for the residents to appreciate the architectural and historic interest of the manor house's front (south) facing elevation. Meanwhile, the extant barn/stable building and driveway on the north side further reflect the historic layout of its grounds. These immediate setting attributes enable the heritage asset to be appreciated in its historic roadside setting and original layout to a degree. As such, these immediate setting attributes make a moderate positive contribution to the significance of the heritage asset.

4.133 However, although the roadside setting of the manor house reflects its historic placement, the long-standing roads at the time of the house's construction would have featured road use from horse drawn carts, carriages, and coaches. The present-day roads serve modern volumes of motorised traffic, which introduce noise and air pollution, and therefore detract from the experience and appreciation of the heritage asset. As such, it is considered that the roads in their modern context make a minor negative contribution to the significance of the heritage asset.



- 4.134 The wider landscape character has been subject to substantial change from the first depiction of the manor house on the 1839 Tupsley Parish Tithe Map (**Plan EDP 5**). The manor house was built within a predominantly agricultural landscape within the former parish of Tupsley. However, the modern landscape now comprises of a built-up suburban residential environment. This has removed the open agricultural character of the surrounding landscape. As such any outward views from the manor house have been substantially changed. The wider setting comprised of its modern suburban landscape character is considered to detract from the experience of the heritage asset and make a minor negative contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.135 The Site is located c.460m east of the manor house, beyond intervening modern residential development, plantation and fields.
- 4.136 The heritage asset is unable to be experienced from the Site, due to intervening modern residential developments, vegetation screening and the Site's west-east downward sloping topography.
- 4.137 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.138 Due to the absence of any identified experience of the heritage asset from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence; the Site is not considered to be part of the setting of the heritage asset.
- 4.139 Development within the Site would not cause any change to the experience or appreciation of the heritage asset and therefore affect their significance. As such, the heritage asset is not considered any further in this assessment.

#### **Grade II Litley Court (1196837)**

##### *Description*

- 4.140 Litley Court is as an 18<sup>th</sup> to mid-19<sup>th</sup> century manor house, located between the River Wye and Hampton Park Road. The manor house is located within the Hampton Park Conservation Area. The Site is located c.740m north-east of the manor house.
- 4.141 The NHLE listing is as follows:

*"House, now offices. Mid C19 to C18 core. Brick; Welsh slate roof; reduced brick stack to rear, and brick stack to rear wing. 2 storeys; 9-window range: central bay has 5 C19, 6/6 sashes; advanced wing to right has 3 C19, 2/2 sashes; all under segmental arches; blind bay to left; ashlar sill-band and cornice and stucco parapet with pilasters. Central entrance porch, with ashlar pilasters and pediment, and semicircular architrave over C20 door and light; side lights with beaded glazing-bars; flanked by pairs of C20, 6/6 sashes; to right, 3 C20 plain French windows with horizontal casement overlights; all under segmental arches. Wing to right has late C19, 2/2 sash. Left returned side (river front) has 4, 2/2 sashes over*



*similar French windows. Late C19, 8/8 and 6/6 sashes in C18 brickwork to rear; rear wing has various sashes and part-glazed 2-panel door. INTERIOR: of little interest."*

- 4.142 As such, Litley Court is a two-storey 18<sup>th</sup> century to mid-19<sup>th</sup> century post-medieval manor house. It is built from red brick fabric with a Welsh slate roof and chimney stacks located to the rear (west) side of the building.
- 4.143 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on private land.
- 4.144 The heritage asset is an example of post-medieval manor houses within the former parish of Tupsley. Its significance is derived from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and contribution to significance

- 4.145 The heritage asset is predominantly experienced from within its immediate enclosed grounds, which comprise of its lawns (east and south), private driveway from Hampton Park Road (north) and rear gardens (west). These reflect the manor's historic layout between Hampton Park Road to the north and the River Wye to the south. As such, the manor's grounds are considered to provide a moderate positive contribution to the significance of the heritage asset.
- 4.146 Consulted historic maps from the 1839 Tupsley Parish Tithe Map onwards, indicate that the wider setting's landscape's character has substantially changed overtime (see **Plan EDP 5**). This includes the loss of ancillary service buildings to the rear (west) side of the manor house, as well as the construction of modern residential housing to the west, north and east of the heritage asset. As such, the modern landscape now comprises of a built-up suburban residential environment. This has removed the open agricultural character of the surrounding landscape. Any outward views from the manor house have been substantially changed. As such, the modern suburban landscape detracts from the experience and appreciation of the heritage asset within its wider landscape setting character and makes a minor negative contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.147 The Site is located c.740m north-east of the manor house, beyond intervening modern residential development, plantation, and fields.
- 4.148 The heritage asset is unable to be experienced from the Site, due to intervening modern residential developments, vegetation screening and the Site's west-east downward sloping topography.
- 4.149 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.150 Due to the absence of any identified experience of the heritage asset from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of the heritage asset.

- 4.151 Development within the Site would not cause any change to the experience or appreciation of the heritage asset and therefore affect their significance. As such, the heritage asset is not considered any further in this assessment.

#### **Grade II Lugwardine Bridge (1179669)**

##### *Description*

- 4.152 Lugwardine Bridge is an early 17<sup>th</sup> century post-medieval stone bridge over the River Lugg, positioned at the west end of the village of Lugwardine. The Site is located c.740m south-east of the bridge. The bridge features early 19<sup>th</sup> century and 20<sup>th</sup> century alterations to ensure its continued function and utilisation for modern motorised traffic (**Image EDP A1.17**).

- 4.153 The NHLE listing is as follows:

*“Road bridge. Early C17, altered and widened 1824 and subsequently altered during C20. Coursed and dressed sandstone with later steel girder and metal railings to widened west side. Three spans across River Lugg with three plain semi-circular arches and cutwaters to piers on east (downstream side), parapet of 1824.”*

- 4.154 The heritage asset is a functional historic feature at the west end of the village of Lugwardine. Its significance is derived from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

##### Setting and Contribution to Significance

- 4.155 Lugwardine bridge is a functional feature. Its setting is comprised of its placement across the River Lugg to provide ease of access along the A438 Ledbury Road into the village of Lugwardine from its west side. The river is treelined either side of the bridge with adjacent fields comprising of pasture for pastoral practices across the River Lugg floodplain to the south, sloping field up to Tidnor Lane to the east and fields adjacent to the New Court parkland estate to the west. This immediate setting contextualises the post-medieval bridge and its transitional crossing between an agricultural landscape on its south side to the farmland outskirts of Lugwardine and the settlement of Lugwardine itself on its north side. As such, its setting is considered to provide a minor positive contribution to the significance of the heritage asset.

##### Relationship to the Site

- 4.156 The Site is located c.740m south-east of the bridge, beyond intervening fields, hedgerows and tree lines.
- 4.157 The Site is located within the surrounding agricultural landscape to the bridge. The heritage July 2023 walkover survey identified that the Site is partially visible from the southern end of the bridge (**Image EDP A1.18**). However, although the Site has the ability to experience the southern end of the heritage asset, these views are incidental in nature, afforded by the topographic elevation of the Site in relation to the bridge and its flat, low-lying floodplain setting to the south. This visual connection holds no historic importance or forms part of any designed intervisibility between the bridge and open fields within the Site.

- 4.158 Beyond the identified partial visual connection between the Site and heritage asset, consultation of available sources has identified the absence of any 'non-visual' relationship or connection based on current evidence. As such, the Site is considered to form part of the wider landscape surrounding to the bridge, which provides a neutral contribution to the significance of the heritage asset.
- 4.159 Development within the Site would not cause any change to the experience or appreciation of the heritage asset and therefore affect its significance. As such, the heritage asset is not considered any further in this assessment.

**Grade II Lower Lodge (1099846); Rose Cottage and Malt House (1179681); and The High House (1179658)**

*Description*

- 4.160 The three Grade II listed buildings comprise of post-medieval residential buildings along the A438 Ledbury Road to the west side of the village of Lugwardine. All three heritage assets are situated on a west-east incline towards the top of the hill, in which the village's historic core is located on. The Site is located between c.820-960m from the three heritage assets, respectively.
- 4.161 The NHLE listing for Lower Lodge (**1099846**) is as follows:
- "Former lodge to Lugwardine Court. Early C19. Sandstone ashlar, thatched roof. Polygonal in plan with entrance to south, central stack, later additions to east and north. Raised pilaster strips to edges, 4-pane windows, one to each face, C20 glazed porch with C20 door, two diagonal-plan shafts to central stack."*
- 4.162 As such, the lodge is a two-storey 19<sup>th</sup> century post-medieval dwelling, which controlled access to the driveway to the former Lugwardine Court country house (**1348743**). The lodge is built from ashlar sandstone fabric building with a thatched roof. It is situated on the T-junction between the A438 Ledbury Road and Tidnor Lane. The building, now used for private residence, but historically served as the lodge to Lugwardine Court (**1348743**), situated c. 160m east of the lodge. The lodge also features later 20<sup>th</sup> century alterations (**Image EDP A1.19**).
- 4.163 The NHLE listing for Rose Cottage and Malt House (**1179681**) is as follows:
- "Original use uncertain, reputedly a malt house, now two tenements. C18, C20 alterations and additions. Part timber-framed with sandstone plinth, brick gable ends and C20 additions. Four bays aligned north/south facing east. Three doorways to east front. Two storeys, 3-light casement window to left and four 4-pane casement windows to right; ground floor, 2-light window to right of door with plain canopy and half-glazed door, C20 window and third door to left with gabled porch with trellis supports and half-glazed door. Included for group value."*
- 4.164 As such, the cottage and house are two-storey 18<sup>th</sup> century post-medieval residential buildings, with later 20<sup>th</sup> century alterations and additions. The buildings are semi-detached, part timber-framed with sandstone plinths and a Welsh slate roof. Brick chimney stacks are located at the north and south orientated gable ends (**Image EDP A1.20**).

4.165 The NHLE listing for The High House (**1179658**) is as follows:

*“House. C17, altered C18 and late C19. Timber-framed with part painted brick and part wattle-and-daub infill, sandstone plinth and stacks, render to north and south gable ends, slate roof, hipped to west. T-shaped plan with cross-wing at east end, three entrances to north front, two gable end stacks to cross-wing and end of main-range. Two storeys and basement to cross-wing, single storey and attic to main range; north front, blind gable end of cross-wing to left with ledged door to right return, central dormer to main wing with 2-light casement, single-light below eaves to left lighting stair, one 2-light glazing bar casement to right of two ledged doors with plain canopies, east return of cross-wing has early C20 wrought iron bow window with many glazing bars, said to have been made in the nearby forge.”*

4.166 As such, The High House is a two-storey 17<sup>th</sup> century post-medieval dwelling, with later 18<sup>th</sup> and late 19<sup>th</sup> century alterations. The building is of timber-frame, painted brick and wattle-and-daub infill fabric. Stone and brick chimney stacks are located on its north and south gable ends. The building is ‘T-shape’ in plan (**Image EDP A1.21**).

4.167 The three heritage assets derive their significance from their architectural and historic interest, as well as their archaeological interest contained within their physical fabric.

#### Setting and Contribution to Significance

4.168 All three heritage assets feature private gardens and grounds to the front and rear of their buildings. This enables a private space for the residents to experience the heritage assets and appreciate their architectural and historic interest. However, all three heritage assets are also positioned along the A438 Ledbury Road, on the rising hillside to the historic core of the village of Lugwardine. As such, the heritage assets were intentionally situated along the main route through the settlement to enable their architectural and historic interest to also be appreciated by passing public. It is considered that their roadside setting makes a minor positive contribution to their significance, based on the experience of the heritage assets in their present-day context.

4.169 The surrounding landscape to the three heritage assets has seen change to some degree. Consulted historic maps show a predominantly open agricultural landscape during the 19<sup>th</sup> century, comprised of orchard plots with the parkland for New Court located to the west of the heritage assets. This has been largely replaced with modern residential development from the mid-20<sup>th</sup> century onwards to the north, east and west. The exception to this is the retention of garden plots to the east of Lower Lodge (**1099846**), formerly associated with Lugwardine Court (**1348743**).

4.170 The modern surrounding landscape within the village of Lugwardine, now comprises of a more built-up suburban residential environment. This has removed the open agricultural landscape character surrounding the heritage assets to some degree. However, their contributory setting elements comprise of their enclosed private gardens and roadside placement. The wider agricultural landscape forms no contribution to their significance or enables their architectural and/or historic interest to be appreciated. As such, the modern built form of the village of Lugwardine provides a neutral contribution to the significance of the three heritage assets.

#### Relationship to the Site

- 4.171 The Site is located between c.820-960m from the three heritage assets, beyond intervening fields, hedgerows and tree lines (**Image EDP A1.7-9**).
- 4.172 The heritage assets are unable to be experienced from the Site, due to intervening vegetation.
- 4.173 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.174 Due to the absence of any identified experience of the heritage assets from within the Site as well as the absence of any identified 'non-visual' relationship or connection based on current evidence; the Site is not considered to be part of the setting of the three heritage assets.
- 4.175 Development within the Site would not cause any change to the experience or appreciation of the heritage assets and therefore affect their significance. As such, the three heritage assets are not considered any further in this assessment.

#### **Grade II Lugwardine Court (1348743)**

##### *Description*

- 4.176 Lugwardine Court is a country house, built c.1770. The Site is located c.990m to the south-west of Lugwardine Court. The country house was formerly named 'Rockfield House' until 1866, according to 'Herefordshire Past' (Herefordshire Past 2015). The country house is located on the hillside to the west side of the village of Lugwardine. It now forms part of Lugwardine's St. Mary's Roman Catholic High School (**Image EDP A1.22**).
- 4.177 The NHLE listing is as follows:
- "Lugwardine Court (formerly listed as St Mary's 26.1.67 Lugwardine Court) II Country house, now school. C1770 with C20 additions and alterations. Sandstone ashlar, hipped slate roof. Two rooms deep with central entrance and axial stacks. Three storeys and cellar, string course, central pedimented forward break and dentilled cornice with blocking course. 1:3:1 by three windows, mainly glazing bar sashes, plain sashes to ground floor; central second floor window with eared architrave and central Venetian window below with decorative glazing; Tuscan portico, inner semi-circular-headed doorway with decorated fanlight and half-glazed door. Interior extensively remodelled for school use."*
- 4.178 As such, the country house, now school, is a three-storey and cellar mid-late 18<sup>th</sup> century post-medieval middle-upper class dwelling. It is built from ashlar sandstone masonry with a hipped slate roof. It features later 20<sup>th</sup> century additions and alterations, which includes alterations to its adjoining service buildings to its rear (north) side. It is rectangular in plan, with two adjoining north-south wings on its rear (north) side. A modern latter 20<sup>th</sup> century building also adjoins the country house on its east side and to its east rear service wing.

- 4.179 According to 'Herefordshire Past', an 1824 letting advertisement describes the country house to comprise of the following (Herefordshire Past 2015):

*"...a substantial mansion with stabling of offices of every description for the accommodation of a large family. There were two walled gardens, well stocked with fruit trees, lawns and shrubberies, as well as two orchards.*

*The accommodation included entrance hall; drawing room; dining room; breakfast parlour; butler's and other pantries, servants hall; kitchen; Brewhouse; dairy. There were eleven bedrooms, two dressing rooms, water and other closets.*

*Outside was a good coach house with granary over; two three stalled stables; a cider mill; two barns and other outbuildings."*

- 4.180 The country house is associated with two families, the 'Freemans' between the late 18<sup>th</sup> century and the 'Crofts' from 1866, who renamed the country house to its current name 'Lugwardine Court' (Hertfordshire Past 2015). This is reflected on census records from the 19<sup>th</sup> century.
- 4.181 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on private land.
- 4.182 Lugwardine Court is one of a number of country house estates from the post-medieval period located within the environs of Hereford. Its significance derives from its architectural and historic interest, as well as the archaeological interest contained within its fabric.

#### Setting and Contribution to Significance

- 4.183 According to Google Earth imagery, the country house and its parkland is now situated within the grounds of the present-day St. Mary's Roman Catholic High School. Its associated barn to the north, now remains in a derelict condition (**Image EDP A1.23**). The former lawn, parkland and meadows associated with the country house to the north-east, east and south-east are recorded as an unregistered park and garden (**MHE16398**), discussed below. The parkland has been partially built upon by the latter 20<sup>th</sup> century school building and their associated hard standing areas (**Image EDP 4.4-5**). In addition, its adjoining rear north side service wings have been repurposed to function as part of the school.





Lugwardine Court are considered to make a moderate negative contribution to the significance of the heritage asset.

- 4.185 The country house is situated on an elevated position above the floodplain to the River Lugg. Its front facing elevation faces southwards across its former parkland estate and beyond. As such, the country house featured a designed view to the south of the listed building, which historically enabled the country house to be experienced from within its private parkland setting and its function as an upper-class private residency contextualised within its surroundings. Although, a portion of its parkland has been lost and its parkland landscape character altered, no development to the south of the country house has occurred, retaining part of its original established view across its open parkland setting and beyond. As such, the partial retention of this designed view is considered to provide a positive contribution to the significance of the heritage asset.
- 4.186 The wider village setting of Lugwardine, lies beyond the boundaries of the former parkland estate, beyond an intermittently screened boundary, comprised of tree planting, hedgerows and/or walls (**Image EDP 4.4**). The country house historically was set back from the village, accessed via private lanes, which included the Lower Lodge (**1099846**) at the junction of the A438 Ledbury Road and Tidnor Lane. Although, the modern extent of the village has expanded to include modern residential housing up to the rear north side of the associated barn, the country house was intentionally made to be exclusively experienced and appreciated by its residents and guests. The village of Lugwardine, therefore, makes a neutral contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.187 The Site is located c.990m to the south-west of Lugwardine Court, beyond intervening fields, hedgerows and tree lines.
- 4.188 The experience of the country house from the Site's open fields is limited to distant partial views of the west (side) elevation of the country house (**Image EDP A1.7-9**). This is due to the elevated position of the country house above the River Lugg floodplain's eastern side and the heritage asset's three-storey height. The Site, however, only forms the periphery of the views outwards from the heritage asset, forming part of the wider landscape beyond the boundaries of the park. This is due to the orientation of the building in relation to the Site and depth of intervening vegetation screening in proximity to the heritage asset itself. As such, the Site is unlikely to form part of the designed view south across the heritage asset's parkland and landscape beyond. Such views are also likely to comprise the modern urban edge of Hereford itself. Furthermore, the breadth of the experience of the heritage asset is variable from within the Site due to obstructing vegetation between the heritage asset and Site and topographic variation.
- 4.189 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.190 As such, the Site itself is not considered to make a positive contribution to the significance of the asset and the Site's connection to the heritage asset is limited to peripheral views of its southern elevation and non-intentional/unimportant views of its west elevation. However,



due to this identified intervisibility with the Site, the potential for the introduction of built form within the site to impact upon its significance is taken forward to **Section 5** for the Impact Assessment.

### **Conservation Areas**

- 4.191 No conservation area appraisals by Herefordshire Council for the conservation areas considered below were available at the time of the production of this report. The report summarises the observations made on their special architectural and/or historic interest, as well as their character and appearance.

#### ***Hampton Park Conservation Area***

##### *Description*

- 4.192 Hampton Park Conservation Area encompasses the southern end of the ward of Tupsley, focused along the east-west orientated Hampton Park Road (formerly named 'Mordiford Road'). The Conservation Area is bound by post-1950s residential development to the north and the River Wye to the south (**Plan EDP 2**).
- 4.193 The Conservation Area contains five listed buildings, concentrated within its western half. The listed buildings reflect the Conservation Area's mid-late 19<sup>th</sup> century architectural styles, comprised of two-three storey houses, associated service buildings and functional heritage assets (e.g. milepost). The listed buildings comprise of red brick, timber-frames and plaster fabric, with plain-tiled or Welsh slate roofs. Their elongated north-south orientated gardens provide open green spaces and reflect an area for middle-class residence during the 19<sup>th</sup> century. As such, these buildings and their associated grounds represent the historic built form, character, and organisation/layout of the Conservation Area.
- 4.194 The layout of the Conservation Area comprises earlier mid-late 19<sup>th</sup> century buildings with rectangular rear garden plots and green spaces at the west end of Hampton Park Road, reflecting the historic core of the Conservation Area. Meanwhile, the eastern half of the Conservation Area features post-1950s residential development estates, built over the former agricultural landscape. As such, the special architectural and historic interest of the Conservation Area is focused on the character and appearance of Hampton Park Road, with its mid-late 19<sup>th</sup> century historic middle class residential buildings and gardens towards its west end.

##### Relationship to the Site

- 4.195 The Site is located c.350m north of the Conservation Area, beyond intervening latter 20<sup>th</sup> century residential estates.
- 4.196 The Conservation Area and designated heritage assets within are unable to be experienced from the Site, due to intervening vegetation, development, and topographic variation within the Site.
- 4.197 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.

- 4.198 Due to the absence of any identified experience which contributes to the Conservation Area or designated heritage assets contained within, as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of the Conservation Area.
- 4.199 Development within the Site would not cause any change to the experience or appreciation of the Conservation Area and therefore affect its significance. As such, the Hampton Park Conservation Area and designated heritage assets within are not considered any further in this assessment.

### ***Lugwardine Conservation Area***

#### ***Description***

- 4.200 Lugwardine Conservation Area covers the historic core of the village of Lugwardine (**Plan EDP 2**). The settlement's historic core is centred on the crossroad between the principal east-west road of the A438 Ledbury Road, Lumber Lane to the north and Rhystone Lane to the south. This crossroad serves as the communal focal point of the village, which features the Grade II\* Parish Church of St. Peter (**1099844**) and its associated listed monuments, to the south of the A438 Ledbury Road.
- 4.201 The Conservation Area contains a scheduled monument situated towards its north end, adjacent to Old Court Farm for a Medieval c.13<sup>th</sup>-15<sup>th</sup> century moated site (**1014883**). In addition, the Conservation Area contains eleven listed buildings. The listed buildings are predominantly located to the north and south ends of the Conservation Area. They represent the earlier built form of the village, with the vernacular architectural style of the village's post-medieval 17<sup>th</sup> century layout. These historic components of the Conservation Area comprise of one-two storey timber-framed, brick infill and wattle-and-daub infill houses with thatched roofs. Later 19<sup>th</sup>-20<sup>th</sup> century buildings within the Conservation Area comprise of one-storey brick structures with slate or tile roofs.
- 4.202 The layout of the Conservation Area's built form is characterised by modern residential development along the north and south sides of the A438 Ledbury Road, while its historic lanes to the north and south feature historic houses and farmhouses with open green spaces, intersected by treelines and hedgerows. As such, the special architectural and historic interest of the Conservation Area is focused on the focal point of the village's core, and general character comprised of its residential buildings' historic 17<sup>th</sup> century and later 19<sup>th</sup> century architectural styles and layout of its village's open green spaces, which includes its medieval moated site.

#### **Relationship to the Site**

- 4.203 The Site is located c.1.19km south-west of the Conservation Area, beyond intervening residential development, treelines, hedgerows and fields.
- 4.204 The Conservation Area and designated heritages within (with the exception of St. Peter's Church (**1099844**), discussed above) are unable to be experienced from the Site, due to intervening vegetation, development and topographic variation (**Image EDP A1.7-9**).

- 4.205 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.206 Due to the absence of any identified experience which contributes to the Conservation Area or designated heritage assets contained within, as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of the Conservation Area.
- 4.207 Development within the Site would not cause any change to the experience or appreciation of the Conservation Area and therefore affect its significance. As such, the Lugwardine Conservation Area and designated heritage assets within are not considered any further in this assessment.

### **Hampton Bishop Conservation Area**

#### *Description*

- 4.208 Hampton Bishop Conservation Area is included in this report, due to the need to consider the potential effect of development within the parish on the setting of the Conservation Area and surrounding agricultural landscape character of the parish, as outlined under the HBNDP 2011-2031 in **Section 2**.
- 4.209 The Conservation Area covers the extent of its post-medieval village, set within an agricultural landscape. The village is orientated east-west, bound by Rectory Road (north) and the B4224 (south). Meanwhile, Whitehall Road runs through the centre of the village and Conservation Area. The village's focal point is situated at its east end at the Grade I listed 12<sup>th</sup> century St. Andrew Church (**1301948**) and its associated mortuary monuments, north of the fork between Whitehall Road and Church Lane.
- 4.210 The Conservation Area contains one Scheduled Monument for St. Andrew's churchyard cross and twenty-five listed buildings. The listed buildings, predominantly located along Rectory Road and Whitehall Road, represent the earlier built form of the village, with the vernacular architectural style of its post-medieval 17<sup>th</sup> century buildings, which comprise of one-two storey timber-framed, brick infill and wattle-and-daub infill houses with thatched, tiled or slate roofs. Later 19<sup>th</sup>-20<sup>th</sup> century buildings comprise of complementary one-two storey brick structure with slate or tile roofs.
- 4.211 The layout of the Conservation Area's built form is characterised by modern residential development at its west end at the junction between Rectory Road and the B4224, as well as commercial development within the central field enclosures between Rectory Road and Whitehall Road. The remainder of the Conservation Area predominantly reflects its historic agricultural landscape character, with houses flanking the roadsides with soft green verges and open green spaces and field enclosures situated between the three east-west orientated roads through the village. As such, the special architectural and historic interest of the Conservation Area is focused on focal point of the village's core, as well as the general character and appearance of its historic residential building's 17<sup>th</sup> century and later 19<sup>th</sup>-20<sup>th</sup> century architectural styles and layout of its village's open green spaces.

#### Relationship to the Site

- 4.212 The Site is located c.1.5km north-west of the Conservation Area, beyond intervening fields, tree plantations, hedgerows, and Court Farm.
- 4.213 The Conservation Area and designated heritage assets within are unable to be experienced from the Site, due to the intervening topography, vegetation and Court Farm's modern buildings (**Image EDP A1.24-26**) Furthermore, the northern boundary of the Conservation Area is bound by tall hedgerows, the modern extent of Court Farm and its adjoining tree plantations, which limit intervisibility with the surrounding agricultural landscape, including views towards the Site.
- 4.214 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.215 Due to the absence of any identified experience which contributes to the Conservation Area or designated heritage assets contained within, as well as the absence of any identified 'non-visual' relationship or connection based on current evidence, the Site is not considered to be part of the setting of Conservation Area.
- 4.216 Development within the Site would not cause any change to the experience or appreciation of the Conservation Area and therefore affect its significance. As such, the Hampton Bishop Conservation Area and designated heritage assets within are not considered any further in this assessment.

#### **Summary**

- 4.217 In summary, designated heritage assets which require further consideration in respect of the proposed development within the Site, are limited to the following three assets.
- Scheduled Monument of ring ditches and rectilinear enclosures E of Tupsley (**1005348**);
  - Grade II\* listed New Court (**1099834**); and
  - Grade II listed Lugwardine Court (**1348743**).

- 4.218 These assets are set out above and illustrated on **Plan EDP 2**. An Impact Assessment of each asset is provided in **Section 5**.

#### **NON-DESIGNATED BUILT HERITAGE ASSETS**

##### **Unregistered Parks and Gardens**

- 4.219 A total of three late post-medieval unregistered parks and gardens, considered as built non-designated heritage assets, are present within the study area to the Site. They are listed on the HCC's Local Plan register due to their local importance (i.e. low value) derived from their historic interest. The distribution of unregistered parks and gardens is provided in **Plan EDP 3** for reference. The three unregistered parks and gardens comprise of:

- Early 19<sup>th</sup> century Hampton Dene Landscape Park (**MHE16361**) located adjacent to the west of the Site;
- 18<sup>th</sup> century New Court (**MHE8583**) located c.250m north-east of the Site; and
- Late 18<sup>th</sup> century Lugwardine Court Landscape Park (**MHE16398**) located c. 940m north-east of the Site.

4.220 Each unregistered park and garden is outlined and discussed below, to identify their settings and their relationship to the Site. This enables the identification as to whether they have the potential to be subject to an adverse change to setting from development within the Site and are taken forward to **Section 5** for the Impact Assessment.

**Unregistered Park and Garden – Hampton Dene Landscape Park (MHE16361)**

*Description*

4.221 The heritage asset is for the landscape park/estate associated with Hampton Dene; an early 19<sup>th</sup> century house located along the western edge of the Site boundary. The heritage asset is located adjacent to the Site's western boundary. The associated house of Hampton Dene is not recorded as a heritage asset on the NHLE or HER.

4.222 The HER entry for the unregistered park and garden is as follows:

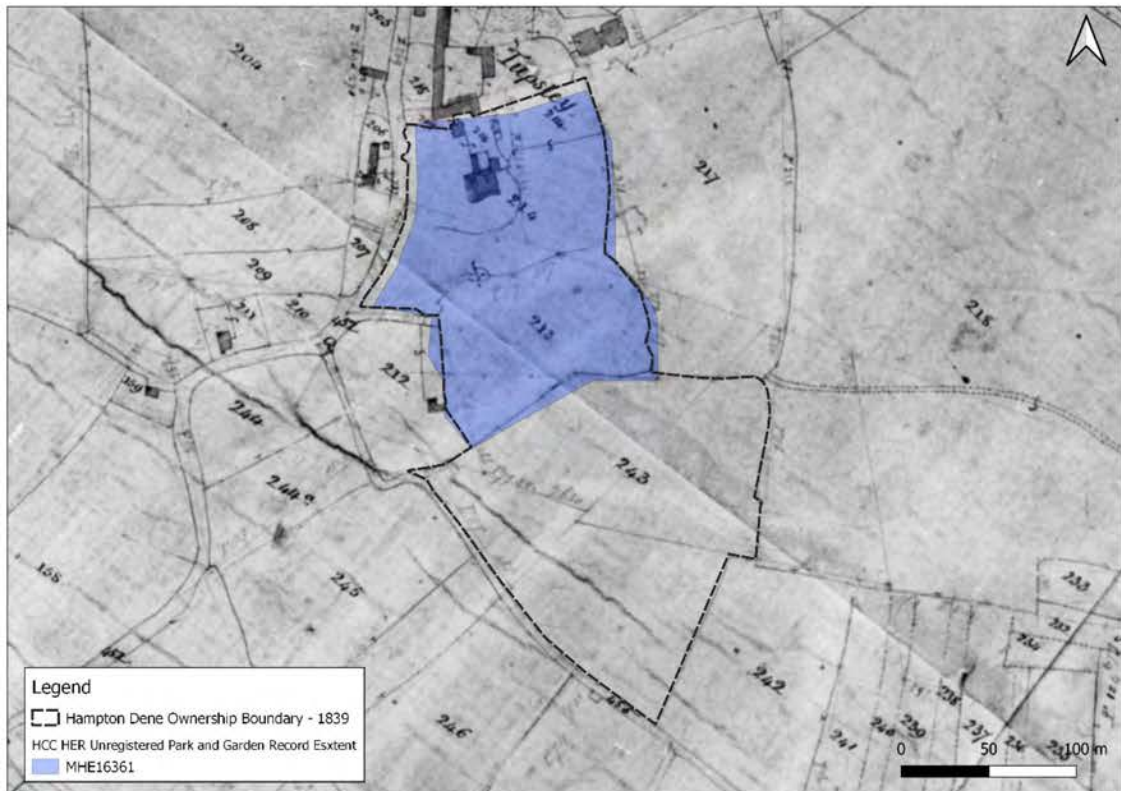
*"One of Tupsley's last surviving original suburban houses still within its grounds. The 1832 OS map shows the house surrounded by orchards and pasture. It is situated on a ridge looking down to the Hampton Meadows. The house on the map may be the existing one. The OS map of c. 1885 shows a small park to the south. The present gardens feature cedars and conifers. An earthworks survey and geophysics was undertaken in the area of the former landscape park, in 2016 by Worcestershire Archaeology Service. Limited earthworks remains were recorded, judged to be post-medieval field boundary ditches, which may have been maintained for several hundred years. The field boundary was not visible on the 1<sup>st</sup> edition OS."*

4.223 As such, the heritage asset comprises the grounds (i.e. landscape park) surrounding Hampton Dene House, which featured outbuildings to the north, a walled enclosed garden to the east, gardens to the south, and a circular driveway connecting to Hampton Dene Road to the west.

4.224 The HER's extent for the heritage asset, as shown in **Image EDP 4.6**, does not extend to the full extent original land ownership boundary of Hampton Dene, detailed in the apportionment text of Hampton Dene House and its grounds' first depiction on the 1839 Tupsley Parish Tithe Map. All three plots (213, 213 and 243) under the same landowner and tenant (Charles Blount Esq.), shown on the 1839 Tithe Map are given the same plot description as: 'House Buildings, Garden and Pasture Land' (The Genealogist 2023).

4.225 When compared with the later 1886 OS Map, which illustrates the layout of Hampton Dene House's grounds and park in detail (**Image EDP 4.7**), the extent of the gardens are indicated to match that with the HER's record (see **Image EDP 4.6**). As such, plot 243 as shown in

the 1839 Tithe Map, represents pastoral farmland historically owned by Hampton Dene, but beyond the house's formal gardens (see **Image EDP 4.6**).



**Image EDP 4.6:** Modified extract of the 1839 Tupsley Parish Tithe Map, illustrating the original extent of Hampton Dene Landscape Park (**MHE16361**) in comparison to the HER's recorded extent for the heritage asset (The Genealogist 2023).





**Image EDP 4.7:** Extract of 1886 1<sup>st</sup> Edition OS Map. Map to show the layout and organisation of Hampton Dene during the late 19<sup>th</sup> century (NLS 2023). Reproduced with the permission of the National Library of Scotland.

- 4.226 Hampton Dene House (not recorded as a heritage asset on the NHLE or HER) remains extant and retains its circular driveway off Hampton Dene Road on its west side, as shown on historic maps. However, from consultation of historic maps and satellite imagery, its surrounding landscape park has been subject to substantial change since the late 1990s from residential development. By 1999, the north end of the park, which included its walled garden to the east, have been built upon by residential buildings fronting the private drive to the modern Tupsley Court (**Plan EDP 5**). By 2018, the pastureland which sprawled to the south of the villa, along the west side of the Site boundary, had been replaced with the residential estate of Matella Drive (**Plan EDP 6**).
- 4.227 As such, the heritage asset in its current form features a much-reduced extent when compared to the original landscape park to the early 19<sup>th</sup> century Hampton Dene House, as indicated on the 1839 Tupsley Parish Tithe Map (see **Image EDP 4.8**). The northern limit of the park features late 1990s residential houses, which obstruct views to the north of the house and the remaining park grounds. The southern half of the heritage asset features a late 2010s residential estate, which has resulted in land use change and a disconnection to its former pastureland to the south of the villa. Furthermore, additional planting along the house's east, south and west sides has occurred along its present-day garden boundary. This prevents intervisibility and the experience of Hampton Dene beyond its retained remaining grounds.



**Image EDP 4.8:** Modern satellite imagery to show present-day conditions of Hampton Dene Landscape Park (**MHE16361**).

- 4.228 Overall, the heritage asset is an example of an early 19<sup>th</sup> century Victorian suburban house with its own private parkland, albeit in a greatly reduced state. The Hampton Dene Landscape Park is of low value derived from its historic interest associated with Hampton Dene house, as well as its archaeological value for associated features and remains with the landscape park.

#### Setting and Contribution to Significance

- 4.229 The heritage asset's current setting comprises of a built-up suburban residential environment on its north, west and south sides. This built-up environment has replaced its former open agricultural landscape character to the south and village character to the west within Tupsley. Although additional screening and plantation has been placed along the present-day boundaries to Hampton Dene preventing intervisibility and the experience of the heritage asset from these areas, the modern residential estates have removed the majority of its open pastoral land to the south and the village outskirts character of its original setting.
- 4.230 The setting of Hampton Dene, beyond its plantation border to the east, comprises of the Site and wider agricultural landscape of the River Lugg and River Wye floodplains. Although modern plantation and modern residential buildings lie along the north-east/east borders of the heritage asset, which obstruct any intervisibility and therefore experience with the wider agricultural setting to the east of the landscape park, the open landscape character reflects part of its original setting. This enables the contextualisation and appreciation of its original settlement outskirts setting to some degree. As such, the agricultural open landscape



character of the Site and beyond to the east of the heritage asset makes a minor positive contribution to its significance.

#### Relationship to the Site

- 4.231 The Site is located adjacent to the east side of the heritage asset. The Site has been identified to form part of the open agricultural landscape setting to the east, which enables the contextualisation and appreciation of the original settlement outskirts setting characteristic of Hampton Dene and its landscape park to be experienced to some degree.
- 4.232 However, no visibility with the Site and sloping ridgeline down to the River Lugg and River Wye floodplain is experienced from the heritage asset due to plantation and the construction of residential buildings on its north-east and east sides (**Image EDP A1.27-32**). Furthermore, no discernible 'non-visual' association, connection or relationship between the Site and heritage asset has been identified based on current evidence. As such, development within the Site would result in a change of wider landscape character only, and not affect the experience of the enclosed landscape park.
- 4.233 Due to the proximity of the Site and the potential for the proposed development to cause an adverse change to the contributory setting of Hampton Dene Landscape Park, through a replacement of its open agricultural landscape character setting to the east with a built-up residential environment, the heritage asset is taken forward to **Section 5** for Impact Assessment.

#### **Unregistered Park and Garden – New Court, Lugwardine (MHE8583)**

##### *Description*

- 4.234 The heritage asset is for the formal parkland setting to New Court's country house, built during the 18<sup>th</sup> century. According to the HER, it is located from c.250m north-east of the Site. It has been discussed in relation to its setting contribution and relationship to the listed New Court County house (**1099834**) in paragraphs 4.36-4.38.
- 4.235 Of note, the present-day extent of the parkland and the HER record for the heritage asset do not contain areas of former parkland subjected to post-1960s modern development as discussed in paragraph 4.37.
- 4.236 The HER entry for the unregistered park and garden is as follows:

*"Park identified by HWGT Survey. New Court was a medieval manorial centre for Lugwardine parish. The early parts of the existing house may have been built by Richard Warnecombe, mayor of Hereford during Henry VIII's reign. The panelled parlour on the first floor is more likely to be the work of William Reed, owner of New Court in the late 16<sup>th</sup> century. The park is first shown on the 1831 OS map, when it included all the land south of the house bordered by the Lugg. The tithe map names the land near the house as The Lawn; this may indicate the Tudor park. Rev. John Lilly, archdeacon of Hereford, gave the house a Gothic restyling in 1809-10 and probably built the lower lodge at Lugwardine Bridge. The park was extended N during the 19<sup>th</sup> century. A new approach from the N was created, with another lodge. A large kitchen garden lay N of the house. The house at New Court is now divided up, and the park is in separate ownership."*



(The Genealogist 2023). Secondly, the 1905 edition OS map which show the extent of formal parklands to country house estates via a grey shaded area, does not match that with the HER's extent for the parkland.

- 4.240 Therefore, from 1839 onwards, it is clear that the fields adjacent to the River Lugg did not form part of the parkland. Furthermore, the southern limit of the parkland has featured vegetation screening planted along the southern limit of the lawn within the parkland since the late 19<sup>th</sup> century (**Image EDP 4.9; Image EDP A1.5, A1.7, and A1.33**). This has obstructed designed views south/south-west of New Court beyond its lawn, preventing visibility of low-lying pastoral fields and the River Lugg beyond. As such, the evidence points to the unregistered park and garden's southern limit being situated further away from the Site, from c.590m to the north-east of the Site's boundary.
- 4.241 Overall, the formal parkland estate to New Court is an example of a post-medieval country house's private ornamental parkland setting, associated with the Grade II\* listed building of New Court. It is of low value, which is derived from its historic interest being associated with New Court, as well as its archaeological interest for potential remains within its grounds associated with the parkland estate.

#### Setting and Contribution to Significance

- 4.242 The setting of the unregistered park comprises an agricultural landscape, with the River Lugg to the west and south, village of Lugwardine to the east and the long-established roads of the A4103 Roman Road to the north and A438 Ledbury Road to the south. This landscape has remained predominantly static since the establishment of the parkland, with the exceptions of modern residential development across the west side of Lugwardine beyond its conservation area and the modernisation of the bordering north and south roads to serve modern volumes of motorised traffic.
- 4.243 The agricultural landscape character reflects the original setting of the parkland's wider surroundings, providing a relatively tranquil experience and appreciation of the parkland for its residents. Land to the west up to the River Lugg was historically used for various pastoral practices along the river, and arable and orchard practices on higher-ground towards the parkland itself. This pattern of land use remains largely intact and enables the contextualisation of the parkland's function in its historic landscape character. As such, the surrounding agricultural farmland to the north of the River Lugg makes a minor positive contribution to its significance.
- 4.244 The settlement of Lugwardine to the east largely reflects its historic layout on its eastern side within the conservation area, however, as discussed in paragraph 4.37, 1960s onwards residential development has resulted in the encroachment of a built-up environment along the eastern edges of the parkland estate. Additional planting along the eastern of the parkland has been introduced to mitigate the impact of detracting altered views of the experience of the parkland with an adjacent built-up environment. However, the modern extent of the village of Lugwardine is considered to make a minor negative contribution to the significance of the heritage asset.

- 4.245 The long-standing roads of the A4103 Roman Road and A438 Ledbury Road at the time of the parkland's establishment would have featured road use from horse drawn carts, carriages, and coaches. The present-day roads serve modern volumes of motorised traffic, which introduce noise and air pollution at the north, east and southern limits of the parkland, and therefore detract from the experience and appreciation of the heritage asset. As such, it is considered that the roads in their modern context make a minor negative contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.246 The Site is located c.250m south-west of the HER's extent for the heritage asset beyond intervening field boundaries, the A438 Ledbury Road and field enclosures.
- 4.247 The Site forms part of the wider agricultural landscape surrounding New Court and its parkland estate. The July 2023 heritage walkover survey identified a visual connection between the Site and heritage asset (**Image EDP A1.7-9**). Partial intervisibility between the Site and southern limit of the heritage asset from the tallest points of the Site, along the floodplain's ridgeline, which runs north to south across the west half of the Site, was identified. The experience of the HER's extent of the parkland is limited to partial views of the southernmost pasture fields, scattered trees within them and the plantation screening along the north side of the River Lugg.
- 4.248 As stated in paragraph 4.44, although the Site is located within the wider agricultural landscape to the south of the River Lugg., it has no direct or indirect 'non-visual' connection or relationship to New Court or its parkland estate. However, due to the identified visual connection between the Site and heritage asset's southern limit as defined by the HER, the heritage asset is taken forward to **Section 5** for Impact Assessment.

#### **Unregistered Park and Garden – Lugwardine Court Landscape Park (MHE16398)**

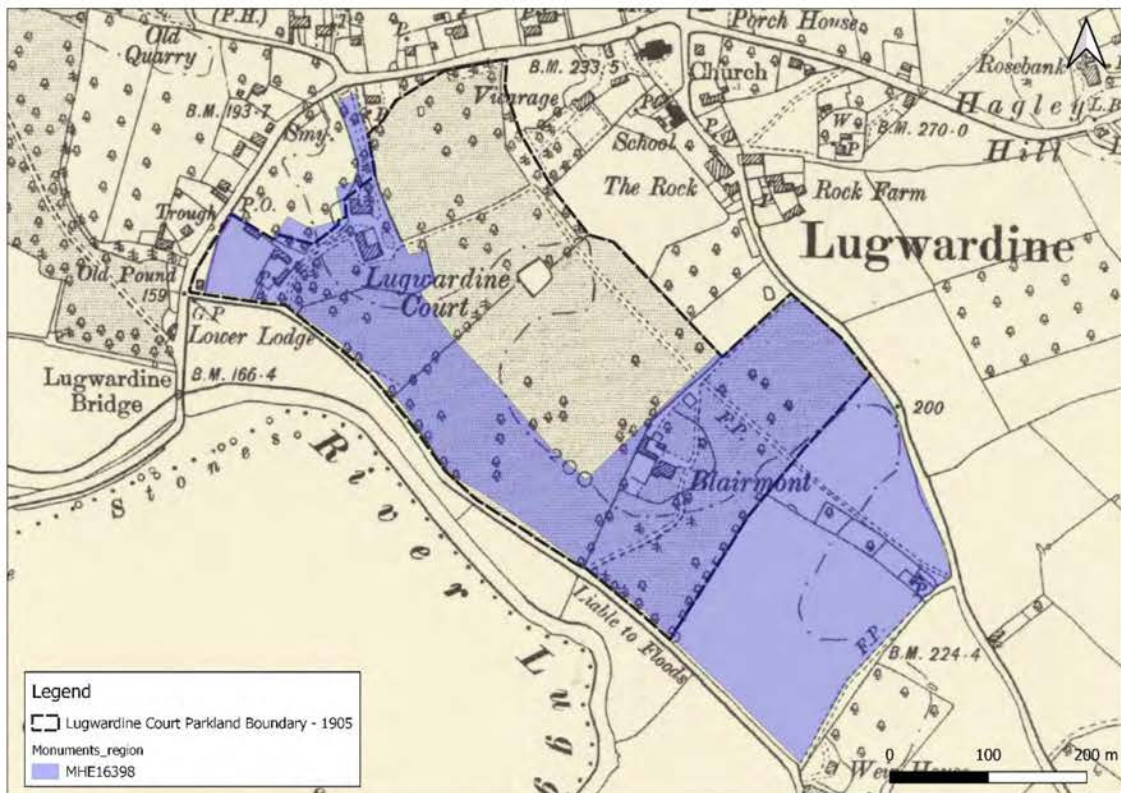
##### *Description*

- 4.249 The heritage asset is for the landscape park (formal parkland) setting to Lugwardine Court's country house, built during the late 18<sup>th</sup> century. It is located from c. 940m north-east of the Site. It has been discussed in relation to its setting contribution and relationship to the listed Lugwardine Court (**1348743**) in paragraphs 4.183-4.185. Of note, the HER record for the heritage asset excludes the area of parkland which has been built upon by the latter 20<sup>th</sup> century St. Mary's Roman Catholic High School's buildings and hardstanding areas.
- 4.250 The HER entry for the unregistered park and garden is as follows:

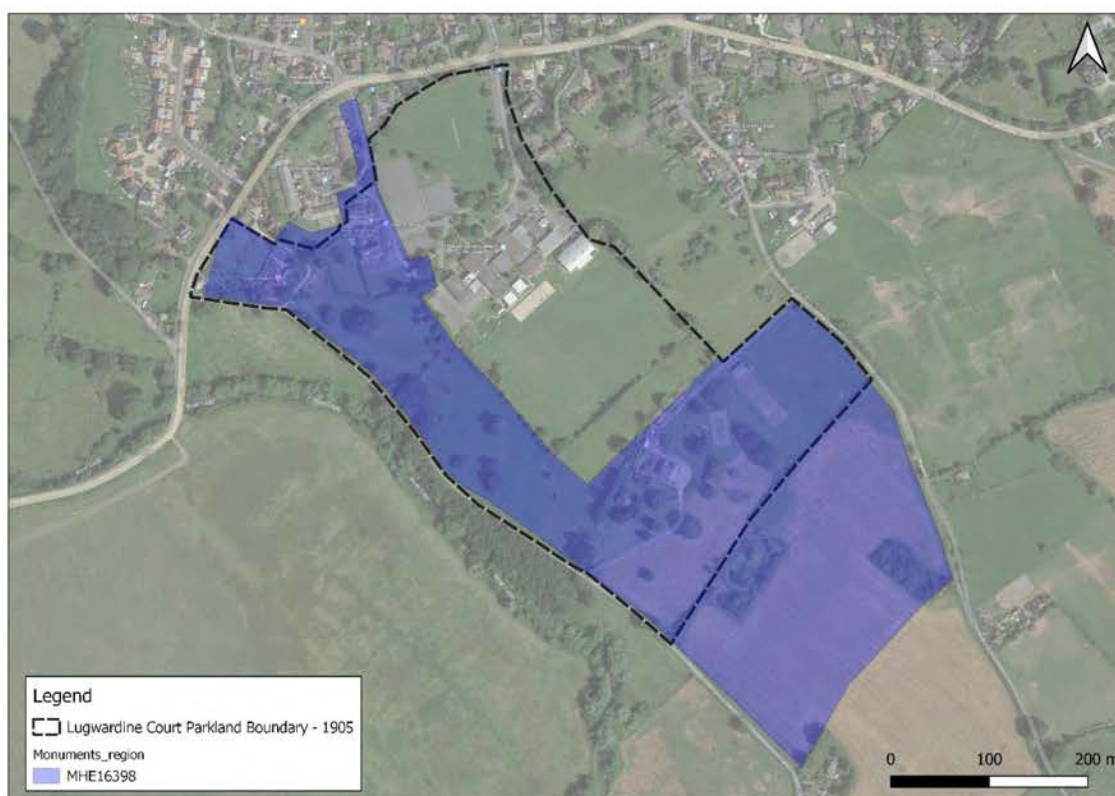
*"The existing house of c.1810 must have replaced an earlier one, as the stable-block's weather vane is dated 1775. The 1831 OS map shows some parkland and a walled garden. Early 20<sup>th</sup> century sale catalogues list a thatched lodge at the drive's entrance, an avenue and areas of mature trees. A well-stocked walled kitchen garden with two peach houses and five glasshouses stood to the SW; a gardener's cottage of c.1810 in the cottage ornee style, with stone walls and thatched roof, stood at the garden's SW corner. The house's grounds are now mostly filled with new houses and a school: the lodge, drive and avenue are gone. The walled garden is still cultivated, the gardener's cottage survives, and the site of a peach house can be located."*



4.251 As discussed above, the parkland has been subject to change during the latter 20<sup>th</sup> century via the construction of the modern school across its northern half. The heritage asset comprises of the southern and eastern parts of the parkland estate to the former Lugwardine Court country house, now school building in function (**Image EDP 4.10-11**).



**Image EDP 4.10:** Modified extract of the 1905 OS map to illustrate the former extent of Lugwardine Court's parkland estate in relation to the heritage asset (NLS 2023). Reproduced with the permission of the National Library of Scotland.



**Image EDP 4.11:** Modern satellite imagery to show present-day conditions of Lugwardine Court's landscape park (**MHE16398**).

#### Setting and Contribution to Significance

- 4.252 The setting of the heritage asset is comprised of its Lugwardine village and A438 Ledbury Road setting to the north and surrounding agricultural landscape on its east, south and west sides.
- 4.253 As discussed in paragraph 4.186, the village setting of Lugwardine, lay beyond the boundaries of the former parkland estate, beyond an intermittently screened boundary, comprised of tree planting, hedgerows and/or walls (**Image EDP 4.4**). The modern extent of the village has expanded to include modern residential housing across the west side of Lugwardine, along the parkland's northern border. However, the parkland was intentionally screened to be made an exclusive experience by its residents and guests at Lugwardine Court. Overall, the village of Lugwardine is considered to make a neutral contribution not to the significance of the heritage asset.
- 4.254 The wider agricultural landscape to the east, south and west of the parkland reflects its historic wider landscape character setting, which enables the contextualisation of the parkland's function to the country house from its surrounding farmland, albeit largely bound by plantation on its eastern side. The wider agricultural landscape makes a minor positive contribution to the significance of the heritage asset.

#### Relationship to the Site

- 4.255 The Site is located from c.940m south-west of the heritage asset, beyond intervening fields, hedgerows and tree lines.

- 4.256 The experience of the parkland is limited to distant views of tree lines and open spaces towards its south end (**Image EDP A1.7-9**). This is due to the elevated position of the associated parkland to the country house, above the River Lugg floodplain. This is unlikely to reflect part of intentionally established designed views westwards from the heritage asset, given its elevated position on drier raised land and the historic extent of open borders along its west and east sides, shown on historic maps. Views outwards from the parkland are broad and non-specific to the surrounding agricultural landscape. Meanwhile, views towards the heritage asset are limited and partial due to present vegetation plantation.
- 4.257 No other discernible 'non-visual' connection has been identified from consulted historic maps or sources, with the Site having served as agricultural farmland towards the floodplain of the River Lugg.
- 4.258 The views of the Site from the heritage asset most likely have little to no relevance, forming part of broad views of the surrounding agricultural landscape to the west of the heritage asset which are also seen in the context of the existing modern built edge of Hereford. However, due to this identified intervisibility with the Site, it is identified as a heritage asset with the potential to be subject to adverse effects from the proposed development within the Site. As such, it is taken forward to **Section 5** for Impact Assessment.

## **NON-DESIGNATED HERITAGE ASSETS**

### **Chronological Overview**

- 4.259 A chronological overview of known non-designated HER records within the Site and study area is provided below. The distribution of non-designated heritage assets is provided in **Plan EDP 3** for reference.

### **Prehistoric – Palaeolithic to Iron Age (500,000BC – AD 43)**

- 4.260 There is no recorded evidence on the HER for Palaeolithic-Mesolithic archaeological remains within the Site. Palaeolithic archaeological remains within the study area are limited to one archaeological findspot for a Palaeolithic Hand Axe (**MHE919**) c.750m north-west of the Site. No Mesolithic archaeological remains are recorded within the study area.
- 4.261 The Site contains one HER record for an archaeological findspot of an unstratified Neolithic oval burnt scraper and polished stone axe fragment (**MHE2558**) within the southern field of the Site. No other Neolithic archaeological remains are recorded within the Site and this stray isolated find is likely to represent nothing more than a casual loss and not indicative of extensive activity. Within the study area, one archaeological findspot recorded on the HER for unstratified Neolithic polished stone axe fragments (**MHE2559**) is located c.45m west of the Site. No other Neolithic archaeological remains are recorded within the study area, suggesting an overall limited use of the landscape at this time.
- 4.262 There is no recorded evidence on the HER for Bronze Age archaeological remains within the Site. Bronze Age archaeological remains within the study area are limited to those remains of possible Bronze Age date located within Scheduled Monument (**1005348**) c.340m east



of the site, as well as one monument record for a combined Bronze Age ring ditch and Iron Age settlement (**MHE2184**) located c.940m north of the Site. Bronze Age remains within the area reflect low-level settlement activity within the area, characterised by dispersed and discrete settlement locations. The absence of remains within the Site and isolated presence of Bronze Age activity within the area, indicates that the Site features a low potential for such remains of this date.

- 4.263 There is no recorded evidence on the HER for Iron Age archaeological remains within the Site. Iron Age archaeological remains within the study area are limited to two monument records. One is for the combined Bronze Age ring ditch and Iron Age settlement (**MHE2184**) located c.940m north of the Site. The other is for the findings of a 2010 evaluation by Headland Archaeology, which recorded a late Iron Age/early Roman field system (**MHE23628**) c.240m south-east of the Site, to the north of Hampton Park Road (B4224).
- 4.264 As discussed in paragraphs 4.11-4.13, the HER contains a monument record for an area of archaeological potential (**MHE103**), due to the identification of potential prehistoric to Roman period cropmarks to the west of Scheduled Monument (**1005348**) and east of the Site on aerial photographs (see **Plan EDP 3**). Aerial Photographs dating to the March 1971 National Monuments Record (NMR) Aerial Survey and the January 2002 Herefordshire Aerial Archaeological Survey, record the presence of a recti-linear enclosure which is present in the form of a cropmark c.230m east of the Site, as well as a pair of parallel linear cropmarks running roughly south-east to north-west from the west side of the rectilinear enclosure through the possible school site and towards the Site boundary.
- 4.265 The September 2023 Geophysical Survey detected the presence of the two parallel ditch-like anomalies which correspond to the alignment of those linear cropmarks identified on aerial photographs and are associated with the rectilinear enclosure to the east of the possible school site (**MHE103**) (see **Appendix EDP 3**) (Cockcroft 2023). It is possible that the linear ditch-like features within the Site and possible school site form part of a trackway, which run towards a prehistoric to Roman period enclosure to the east. However, the character and nature of such remains does not conform to those identified within the Scheduled Monument (**1005348**) and therefore such remains within the Site and possible school site would not be of the same value as those within the Scheduled Monument.
- 4.266 In addition, two archaeological findspot records for undated prehistoric flints are recorded on the HER within the study area. One comprises of four flint flakes and a core (**MHE4344**) recovered during the 1990 evaluation for the Hereford Eastern Bypass within monument record (**MHE103**) c.150m east of the Site. The other comprises of a flint flake (**MHE2560**) recovered as part of unstratified surface finds within former fields c.300m to the south-west of the Site during the 1950s. Both HER records represent stray isolated finds, which likely represent nothing more than a casual loss and are not indicative of extensive prehistoric activity.
- 4.267 Based on current baseline evidence outlined above, the potential for prehistoric remains within the Site is moderate. Prehistoric remains within the Site are most likely to comprise of late prehistoric (Bronze Age – Iron Age) agricultural features, associated with the pair of parallel linear ditch-like features detected during the September 2023 Geophysical Survey. Unstratified stray flint finds are also possible within the topsoil and subsoil strata across the Site, redeposited from prolonged periods of ploughing across the central and southern parts

of the Site. Such remains would be of up to low value and would not merit preservation *in situ*.

#### **Roman (AD 43 – 410)**

- 4.268 There is no recorded evidence on the HER for Roman archaeological remains within the Site.
- 4.269 Within the study area, recorded Roman archaeological remains on the HER are limited to the remains of a potential rectangular enclosure within the Scheduled Monument (**1005348**) c.340m east of the Site, and the late Iron Age/early Roman field system and settlement activity (**MHE23628**), recorded in the 2010 evaluation by Headland Archaeology (**EHE51620**) c.240m south-east of the Site, to the north of Hampton Park Road (B4224). No further archaeological remains are recorded on the HER within the surrounding study area to the Site.
- 4.270 The September 2023 Geophysical Survey results indicated that no detected anomalies were indicative of Roman remains (features or deposits) within the Site (Cockcroft 2023). The exception to this is the potential for the parallel ditch-like anomalies detected through the centre of the Site, discussed above, to be of Roman date. Such remains are un-investigated at this stage but could represent a trackway leading to a Roman rectilinear enclosure for agricultural purposes.
- 4.271 Based on the absence of any recorded Roman features, deposits, or artefacts within the Site, and known archaeological remains limited to a late Iron Age/early Roman field system and discrete settlement activity within the study area, this evidence indicates a low potential for unrecorded remains of this date range within the Site.

#### **Early Medieval (AD 410 – 1066) and Medieval (AD 1066 – 1485)**

- 4.272 There is no recorded evidence on the HER for early medieval or medieval archaeological remains within the Site. However, within the study area, nine medieval heritage assets are recorded.
- 4.273 A settlement at Tupsley is recorded to be present from at least the 11<sup>th</sup> century, with an entry included in the Domesday Book of 1086 (Powell-Smith 2023). This indicates a general presence of archaeological remains within the vicinity to the west of the Site from this period, for settlement and associated agricultural practices.
- 4.274 The largest monument record on the HER by area comprises of Lugg Meadow (**MHE4156**), which runs along the course of the River Lugg through the parishes of Lugwardine, Hampton Bishop and Holmer, and borders the north-east edge of the Site. Lugg Meadow is one of sixteen surviving medieval common meadows (alternatively known as Lammas meadows, dole or lot meadows) within England and Wales (Brian 1993). Common meadows are a medieval land tenure and farming economy system, which involves the division of land into narrow strips or irregularly shaped parcels, owned by various landowners which followed an alternating practice of hay growing by the landowners (February-August) and communal livestock grazing by the common population throughout the rest of the year (*ibid*). Lugg Meadow is continued to largely be used in the same agricultural management system

as its medieval common meadows function, divided into two parts: Upper Lugg Meadow (north of the A438 Ledbury Road) and Lower Lugg Meadow (south of the A438 Ledbury Road). The Site does not fall within the same pattern of land management as Lugg Meadow to the north and east, and as such is very unlikely to feature remains associated with such practices.

- 4.275 Six HER monument records represent areas of ridge and furrow earthworks (**MHE4454**; **MHE7740**; **MHE7741**; **MHE7742**; **MHE7752**; and **MHE7753**). They are located between c.170m to 910m from the north-west to north-east of the Site. These areas reflect historic agricultural practices on the east and west banks of the River Lugg, beyond the area assigned to Lugg Meadow.
- 4.276 A HER monument record for the medieval settlement of Litley (**MHE8277**) located c.720m south-west of the Site is based on its recording on the Domesday Book of 1086, according to the HER. This monument record merely records the presence of settlement activity, in the same regard as Tupsley's entry in the Domesday Book for the presence of a settlement during the 11<sup>th</sup> century (Powell-Smith 2023). No other medieval remains are recorded at this location.
- 4.277 A HER monument record for an area of possible ridge and furrow and water management features (**MHE2939**) is recorded to the north of Court Farm at Hampton Bishop, located c.710m south-east of the Site. According to the HER, the monument record is based on the identification of earthworks from an aerial photograph dated to June 1970. The heritage asset, in comparison with other recorded areas of ridge and furrow earthworks/cropmarks within the study area, merely reflects the medieval agricultural landscape organisation surrounding the Site at this time.
- 4.278 Overall, the Site does not contain any known early medieval or medieval archaeological remains, as recorded on the HER. The landscape at this time, including the Site, consisted of an agricultural landscape to the east of Tupsley, across the floodplain of the River Lugg and River Wye. This is attested to by the recorded agricultural earthworks to the north, east and south-east of the Site, and confirmed by areas of ridge and furrow detected across the centre of the Site during the September 2023 Geophysical Survey of the Site (Cockcroft 2023). As such, the Site has a low potential for early medieval and medieval archaeological remains, which would be associated with agricultural practices (e.g. ridge and furrow, drainage ditches and field boundaries). Such remains would likely be of up to low value and not merit preservation *in situ*.

#### **Post-Medieval (AD 1485 – 1900)**

- 4.279 Land use within the Site likely continued to function as part of an agricultural landscape to the east of Tupsley, used for various pastoral and/or arable practices during this period. Land use within the Site is directly recorded from the 1839 Tupsley Parish Tithe Map onwards, which records various field enclosures for pastoral and arable practices from the early-mid 19<sup>th</sup> century.



### ***Within the Site***

- 4.280 One post-medieval HER monument record is recorded within the Site: Tupsley Court (**MHE4015**) within the north-west corner of the Site.

#### ***Tupsley Court (MHE4015)***

- 4.281 Tupsley Court is recorded on the HER due to being a legacy record produced by the 'Royal Commission of Historic Monuments' 1932 inventory. It is described as comprising of a 17<sup>th</sup> century two-storey attic and cellar, timber-framed, slate roof house, 'L-shaped' in plan. It is recorded as being extended during the late 17<sup>th</sup> century and 18<sup>th</sup> century on its south and west wings. Furthermore, its grounds included an orchard across the northern part of the Site up to the former alignment of the A438 Ledbury Road and tributary of the River Lugg which runs through the Site. A historic land ownership/tenure and land use connection is also identified on the 1839 Tupsley Parish Tithe Map between Tupsley Court and the northern and central parts of the Site, used for various arable and pastoral practices as shown in **Image EDP 4.6**.
- 4.282 The historic layout of Tupsley Court is shown on historic maps from 1839-1964 (**Plan EDP 5-6**). The orchard was bisected by the straightened present-day alignment of the A438 Ledbury 71oad between 1937-1945, according to consulted historic OS maps. Major change occurred to the layout of Tupsley Court between the production of the 1964 OS map and the 1970-1974 OS maps. During this time, Tupsley Court underwent demolition of its 17<sup>th</sup> century core house and associated outbuildings/farm buildings (**Plan EDP 5-6**). The entirety of Tupsley Court was subsequently rebuilt in a new layout, as shown on the 1970-1074 OS map. These structures remain extant within the Site today (**Image EDP A1.28-31**).
- 4.283 No standing remains associated with the pre-1964 layout of Tupsley Court were identified during the July 2023 heritage walkover survey, discussed below. Moreover, the associated orchard within the Site was gradually removed and converted to arable land between 1999-2020, as indicated on historic satellite imagery (**Plan EDP 6**). As such, the heritage asset is predominantly limited to the potential for buried archaeological remains, comprised of building foundations associated with the pre-1964 layout of Tupsley Court. No standing remains of historic or architectural interest remain within the Site, however, the potential for buried remains would be of archaeological interest and be of up to low value (i.e. not merit preservation *in situ*).

### ***Within the Study Area***

- 4.284 A total of 55 heritage assets are recorded within the study area, predominantly located to the west within the ward of Tupsley. These predominantly comprise of HER records for late post-medieval (18<sup>th</sup>-19<sup>th</sup> century) clay pits, brickworks sites, quarries and farm sites to the west of the Site, within the parish of Tupsley. Those heritage assets of relevance to informing the Site's archaeological potential are outlined below.

#### ***Post-Medieval Field Boundary to Hampton Dene Landscape Park (MHE26861)***

- 4.285 According to the HER, the heritage asset is recorded as a result of field boundaries identified during an earthwork survey by Worcestershire Archaeological Service, undertaken for the construction of the Barratt Homes residential estate along Mantella Drive in 2016 (**EHE80239**) (**Plan EDP 4**). These field boundaries are located along one of several fields

used for pasture to the south of Hampton Dene House. Of note, the heritage asset's extent falls within the southern limit of the unregistered park and garden of Hampton Dene Landscape Park (**MHE16361**), which has been subject to residential development by the Mantella Drive estate during the late 2010s.

- 4.286 Any associated remains with the field boundary adjacent to the Site boundary have since been lost, subject to truncation and/or disturbance by the construction of the modern residential estate. Such remains are unlikely to extend into the Site, being field boundaries, which corresponded to those reflected on historic maps for Hampton Dene House's estate. Therefore, development within the Site would not physically impact the heritage asset and not harm its significance.

*Tupsley, Herefordshire Council Bridge 11 (MHE16922)*

- 4.287 The heritage asset is recorded on the HER as comprising of a stone bridge, built in 1807. The bridge continues to be in use today as part of the A438 Ledbury Road, however, it has been subject to widening and modern paving. The bridge is located adjacent to the Site's northern boundary and crosses a tributary of the River Lugg, which runs through the north-east corner of the Site. It is a functional asset, widened and altered over the 20<sup>th</sup> century to ensure its suitable use for modern volumes of motorised traffic. As such, the heritage asset is a non-designated Post-Medieval bridge of low significance.
- 4.288 The bridge is located beyond the Site boundary, however, as part of works associated with the proposed development, the altered and modernised bridge would require further widening to accommodate additional width of the A438, required to accommodate a right-turn lane and footway at the Site's northern entrance. As such, the non-designated heritage asset would be subject to physical impacts and is therefore taken forward to **Section 5** for impact assessment.

### **Summary**

- 4.289 Based on current baseline evidence, the Site has the potential to contain buried remains associated with the pre-1960s layout of Tupsley Court (**MHE4015**) within the north-west corner of the Site. The remainder of the Site continued to feature as agricultural farmland sloping down onto the River Lugg floodplain during this period beyond the settlement of Tupsley to the west. As such, the Site has a moderate potential for post-medieval archaeological remains, which would be associated with buried remains associated with the historic layout of Tupsley Court (**MHE4015**) and/or agricultural practices (e.g. ridge and furrow, drainage ditches and field boundaries). Such remains would be of up to low value for those associated with Tupsley Court and of very low value for remains associated with post-medieval agricultural practices across the Site. None would merit preservation *in situ*.

### **Modern (AD 1900 – Present)**

- 4.290 One modern HER monument record is partially located within the north-east corner of the Site. This comprises of a water management area (**MHE21885**), to the south of Lugwardine Bridge, spanning across part of the floodplain to the River Lugg. The HER entry for the record only notes its use of herringbone pattern drains across the water meadows. As such, the potential for modern herringbone pattern land drains associated with this water

management area is noted for the potential to be present within the north-east corner of the Site.

- 4.291 Within the study area, two modern HER monument records are located on the south-west periphery of the study area. These comprise of the northern limits of the World War II Rotherwas Royal Ordnance Factory (**MHE7676**) and a 20<sup>th</sup> century sewage works site at Rotherwas (**MHE9106**), located c.930m and 990m south-west of the Site, respectively.
- 4.292 Based on current baseline evidence, the Site has continued to be used as agricultural farmland throughout the 20<sup>th</sup> century up to the present-day. The Site features limited evidence for modern heritage assets on the HER, limited to the potential for modern land drains, with a lack of modern heritage assets recorded within the study area. As such, the potential for modern archaeological remains is low. Potential remains would most likely be associated with agricultural practices (e.g. field drains, drainage ditches and field boundaries). These would be of very low value and not merit preservation *in situ*.

#### **PREVIOUS ARCHAEOLOGICAL EVENTS (INVESTIGATION/MITIGATION)**

- 4.293 Previous archaeological events within the Site and study area of relevance to informing the Site's archaeological potential are outlined below. The location of these events is presented in **Plan EDP 4**.

##### **Within the Site**

- 4.294 Only one previous archaeological event is recorded within the Site, associated with the 1989-1990 archaeological evaluation for a former Hereford Eastern Bypass proposal (**EHE6026**). A recent 2023 Geophysical Survey, as part of the proposed development's planning application (**EDP001**), has been undertaken to support the planning application. This recent event is not recorded on the HER at the time of this report's production.
- 4.295 The 1989-1990 evaluation was undertaken by the Archaeology Section for Hereford and Worcester County Council and was reported by Dinn and Hughes 1990. The evaluation involved a combined methodology of fieldwalking, auger borehole sampling and the excavation of test trenches across detected crop marks along the route of the proposed bypass. The evaluation through the Site involved a segment of the 'Lugg Section' of the evaluation, orientated roughly north-west to south-east through the eastern side of the Site. The evaluation within the Site encompassed fieldwalking and hand borehole augering at two locations (codes: HWCM9719; HWCM9720), which recorded no significance deposits of archaeological interest (*ibid*). No further information is reported with regards to the segment of the evaluation through the Site.
- 4.296 Of note, seven auger borehole locations and one test trench location are recorded on the HER within the study area, along the route of the 1989-1990 evaluation (**EHE6026**) (see **Plan EDP 4**). All locations recorded no significant archaeological remains (Dinn and Hughes 1990).

### **Geophysical Survey**

4.297 As part of the current application, a geophysical survey was undertaken across the site. This was undertaken across the entirety of the Site as well as the additional possible school site area, was completed by SUMO Services (Cockcroft 2023) (see **Appendix EDP 3** for full report). The geophysical survey was split across seven individual survey areas (Area 1-7, see Figure 4, **Appendix 3**). The majority of the Site was devoid of features of possible archaeological original, with only the linear features within the school site of potential archaeological interest. The following results were obtained:

- Two parallel ditch-like anomalies with likely archaeological origins (Area 6 – east end of the Site and across area of the possible school site). These anomalies are discussed further in paragraph 4.337-338;
- Former trackway (Area 4 and 6 – across the centre of the Site);
- Former field boundary (Area 4 – west end of the Site);
- Area of ridge and furrow cultivation (Area 6 – centre of the Site and area for the possible school site);
- A couple of modern services (Area 1, 4 and 6 – north end of the Site and across the centre of the Site);
- Areas of modern ploughing (Area 6 and-7 – central and southern portions of the Site); and
- Numerous uncertain responses probably as a result of combined geological and agricultural processes (Area 3, 5 and 6).

### **Study Area**

4.298 Within the study area, 15 additional previous events are recorded on the HER. Some events comprise of a combined programme of archaeological works. These events are outlined below.

#### ***Barratt Homes (Mantella Drive) Development Events***

4.299 Three previous events are recorded for investigation and mitigation works across the extent of the 4.7ha Barratt Homes residential development at Hampton Dene, along Mantella Drive, located adjacent to the west of the Site boundary.

4.300 The events comprise of an archaeological Desk-Based Assessment (DBA) in 2014 (**EHE80238**), subsequent Geophysical Survey in 2016 (**EHE80272**) and combined programme of archaeological works for an earthwork survey, evaluation and watching brief in 2016 (**EHE80239**).

4.301 Of relevance, the Geophysical Survey undertaken by Durham University Archaeological Services in 2016, detected evidence for past agricultural archaeological remains to the east

of the survey area, alongside the alignment of modern land drains and buried services (Villis 2016).

- 4.302 The subsequent combined programme of archaeological works, undertaken by Archaeological Investigations Ltd, involved the survey of remnant earthworks on-site, the monitoring of topsoil stripping across the north-east and south parts of the Site, which recovered unstratified medieval pottery sherds, and an evaluation of 12 trial trenches (Trench 1-12) (O'Hare 2016). The evaluation recorded post-medieval field boundary ditches within Trench 2-3, boundary ditches in Trench 8 and 11, and modern land drains and pits in Trench 2-3 and 6 (*ibid*). In addition, a possible footpath or trackway (undated) was recorded across Trench 7.
- 4.303 Overall, no significant archaeological remains were identified, with recorded remains representing past cultivation practices and agricultural activity from the post-medieval period onwards. Medieval pottery surface finds were of domestic wares, which reflected the presence of rural settlement within the area of Tupsley to the west. The findings of the events resulted in the creation of record a HER record for heritage asset (**MHE26861**). Recorded field boundaries and remains were associated with Hampton Dene House's landscape park.
- 4.304 Such remains are very unlikely to extend into the Site and be encountered. The exception to this is the potential for modern land drains to extend eastwards into the Site, following the west-east downwards slope to the River Lugg floodplain. Such remains would be of no archaeological value.

#### ***Lower House Farmhouse Events***

- 4.305 Four previous events are recorded at Lower House Farmhouse (**1250963**) located c.110m north of the Site. These comprise of two building survey reports published between 1996-1997 (**EHE36793**; **EHE30522**), a subsequent watching brief during the renovation of the listed building in 1996 (**EHE30156**) and an evaluation and earthwork survey undertaken for proposed reed beds and a pond within the grounds of the listed building in 2007 (**EHE28253**).
- 4.306 All four events were undertaken by Archaeological Investigations Limited. Of relevance, the 1996 watching brief recorded no significant archaeological remains (Shoesmith and Hoverd 1997), while the 2007 evaluation and earthwork survey only recorded evidence of medieval ridge and furrow east of the house and a possible lynchet (Mayes 2007).
- 4.307 The events were focused within the grounds of the listed building of Lower House Farmhouse (**1250963**), in which recorded remains share no association with the Site. No such remains are anticipated to extend into the Site, nor would the Site result in any physical impact to such remains recorded within the grounds of the listed building.

#### ***Land North of B4224 Events***

- 4.308 A combined event record for an archaeological DBA, geophysical survey and evaluation is recorded c.230m south-east of the Site, across land to the north of the B4224 (**EHE51620**).

- 4.309 The DBA was undertaken in 2009 and the Geophysical Survey and evaluation undertaken in 2012 (Dingwell 2012). Of relevance, the evaluation tested the Geophysical Survey results and comprised of 22 trial trenches. The evaluation recorded archaeological remains within two areas of the evaluation site, located at the hilltop of the Site (centre-north) and within the north-west corner of the evaluation site (*ibid*). These areas were located closest to the Site boundary.
- 4.310 Recorded archaeological deposits and features predominantly dated to the late Iron Age/early Roman period. These include linear ditch features (Trench 8/9, 15-16); a pit (Trench 8/9); and a possible boundary feature (Trench 8/9), dated to the 2<sup>nd</sup> century AD via recovered varying quantities of ceramic sherds of oxidised Severn Valley, local Malvernian and Dorset black burnished wares (*ibid*).
- 4.311 As such, recorded archaeological remains were interpreted to represent a discrete late Iron Age/early Roman settlement in the form of enclosures and a possible boundary ditch (*ibid*). The findings of the events resulted in the creation of a HER record for heritage asset (**MHE23628**).
- 4.312 With regards to the Site, such remains are unlikely to extend towards and into the Site. Such Roman remains have not been previously recorded within the Site, nor were detected during the September 2023 Geophysical Survey. The recorded remains from these previous events indicate a discrete settlement location on a raised area within an agricultural floodplain landscape during this period, and as such, merely record the presence of Roman rural farmstead settlement within the area.

#### ***Junction of Gorsty Lane and Sudbury Avenue Event***

- 4.313 An evaluation at the corner of Gorsty Lane and Sudbury Avenue, c.300m south-west of the Site by the City of Hereford Archaeology Unit in 1993 (**EHE28172**), investigated the conjectured alignment of a possible Roman road (Hoverd 1993). Two trial trenches were excavated; however, no evidence was found. Archaeological finds were limited to medieval and post-medieval (Victorian) pottery sherds (*ibid*). This event provides little to no insight into the archaeological potential within the Site.

#### ***Scheduled Monument (1005348) Event***

- 4.314 As discussed in paragraph 4.13, a watching brief was undertaken in 2018 (**EHE80303**) by Headland Archaeology, along the west and south sides of Scheduled Monument (**1005348**). The watching brief was located c.330m east of the Site. No archaeological features, deposits or remains were identified from the shallow groundworks undertaken (Cochrane 2018). This event provides little to no insight into the archaeological potential within the Site.

#### ***Remaining Events***

- 4.315 The remaining recorded previous events within the study area provide negligible to no insight into the Site's archaeological potential and are summarised as follows: a geophysical survey and targeted excavation in 1993 of detected boundary stones for strip fields associated with Lugg Meadow (**EHE9216**) c.670m north of the Site; a palaeoenvironmental study of the Lugg Meadow in 1995 (**EHE31010**) c.630m north of the Site at New Court in



1989 (**EHE80106**) c.850m north-east of the Site; and two additional DBAs in 1999 c.930m south-west and covering the Site and wider area, respectively.

## **CARTOGRAPHIC EVIDENCE**

### **Historic Maps**

- 4.316 Historic maps have been used to aid the establishment of the Site's late post-medieval history (AD 1839) onwards and identify land use change over time. Available historic maps include Parish Tithe Maps and accompanying apportionment texts, and OS maps.
- 4.317 The historic maps which highlight key changes to land use within the Site, are outlined below and presented in **Plan EDP 5-6**. For reference, the publication date of each historic map is referred to below.

#### ***1839 Tupsley Parish Tithe Map***

- 4.318 As discussed in paragraph 4.42, the earliest consulted parish tithe map and apportionment text of Tupsley illustrates a mixed pattern of agricultural land use across the Site, comprised of field enclosures for pasture, meadows and arable practices. Land ownership and occupation/tenancy fell under various individuals, with a large portion of the northern and central parts of the Site under the same ownership and tenancy of Tupsley Court (**MHE4015**). In addition, the alignment of the farm track road through the north-east of the Site is shown to have been present since at least the early 19<sup>th</sup> century off the A438 Ledbury Road.
- 4.319 A pond feature is shown along the west edge of the Site, in proximity to Hampton Dene. However, the pond falls within the Site boundary and beyond the land ownership of Hampton Dene. The pond is still present today and is located beyond a band of dense tree plantation along Hampton Dene grounds' eastern boundary (**Image EDP A1.27**). As such, no connection between the pond feature and Hampton Dene has been identified from consulted sources.
- 4.320 The immediate surrounding of the Site comprised of the remainder of Tupsley Court's associated buildings and land to the west, as well as Hampton Dene House and its parkland to along the west of the Site. The remainder of the immediate area comprised of farmland, divided into multiple field enclosures for plantation, arable land, or pastoral land.

#### ***1886 1<sup>st</sup> Edition OS Map***

- 4.321 The 1<sup>st</sup> Edition 1886 OS Map shows the layout of the Site in detail, illustrating the layout of field boundary divisions as paths and/or trackways through the Site and the extent of the former orchard to Tupsley Court (**MHE4015**) across the north-east of the Site. In addition, former standing stones within the south end of the Site are labelled, however, these were not identified during the July 2023 heritage walkover survey, discussed below.
- 4.322 The immediate surrounding area shows a predominantly static environment when compared with the previous 1839 Tupsley Parish Tithe Map.

### **1905 OS Map**

- 4.323 The 1905 OS map shows no change to land use within the Site. Of note, a 'Smallpox Hospital' is first depicted to border the south-east corner of the Site. The isolation hospital featured as a prefabricated iron building built in 1893, which was later extended via an additional wing in 1898 (Forsyth-Moser 2004). The isolation hospital was built by Hereford Rural District Council at the end of the 19<sup>th</sup> century, used for patients of infectious diseases within the city of Hereford (*ibid*).
- 4.324 No further noticeable change within the immediate surrounding area to the Site is recorded.

### **1929 OS Map**

- 4.325 The 1929 OS map shows minimal change within the Site. The exception to this is that the southern edge of the Site is shown to feature a field boundary for the first time.
- 4.326 Within the immediate surroundings of the Site, two small plots for 'Filter Beds' part of the isolation hospital are depicted in proximity to the south-east of the Site. These are later referred to as a 'Filter Bed' with tanks and a 'Sludge Bed' in later edition OS maps.

### **1970-1974 OS Map**

- 4.327 The 1970-1974 OS map shows minimal change within the Site. The exception to this is the presence of overhead cables orientated north-west to south-east through the north-east corner of the Site.
- 4.328 The key change within the north-west corner of the Site is the demolition, rebuilding and reorganisation of Tupsley Court's (**MHE4015**) layout, as discussed in paragraphs 4.281-283.

### **2000 OS Map**

- 4.329 No noticeable change is shown within the Site. However, by the 2000 OS map residential development had encroached towards the Site along its south and south-west boundary. In addition, the former isolation hospital is no longer depicted and is shown as a green space, adjacent to a modern residential estate. This indicates the demolition of the hospital at the end of the 20<sup>th</sup> century.

### **2023 OS Map**

- 4.330 No further noticeable change is depicted on historic OS maps until the 2023 OS map, when the farm access track within the north-east corner of the Site is depicted for the first time (constructed late 2010s). No further noticeable change is shown within the Site.
- 4.331 Within the immediate surrounding area to the Site, the Barratt Homes Mantella Drive modern residential estate built during the late 2010s is depicted for the first time. The area which encompasses the former grounds of the isolation hospital beyond the south-east corner of the Site, remains as an undeveloped parcel of land. However, the heritage walkover survey identified that it is now covered in woodland plantation (**Image EDP A1.26**). No further noticeable change within the immediate surroundings of the Site is shown.

### **Satellite Imagery**

4.332 Historic Google Earth satellite imagery from 1999 was reviewed and assessed for additional information, where relevant (GE 2023).

4.333 Two land use changes within the Site have been identified:

- A modern fenced enclosure/livestock pen is first shown in 2017, located along the west end of the Site, in proximity to Hampton Dene. However, the heritage walkover survey identified that the modern enclosure is in an overgrown and disused state and holds no heritage value (**Image EDP A1.32**); and
- The orchard associated with Tupsley Court (**MHE4015**) within the north-west corner of the Site is shown to have gradually been converted to an arable field between 1999-2020. The gradual loss of trees and subsequent evidence of ploughing on satellite imagery illustrates the change in land use to arable practices.

4.334 Of note within the immediate surroundings of the Site, the grounds of the former demolished isolation hospital are shown to have featured as a wooded tree plantation area since 1999. This likely coincided with the construction of the late 20<sup>th</sup> century modern residential estate to the south of the Site.

### **Aerial Photographs**

4.335 Available aerial photographs held by Historic England were consulted to further inform the Site's development history over the 20<sup>th</sup> century and elaborate, where possible, on the Site's land use history outlined above using historic maps and satellite imagery. Aerial photographs, which illustrate notable changes to the Site's layout and land use or show potential archaeological features in the form of cropmarks or earthworks are outlined below. In addition, aerial photographs which illustrate the nature of previously identified cropmarks within the vicinity of the Site are outlined below also. Aerial photographs are referenced by their date, sortie and frame numbers.

#### **RAF – 1961 F21.58/RAF/4476 0172**

4.336 The aerial photograph illustrates the Site layout in 1961. Of note, the former access track to the Site was located from Tupsley Court within the north-west corner of the Site. The track ran along the west boundary of the Site then across the centre of the Site east-west. No cropmarks or earthworks are visible.

#### **National Monument Record – 1971 50543913 BEX55**

4.337 The aerial photograph illustrates a series of linear and curvilinear cropmarks within the centre of Scheduled Monument (**1005348**). The photograph provides a visualisation of the series of the potential multi-period buried features.

#### **HER – 2002 198886/60**

4.338 The aerial photograph illustrates a linear rectangular enclosure cropmark to the east of the Site, with a pair of parallel linear cropmarks running roughly west from the enclosure. These cropmarks are located within the field between the Site and Scheduled Monument

(**1005348**). In addition, they fall within the area of archaeological potential within HER (**MHE103**).

- 4.339 The parallel linear cropmarks correspond to those detected on the 2023 Geophysical Survey of the Site, which run through the possible school site. Although these features may correspond to features within the wider landscape, their form and character does not reflect the nature and complexity of those attributed to Scheduled Monument (**1005348**) and therefore are unlikely to relate to or be attributed the same value as those features within the scheduled area of (**1005348**).

## **HISTORIC LANDSCAPE CHARACTERISATION**

- 4.340 The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and study area (HE 2023). This is achieved by assessing the current landscape's character and dividing the area contained within the Site and study area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure), which enables spatial and temporal patterns to be identified (HE 2015).
- 4.341 The entirety of the Site is recorded as an adaptation of an earlier enclosure system. It predominantly features post-medieval field boundaries and formerly functioned as common arable fields towards the floodplain of the River Lugg. The HLC hold negligible historic interest, functioning as agricultural land within a wider agricultural landscape to the east of Hereford.

## **LIDAR EVIDENCE**

- 4.342 The analysis of available 2020 National LiDAR Programme data identified no evidence for potential archaeological remains of significance (see **Plan EDP 7**).
- 4.343 Evidence for ploughing is visible across all fields within the Site via striations. Within the north-east corner of the Site, linear features possibly associated with modern land drains are present. The former trackway into the fields with the Site is visible along the west edge of the Site, however, the trackway across the centre of the Site, east-west, has been removed from recent arable practices.
- 4.344 The remainder of the Site reflects the present field boundaries, pond feature, modern access track and building platforms to Tupsley Court. A circular feature is visible within the centre of the Site. However, this is associated with an extant tree as opposed to buried features when compared with satellite imagery.

## **HERITAGE WALKOVER SURVEY**

- 4.345 A heritage walkover survey of the Site and surrounding area was undertaken in July 2023. Dry and partial overcast weather conditions were consistent throughout the walkover. Sufficient visibility persisted throughout the survey to allow effective on-site assessment of Site ground conditions and its setting.

- 4.346 The walkover did not identify any extant archaeological remains or evidence of earthworks of potential archaeological significance within the Site.
- 4.347 The walkover identified that the extant buildings of Tupsley Court are of modern date and do not correlate with the HER record for the heritage asset, as discussed above.
- 4.348 The Site's fields were traversed and identified no standing archaeological features of interest, nor were any cropmarks or earthworks identified, which may be associated with those within the field to the east of the Site and within the Scheduled Monument (**1005348**).
- 4.349 In addition, the surrounding built heritage assets were visited to establish the visual relationship between Site and heritage asset for those considered in this report and discussed above.

### ARCHAEOLOGICAL POTENTIAL SUMMARY

- 4.350 A review of the HER indicates that three known non-designated heritage assets are located within the Site. These comprise of a Neolithic flint findspot (**MHE2558**) at the south end of the Site, the former 17<sup>th</sup> century layout of Tupsley Court (**MHE4015**) within the north-west corner of the Site and a modern water management area (**MHE21885**) within the north east edge of the Site. All three features are of negligible-low archaeological interest, due to the heritage assets being a unstratified findspot, a demolished 17<sup>th</sup> century farm court and a modern landscape management area. The heritage asset of relevance to the potential for buried remains within the Site is Tupsley Court (**MHE4015**), in which potential buried remains associated with the pre-1960s layout of the modern farm and residential buildings may be present. Such remains would be of archaeological interest up to low value and would not merit preservation *in situ*.
- 4.351 Two previous archaeological events are recorded within the Site, although no significant archaeological remains have been recorded. Detected potential archaeological remains from the recent September 2023 Geophysical Survey are limited to a pair of parallel linear ditch-like feature through the potential school site, which correspond to those identified on aerial photographs to the east of the Site. These may be of prehistoric-Roman date and represent a possible trackway towards a previously identified rectangular enclosure to the east of the Site (see **Appendix EDP 3**).
- 4.352 The review of available aerial photographs, LiDAR imagery and the Site's heritage walkover survey identified no extant archaeological remains or earthworks of potential archaeological significance within the Site.
- 4.353 Current baseline evidence suggests that most of the Site has not been subject to previous development. The exception to this is the construction of Tupsley Court in the 17<sup>th</sup> century and its 1960s demolition and rebuilding/reorganisation event. The Site is situated on a west-east downwards slope, having featured as agricultural land for various arable and pastoral practices since at least the medieval period.

- 4.354 Overall, the potential for unknown archaeological remains within the Site is considered to be moderate for Prehistoric remains, low for Roman to medieval remains and moderate for post-medieval to modern remains.
- 4.355 Any encountered remains would likely comprise of infilled field boundaries, former trackways, drainage ditches and furrows, associated with past agricultural practices within the agricultural fields across the Site. These would be of very low to low value. Post-medieval building remains may also be present below the modern Tupsley Court buildings within the north-west corner of the Site. These would be of low value. The identified parallel ditch-like features of unconfirmed prehistoric-Roman date would likely be of up to low value. As such, no remains within the Site, if present, are anticipated to be of such value which would merit their preservation *in situ*.



## Section 5

### Impact Assessment

- 5.1 Having identified designated heritage assets with the potential for their settings to be affected by the development within the Site, **Step 2** then examined these assets in greater detail, defining their settings, and identifying the degree to which these settings make a contribution to the significance of the assets, or allow their significance to be appreciated.
- 5.2 This includes an understanding of whether the Site forms a part of the heritage asset's setting, and if it does, whether and to what degree it contributes to the significance of the asset in question and whether this contribution is likely to be affected by the Site's development.
- 5.3 Below covers **Step 3** and presents an assessment of the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it. It also covers **Step 4**, providing recommendations for mitigation measures, where appropriate to minimise or remove potential harm from direct physical loss or indirect setting impacts.
- 5.4 The Proposed Development's Framework Masterplan is provided in **Appendix EDP 2**.

#### DESIGNATED HERITAGE ASSETS

##### **Scheduled Monument – Ring Ditches and Rectilinear Enclosures E of Tupsley (1005348)**

- 5.5 As discussed in **Section 4**, the Scheduled Monument comprises of a series of un-investigated and undated multi-period archaeological features visible in the form of cropmarks on historic aerial photographs. The significance of the heritage asset derives from its archaeological interest and potential to elucidate local prehistoric to Romano-British history within the environs to the east of Hereford. Its setting is comprised of an agricultural landscape, which does not contribute to the appreciation or experience of the heritage asset in its current form.
- 5.6 The Site is located c.340m west of the Scheduled Monument. As such, no physical harm would occur to the Scheduled Monument as part of the proposed development within the Site.
- 5.7 The proposed development would result in a change in landscape character and land use in proximity to the Scheduled Monument. This would comprise of the replacement of part of its open agricultural landscape setting to the west along the west-east slope from Tupsley's settlement edge down to the River Lugg floodplain, with a built-up residential suburban form of c.2.5-storeys in scale. However, the surrounding agricultural landscape setting is considered to form a neutral contribution to the Scheduled Monument's significance or ability to appreciate the heritage asset. As such, a change in landscape character and land use within the Site would not result in harm to the significance of the heritage asset through a change in setting.

**Development Scenario – Possible School Site**

- 5.8 The provision of the additional school site, shown on **Plan EDP 1** at the east end of the Site, would not fall within the area of the Scheduled Monument, being located from c.220m west of the designated heritage asset. The additional area would not physically impact the Scheduled Monument or result in an adverse change to setting.

**Listed Building – Grade II\* New Court (1099834)**

- 5.9 The listed country house of New Court is located from c.850m north-east of the Site. The area within the Site has been identified to feature as a filtered backdrop to southernly views from the heritage asset, although is not considered to contribute to the significance of the heritage asset. The importance of the Site in these broad views is considered to be minimal, providing only a negligible contribution to such views. No other 'non-visual' connection between the Site and heritage asset has been identified and despite such views, the site is not considered to make a positive contribution to its significance. As such, development of the site *per se* would cause no harm to the significance of the house.
- 5.10 Development within the Site would result in the replacement of the Site's open agricultural landscape character with a built-up suburban residential environment. The Site's west-east downwards slope topography would result in the west side of the development along the ridgeline being most notable to views from the heritage asset, resulting in an alteration to the backdrop of its views from its open lawns. This change would be a permanent change to southernly views. However, development within the Site would not alter the skyline of such views from the heritage asset, being located below the height of existing modern residential development. Additionally, the Site would feature planting to provide a further filtering effect of views across the landscape from the heritage asset, mitigating visual impact from the replacement of open fields with a built-up form and appearance.
- 5.11 The distance of the Site, existing screening and additional screening within the development area and between the Site and heritage asset, would most likely result in minimal change from the extension of a built-up environment to the south of the heritage asset within the Site.
- 5.12 Overall, development within the Site would result in a negligible visual change to broad southernly views from the heritage asset, albeit not one which is considered to amount to an alteration to the significance of the asset itself, representing 'no harm' in terms of the NPPF.

**Development Scenario – Possible School Site**

- 5.13 The provision of the additional school site, shown on **Plan EDP 1** at the east end of the Site, falls within the filtered partial backdrop views from the heritage asset, in which its country house setting is experienced and appreciated. However, it is considered that the addition of the school would not alter the 'no harm' position identified above.

### **Listed Building – Grade II Lugwardine Court (1348743)**

- 5.14 The listed country house of Lugwardine Court is located c.990m east of the Site. The Site has been identified to share a visual connection with the heritage asset, however, this is limited to the Site forming part of peripheral views from the country house's south elevation, which reflect a designed southern view of its former parkland and wider landscape beyond. In addition, the Site forms part of the backdrop of western views of no importance from the country house's west elevation. No other 'non-visual' connection has been identified between the heritage asset and the Site and the Site is not identified as a contribution to its significance.
- 5.15 Development within the Site would result in the replacement of the Site's open agricultural landscape character with a built-up suburban residential environment. This would result in a minor change to the periphery of the designed views from the heritage asset as well as minor change to distant westward views from the side elevation of the heritage asset. This change would be a permanent change. Such change would provide a negligible alteration to the experience of the heritage asset from within its wider agricultural landscape setting and not one which would amount to harm to the asset's significance. As such, such change is considered to provide a neutral impact to the significance of the heritage asset, representing 'no harm' in terms of the NPPF.

### ***Development Scenario – Possible School Site***

- 5.16 The provision of the additional school site, shown on **Plan EDP 1** at the east end of the Site, falls within the same identified views between the Site and heritage asset. The additional area contains no identified 'non-visual' connection. Views would be subject to an additional level of minimal change to the landscape character of the wider agricultural landscape setting to the heritage asset. This would result in the same level of neutral impact to the significance of the heritage asset, and therefore, would follow the same conclusion as above.

## **NON-DESIGNATED HERITAGE ASSETS**

### **Unregistered Park and Garden – Hampton Dene Landscape Park (MHE16361)**

- 5.17 Hampton Dene Landscape Park is located adjacent to the west side of the Site's boundary. The Site shares no visual connection or discernible 'non-visual' association, connection or relationship with the heritage asset. However, the Site has been identified to form part of the open agricultural landscape setting to the east of the landscape park. The Site enables the contextualisation and appreciation of the original settlement outskirts setting, characteristic of Hampton Dene House's parkland, to be experienced to some degree.
- 5.18 Development within the Site would result in the replacement of the Site's open agricultural landscape character with a built-up suburban residential environment. This would result in the loss of the heritage asset's characteristic settlement outskirts setting, via the enclosing of the heritage asset with modern residential development across its remaining open agricultural land setting to the east. However, the change to the surrounding landscape character would unlikely be experienced from within the heritage asset itself, due to substantial vegetation screening and plantation along its borders. Such planting would be

strengthened along the Site's west border to further mitigate the potential for the development's built form to be experienced from the heritage asset and therefore minimise such adverse setting impacts to the heritage asset. As such, development within the Site would provide a negligible negative impact to the significance of the heritage asset. Paragraph 203 of the NPPF would therefore be required to be adhered to in the decision-making process.

#### **Unregistered Park and Garden – New Court, Lugwardine (MHE8583)**

- 5.19 The formal parkland to New Court according to the HER is located from 250m north-east from the Site. However, analysis of current baseline evidence indicates the true southern boundary for the formal parkland is located closer to the listed building of New Court, and therefore is located from 590m north-east of the Site, as discussed in paragraph 4.237-240.
- 5.20 The Site has been identified to form part of the wider agricultural landscape surrounding of New Court and its parkland estate, however, it does not form part of any designed views from the parkland itself. The Site shares partial intervisibility with the southern limit of the heritage asset from the tallest points of the Site. The experience of the HER's extent of the parkland is limited to partial views of the southernmost pasture fields, scattered trees within them and the plantation screening along the north side of the River Lugg. This intervisibility with the Site is reflective of broad views of the surrounding landscape from the heritage asset, in which the Site forms part of non-important backdrop views to the park's landscape surroundings to the south-west. Furthermore, no direct or indirect 'non-visual' connection or relationship to the parkland estate has been identified.
- 5.21 Development within the Site would result in the replacement of the Site's open agricultural landscape character with a built-up suburban residential environment. The Site's west-east downwards slope topography would result in the west side of the development along the ridgeline being most notable to views from the heritage asset, resulting in an alteration to the backdrop of its views from within the formal parkland estate. This change would be a permanent change to southernly views from the heritage asset. However, development within the Site would not alter the skyline of such views from the heritage asset, being located below the height of existing modern residential development. Additionally, the Site would feature planting to provide a further filtering effect of views across the landscape from the heritage asset, mitigating visual impact from the replacement of open fields with a built-up form and appearance.
- 5.22 The distance of the Site, existing screening and additional screening within the development area and between the Site and heritage asset, would most likely result in minimal change from the extension of a built-up environment to the south of the heritage asset within the Site.
- 5.23 Overall, development within the Site would result in a negligible visual change to broad southernly views from the heritage asset albeit not one which is considered to amount to an alteration to the significance of the asset itself, representing 'no harm' in terms of the NPPF.

### **Unregistered Park and Garden – Lugwardine Court Landscape Park (MHE16398)**

- 5.24 The Landscape Park to Lugwardine Court country house is located c.940m north-east of the Site. The HER record for the heritage asset has been identified to not conform to the extent of the park shown on historic maps, excluding the area of parkland now built upon by the latter 20<sup>th</sup> century St. Mary's Roman Catholic High School's buildings and its hardstanding areas.
- 5.25 The Site has been identified to share a limited visual connection with the heritage asset via distant views of tree lines and open spaces towards the south end of the landscape park. The views of the Site from the heritage asset most likely have little to no relevance, forming part of broad views of the surrounding agricultural landscape to the west of the heritage asset which are also seen in the context of the existing modern built edge of Hereford. Furthermore, no other discernible 'non-visual' connection has been identified from consulted historic maps or sources.
- 5.26 Development within the Site would result in the replacement of the Site's open agricultural landscape character with a built-up suburban residential environment. Such change would result in a minor change to distant westward views from within the remaining areas of the former landscape park. This change would be a permanent change, however, such change would provide a negligible alteration to the experience of the heritage asset from within its wider agricultural landscape setting and not one which would amount to harm to the asset's significance. As such, such change is considered to provide a neutral impact to the significance of the heritage asset, representing 'no harm' in terms of the NPPF.

### **Monument – Tupsley, Herefordshire Council Bridge 11 (MHE16922)**

- 5.27 The non-designated heritage asset comprises an altered and modernised stone bridge, originally built in 1807. It is located adjacent to the northern end of the Site boundary. The bridge has been subject to previous road widening and modern paving, as such its original character and appearance has been subject to change since the early 19<sup>th</sup> century. The heritage asset is of low significance.
- 5.28 As part of the proposed development, the heritage asset would be subject to physical impacts through further road widening to accommodate a right-turn lane and proposed footway. Such groundworks would alter the bridge's current fabric and appearance to some degree, however, the bridge would retain its original and continuing function as a road bridge. Therefore, physical impacts would be limited to the lower end of less than substantial harm to a non-designated heritage asset of low significance.

### **Archaeological Remains**

- 5.29 The Site has been identified to have a moderate potential for prehistoric remains, low potential for Roman to medieval remains, and moderate for post-medieval to modern remains. Any encountered remains would likely comprise of infilled field boundaries, former trackways, drainage ditches and furrows, associated with past agricultural practices within the agricultural fields across the Site. These would be of up to low value. Post-medieval building remains may also be present below the modern Tupsley Court buildings within the north-west corner of the Site. These would be of low value. The identified parallel ditch-like



features of unconfirmed prehistoric-Roman date would likely be of up to low/moderate value. None would merit preservation *in situ*. Based on the current information, it is considered that no remains are known that are of such high significance that they require preservation *in situ*.

- 5.30 The proposed development of the Site will involve the demolition of standing structures within the north-west corner of the site as well as groundworks across the Site associated with the construction process of the development.
- 5.31 Archaeological remains associated with two recorded heritage assets are present within the Site:
- Former layout of 17<sup>th</sup> century Tupsley Court (**MHE4015**); and
  - Modern 20<sup>th</sup> century water management area (**MHE21885**).
- 5.32 The former layout of 17<sup>th</sup> century Tupsley Court has been completely demolished during a land clearance and rebuilding event during the 1960s, as discussed above. No above ground remains have been identified on site. The majority of Tupsley Court's buildings are shown on historic maps to be located beyond the Site boundary (**Plan EDP 5-6**). Those that stood within the Site have the potential for associated buried remains to be present. Such remains would likely comprise of building foundations, if present, would be of low value and not merit preservation *in situ*.
- 5.33 Below-ground remains associated with Tupsley Court would be impacted through groundworks associated with the proposed development, resulting the full or partial loss of such remains. The potential loss of such remains may result in a request for them to be archaeologically investigated by HCC, prior to their loss. This would be in accordance with the NPPF and local policy, and would include the provision for the analysis, publication and appropriate deposition of the results.
- 5.34 The modern 20<sup>th</sup> century water management area is limited to the north-east limit of the Site. The area is recorded to contain modern land drains and drainage features. These features, if present within the Site, would be of negligible value. Furthermore, the area of overlap with the Site will feature no development and be retained as a green space for biodiversity purposes. As such, no harm is anticipated for the heritage asset as it will not be physically affected by development within the Site.
- 5.35 The 2023 Geophysical Survey of the Site (**EDP001**) has also confirmed the presence of historic areas of ridge and furrow, as well as two possible ditches of archaeological origin. These are located across the centre of the Site. The agricultural features would be of very low value, representing past farming practices within the Site. Meanwhile, the nature, function and date of the two linear features is uncertain at present. Comparison with aerial photographs indicates that the two features may connect with the identified rectilinear enclosure cropmark to the east of the Site. The impacts upon these could be mitigated through a suitable scheme of archaeological works.

- 5.36 Overall, it is considered that if any archaeological works are deemed as a requirement by HCC, such works could be secured through an appropriately worded planning condition as part of a successful planning application consent.

## Section 6

### Conclusions

- 6.1 This report has been prepared by EDP, on behalf of STL Group and presents the results of an Archaeology and Heritage Assessment of Land East of Hereford. This document has been produced to provide baseline information and assessment of likely impacts of the proposal on the conservation of archaeological remains and to the significance of built heritage assets through adverse change to their settings, to support an outline planning application for a residential development within the Site.
- 6.2 The Site has been identified to have comprised of agricultural field enclosures since at least the medieval period and has not been subject to previous development. The exception to this is the construction of Tupsley Court in the 17<sup>th</sup> century and its 1960s demolition and rebuilding/reorganisation event. In addition, the Site has been subject to a prolonged period of ploughing and various agricultural practices, which have likely resulted in the damage and/or loss of archaeological remains within the Site.
- 6.3 Potential direct impacts to archaeological remains (known/unknown) and impacts upon the significance of designated heritage assets from the proposed development have been considered in accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017).
- 6.4 The assessment concludes that no designated heritage assets are located within the Site as defined in Annex 2 of the NPPF (i.e. World Heritage Sites, scheduled monuments, listed buildings, conservation areas, RPGs or Registered Battlefields) (DLUHC 2023b). The Grade II listed milepost recorded adjacent to the northern site boundary was not located. Therefore, no designated heritage assets will be physically affected by development within the Site.
- 6.5 The assessment concludes that the Site provides forms an ephemeral part to southern broad views from the Grade II\* listed New Court (**1099834**). The Listed Building is located c. 850m north-east of the Site, beyond intervening vegetation. However, **Section 5** of this report outlined that development within the Site, although it would result in a negligible visual change to broad southernly views from the heritage asset, such change is considered not to amount to an alteration to the significance of the asset itself, representing 'no harm' in terms of the NPPF.
- 6.6 Of the remaining assessed designated heritage assets, the Site was identified to not make a contribution to their heritage significance. As such, no potential setting impacts from the development have been identified. No further consideration is required for these heritage assets.
- 6.7 Three undesignated registered parks and gardens were assessed as part of this report. Of the three, Hampton Dene Landscape Park (**MHE16361**) was identified to have the potential to be subject to a minor adverse setting impact to the significance of the heritage asset from development within the Site. Paragraph 203 of the NPPF would therefore be required to be adhered to in the decision-making process.

- 6.8 Available baseline information has identified two heritage assets within the Site:
- The former layout of the now demolished 17<sup>th</sup> century Tupsley Court (**MHE4015**); and
  - The extent of a 20<sup>th</sup> century water management area for the River Lugg floodplain (**MHE21885**).
- 6.9 Of the two recorded heritage assets within the Site, only below-ground remains of up to low value associated with the recorded former 17<sup>th</sup> century layout of Tupsley Court have the potential to be subject to partial and/or total loss from groundworks associated within the potential development. In relation to impacts on these non-designated heritage assets, the NPPF outlines in paragraph 203 the requirement to make a balanced judgement on the weight of applications which have an effect on the significance of non-designated heritage assets, with regard to the scale of harm or loss of significance to heritage assets from a proposed development. Any anticipated harm to non-designated heritage assets as stated in paragraph 205 of the NPPF and Local Policy LD4, would require the recording and advancement of the understanding of such heritage assets' significance to be undertaken as part of a development.
- 6.10 Of relevance, one non-designated Post-Medieval bridge is located adjacent to the north end of the Site. The Tupsley, Herefordshire Council Bridge 11 (**MHE16922**), is an early 19<sup>th</sup> century stone bridge, subject to previous alteration from 19<sup>th</sup>-20<sup>th</sup> century road widening and modern paving. The impact assessment identified that the bridge would be subject to physical impacts through road widening for the proposed development. Such impacts would be limited to the lower end of less than substantial harm to a non-designated heritage asset of low significance.
- 6.11 Given the limited nature of the significance of the assets and the limited nature of the impacts, there is no reason to believe that the proposals should not be treated favourably.
- 6.12 In addition, the 2023 Geophysical Survey of the Site has confirmed the presence of areas of historic ridge and furrow as well as two linear ditch-like features. The potential loss of such remains may result in a request for them to be archaeologically investigated by HCC, prior to their loss. This would be in accordance with the NPPF and Local Policy, and would include the provision for the analysis, publication and appropriate deposition of the results.
- 6.13 A moderate potential for prehistoric remains, low potential for Roman to medieval remains and moderate for post-medieval to modern remains has been identified within the Site. Any remains, if present, would likely comprise of infilled field boundaries, former trackways, drainage ditches and furrows, associated with past agricultural practices within the agricultural fields across the Site. These would be of low value. The identified parallel ditch-like features of unconfirmed prehistoric-Roman date would likely be of up to low value. As such, no remains within the Site, if present, are anticipated to be of such value which would merit their preservation *in situ*.
- 6.14 It is considered that if any archaeological works are deemed as a requirement by the archaeological advisor for HCC, such works could be secured through an appropriately worded planning condition as part of a successful planning application consent.

- 6.15 Overall, it is concluded that the proposed development is considered to be compliant with national and local planning policies set out in **Section 2** of this Archaeology and Heritage Assessment.



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## Appendix EDP 1 Images



**Image EDP A1.1:** South-east facing view of Scheduled Monument (**1005348**) from the north-west corner of its scheduled area. The scheduled area of the monument is utilised for arable practices. Periodically subject to ploughing, which is reflective of its level field, with no visible earthworks or features of archaeological interest.





**Image EDP A1.2:** South-west facing view of Scheduled Monument (**1005348**) from the north-east corner of its scheduled area. The scheduled area of the monument is utilised for arable practices. Periodically subject to ploughing, which is reflective of its level field, with no visible earthworks or features of archaeological interest.



**Image EDP A1.3:** North-west facing view of Scheduled Monument (**1005348**) from the south-east corner of its scheduled area. The scheduled area of the monument is utilised for arable practices. Periodically subject to ploughing, which is reflective of its level field, with no visible earthworks or features of archaeological interest.





**Image EDP A1.4:** North-east facing view of Scheduled Monument (**1005348**) from the south-west corner of its scheduled area. The scheduled area of the monument is utilised for arable practices. Periodically subject to ploughing, which is reflective of its level field, with no visible earthworks or features of archaeological interest.



**Image EDP A1.5:** North-west view of floodplain north of River Lugg towards New Court (1099834).



**Image EDP A1.6:** North-east View of Lower Lodge and southern driveway entrance to New Court (1099834), off A438 Ledbury Road at Lugwardine Bridge (1179669).





**Image EDP A1.7:** North-east view towards Lugwardine from the north-west corner of the Site. The only designated heritage assets noticeably visible in the distant views are Grade II\* Church of St. Peter (**1099844**) and Grade II Lugwardine Court (**1348743**). New Court (**1099834**) to the left of the two visible heritage assets is screened by intervening vegetation, between Site and heritage asset.



**Image EDP A1.8:** North-east view towards Lugwardine from the centre-west of the Site. The only designated heritage assets noticeably visible in distant views are Grade II\* Church of St. Peter (**1099844**) and Grade II Lugwardine Court (**1348743**). New Court (**1099834**) to the left of the two visible heritage assets is screened by intervening vegetation, between Site and heritage asset.





**Image EDP A1.9:** North-east view towards Lugwardine from the south-west corner of the Site. The only designated heritage assets noticeably visible in distant views are Grade II\* Church of St. Peter (**1099844**) and Grade II Lugwardine Court (**1348743**). New Court (**1099834**) to the left of the two visible heritage assets is screened by intervening vegetation, between Site and heritage asset.





**Image EDP A1.10:** South-east view of Church of St. Peter (**1099844**) from A438 Ledbury Road on its north side.



**Image EDP A1.11:** North view of Church of St. Peter (**1099844**) and its churchyard from Rhystone Lane on its south side.



**Image EDP A1.12:** North view of Lower House Farmhouse (1250963) from road south of heritage asset.





**Image EDP A1.13:** West view of Lower House Farmhouse (**1250963**) from Upper Lugg Meadow to the east of the heritage asset.



**Image EDP A1.14:** North-east view of former alignment of the A438 Ledbury Road to the south of Lower House Farmhouse (**1250963**). Vegetation screening planted along the perimeter of the garden to the Listed Building.





**Image EDP A1.15:** South view of Meadow Cottage (**1179418**) from driveway entrance from Mantella Drive.



**Image EDP A1.16:** West view of driveway entrance to Meadow Cottage (**1179418**) from modern residential development along Mantella Drive.





**Image EDP A1.17:** South view of Lugwardine Bridge (**1179669**) from Lower Lodge to New Court (**1099834**) on the A438 Ledbury Road.



**Image EDP A1.18:** South-west facing view from the southern end of Lugwardine Bridge (**1179669**), towards the southern end of the Site (right).



**Image EDP A1.19:** North facing view of Lower Lodge (**1099846**) to Lugwardine Court (**1348743**).





**Image EDP A1.20:** West view of Rose Cottage and Malt House (**1179681**).



**Image EDP A1.21:** South-west view of The High House (1179658).





**Image EDP A1.22:** South view of the rear side of Lugwardine Court (**1348743**) and adjoining service building (right). Country house is now situated within school grounds.



**Image EDP A1.23:** South view of the derelict barn to the rear (north) side of Lugwardine Court (1348743).



**Image EDP A1.24:** South-east view from the north-west corner of the Site on the ridgeline to the River Lugg floodplain. Hampton Bishop is screened in the distance (centre).





**Image EDP A1.25:** South-east view from centre-west of Site on ridgeline to floodplain. Hampton Bishop is screened in the distance (centre-left).



**Image EDP A1.26:** South-east view from south-west corner of the Site on ridgeline to the River Lugg floodplain.



**Image EDP A1.27:** North-west view of the eastern wooded boundary to Hampton Dene landscape park (MHE16361). Image illustrates the absence of any intervisibility with the landscape park beyond its plantation along the eastern boundary of the landscape park.





**Image EDP A1.28:** South-west view from the within the north-west corner of the Site. View of the modern 1960s onwards buildings built within the grounds of the former 17<sup>th</sup> century Tupsley Court (MHE4015). The modern 'Tupsley Court Cottage' is shown on the left comprised of red brick, white render and a slate gabled roof. Modern steel corrugated steel sheds/barns are shown on the right.



**Image EDP A1.29:** West facing view of modern buildings located within the grounds of the former 17<sup>th</sup> century Tupsley Court (**MHE4015**). Modern steel corrugated sheet sheds/barn on the left and the right.





**Image EDP A1.30:** North-east facing view of the south side of the modern sheds/barns within the grounds of the former 17<sup>th</sup> century Tupsley Court (**MHE4015**), comprised of steel corrugated sheet material and concrete walls. Sheds signed as being in use as a furniture restoration business.



**Image EDP A1.31:** North-east view from the driveway to the present-day Tupsley Court. Sheds used for furniture restoration business withing grounds of former 17<sup>th</sup> century Tupsley Court (**MHE4015**).





**Image EDP A1.32:** North-west view of the identified modern 2010s fenced enclosure/livestock pen within the west end of the Site, in proximity to Hampton Dene.

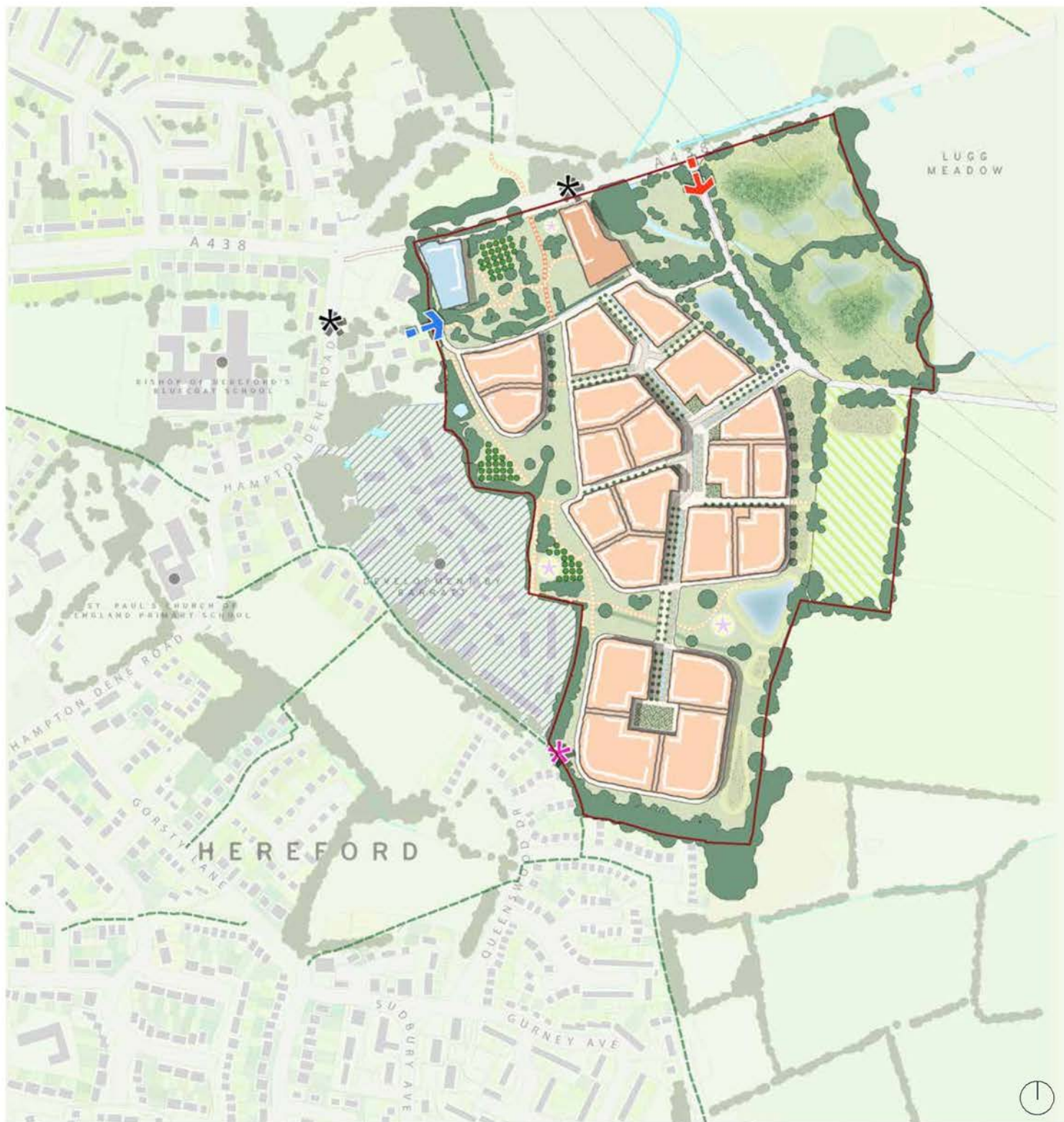


**Image EDP A1.33:** North view of New Court (1099834) from the south side of the River Lugg within Lugg Meadow. The country house is partially visible between existing tree lines/scattered parkland trees.

## **Appendix EDP 2**

### **Proposed Development's Framework Masterplan**





- |  |   |  |   |
|--|---|--|---|
| Site boundary  | Residential                                       | Focal green open spaces                                      | Play areas  |
| Existing trees and hedgerows on site                               | Key frontages                                     | Area for swales and biodiversity on primary avenue           | Shared streets with tree-lined avenue                     |
| Existing vegetation around the site                                | Farm shop and cafe                                | Detention basin, temporarily wet during storm events         | Pedestrian/ cycling routes                                |
| Public right of way  | Commercial/ Employment                            | Restricted access area proposed for biodiversity enhancement | Proposed pedestrian crossing on A438                      |
| Vehicular entrance to site   | Potential area for a primary school               | Retention basin (permanently wet)                            | Pedestrian/ Cycle links (with potential emergency access) |
| Pedestrian/cycle link and vehicular access to employment land only | Pedestrian/ cycle link onto Hollywell Gutter Lane |  | Community Gardens/ Orchards                               |

## East Hereford

on behalf of STL Group

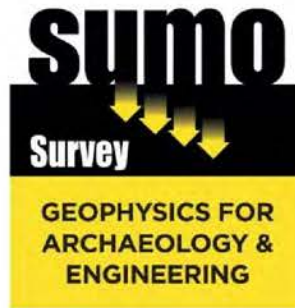
drawing no.	11	drawing	Illustrative Framework Masterplan		
revision	G	scale	1: 4000	job no.	467101
drawn by	ZP	checked by	CM	date	31/ 10/ 2023

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**Appendix EDP 3**  
**Geophysical Survey Report**  
**(SUMO Services 2023)**



## **GEOPHYSICAL SURVEY REPORT**

**Land East of Hereford, Herefordshire**

Client

**The Environmental Dimension Partnership Ltd**

For

**S T Layton & Sons**

Survey Report

**13588**

OASIS Ref. No.

**sumogeop1-519180**

Date

**19 September 2023**



## **Survey Report 13588: Land East of Hereford, Herefordshire**

<b>Survey dates</b>	6-7 & 9 September 2023
<b>Field co-ordinator</b>	Liam Brice-Bateman BA
<b>Field Team</b>	Charlotte Mawdsley MA Andrew Turnbull MA
<b>Report Date</b>	19 September 2023
<b>CAD Illustrations</b>	Thomas Cockcroft MSc MCIfA
<b>Report Author</b>	Thomas Cockcroft MSc MCIfA
<b>Project Manager</b>	Simon Haddrell BEng AMBCS PCIfA
<b>Report approved</b>	Dr John Gater BSc DSc(Hon) MCIfA FSA

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Figure 08	1:2800	XY Trace Plots (clipped at +/-15nT)

## 2 LIST OF APPENDICES

Appendix A	Technical Information: Magnetometer Survey Methods, Processing and Presentation
Appendix B	Technical Information: Magnetic Theory
Appendix C	OASIS Data Collection Sheet

## 3 SURVEY TECHNIQUE

- 3.1 Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site. All survey techniques followed the guidance set out by CIFA (2014, updated 2020), Historic England (2008), and the European Archaeology Council (EAC) (2016).

Bartington Cart System      Traverse Interval 1.0m      Sample Interval 0.125m

The only processes performed on data are the following unless specifically stated otherwise:

Zero Mean Traverse	This process sets the background mean of each traverse within each grid to zero. The operation removes instrument striping effects and edge discontinuities over the whole of the data set.
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## 4 SUMMARY OF RESULTS

- 4.1 A magnetometer survey of 24.5 hectares of land east of Hereford, Herefordshire has recorded magnetic responses that have been interpreted as being of archaeological interest. Two parallel ditch-like anomalies are visible in the data which are likely to have archaeological origins. Numerous uncertain responses have also been detected which are probably due to a combination of geological and agricultural processes. A former trackway and field boundary have been plotted in the survey along with a couple of service pipes. Ridge and furrow cultivation plus modern ploughing have also been detected.

## 5 INTRODUCTION

- 5.1 **SUMO Geophysics Ltd** were commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **The Environmental Dimension Partnership Ltd** on behalf of **S T Layton & Sons**.

### 5.2 Site Details

NGR / Postcode	SO 53693 40007 / HR1 1FG
Location	The site is located 3km south-west of Bartestree, 2km north-west of Hampton Bishop and it is situated on the eastern outskirts of Hereford. The survey area is bounded to the north by the A438, to the west by house off Mantella Drive and to the south by houses of Copsewood drive.
HER	Herefordshire HER
OASIS Ref. No.	sumogeop1-519180
District	N/a
Parish	Hampton Bishop Civil Parish
Topography	Undulating
Land Use	Arable agriculture / pasture
Geology (BGS 2023)	Bedrock: Raglan Mudstone Formation - Siltstone and mudstone, interbedded Superficial: Alluvium - Clay, silt, sand and gravel River Terrace Deposits, 1 - Sand and gravel.
Soils (CU 2023)	Soilscape 6: Freely draining slightly acid loamy soils Soilscape 20: Loamy and clayey floodplain soils with naturally high groundwater
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	24.5 ha

### 5.3 *Archaeological Background*

- 5.3.1 A search of Heritage Gateway (2023) has revealed that no heritage assets are recorded within the survey area. Due west of the site an archaeological watching brief and evaluation were undertaken at land off Hampton Dene Road, Hereford, Herefordshire (3509781). The evaluation revealed two post-medieval field boundary ditches, which may have been maintained for several hundred years, and a possible 19th century footpath or small trackway.
- 5.3.2 200m east of the survey area is a scheduled monument (1005348). This monument includes a multi period landscape including doubled ditched enclosures, successive rectangular enclosures and a series of ring ditches situated in the valley and on the floodplain of the River Lugg beside a number of drainage ditches and close to the confluences with the Rivers Wye and Frome and the Back Brook. The multi period landscape survives as buried structures,



features, layers and deposits visible as crop and soil marks on aerial photographs. These features are extensive and include square double ditched enclosures, additional double ditched linear features, successive rectangular enclosures interpreted as enclosed prehistoric settlements, a further large rectangular enclosure with rounded corners may be of Romano-British date and a series of ring ditches of various sizes seem to indicate a prehistoric round barrow cemetery is also present (HE 2023).

#### 5.4 ***Aims and Objectives***

- 5.4.1 To locate and characterise any anomalies of possible archaeological interest within the study area.

### 6 **RESULTS**

- 6.1 *The survey has been divided into seven survey areas (Areas 1-7).*

#### 6.2 ***Probable / Possible Archaeology***

- 6.2.1 In Area 6 two parallel ditch-like responses are visible in the magnetic data, the anomalies are strongest in the east but get weaker to the west. The anomalies are spaced 17m apart and in places, other trends have been detected between them. These responses have been assigned to the categories of *Probable* and/or *Possible Archaeology* dependent on their magnetic strengths. The anomalies are 200m west of the scheduled monument (1005348) mentioned in Paragraph 5.3.2, but it is not totally clear if they are linked in anyway.

#### 6.3 ***Uncertain***

- 6.3.1 Numerous trends and a zone of increased magnetic response have been detected throughout the survey which have been assigned to the category of *Uncertain*. While they generally lack the defined morphology of anomalies that would ordinarily be interpreted as being of archaeological interest, archaeological origins for some of the responses cannot be entirely discounted given the surrounding context. However, the majority of the anomalies are likely to have been caused by underlying geological variations or agricultural processes.

#### 6.4 ***Former trackway – Corroborated***

- 6.4.1 A band of increased magnetic response which varies in magnetic strength has been detected in Areas 4 and 6 which corresponds with the location of a former trackway that is visible on historic mapping (see Figure 05).

#### 6.5 ***Former Field Boundary – Conjectural***

- 6.5.1 A linear anomaly has been detected in Area 4 which has been interpreted as a conjectural former field boundary; the magnetically weak linear response is also visible on aerial imagery.

#### 6.6 ***Agricultural – Ridge and Furrow / Ploughing***

- 6.6.1 Broad parallel and widely spaced linear anomalies on two differing alignments have been detected in Area 6 and have been caused by historic ridge and furrow cultivation.
- 6.6.2 Closely spaced and ill-defined linear responses have also been recorded in Areas 6 and 7 which are due to modern ploughing.

#### 6.7 ***Natural / Geological / Pedological***

- 6.7.1 Weak bands of increased magnetic responses have been recorded in Areas 3, 5 and 6 which are likely to have been caused by underlying geological variations or alluvial deposits. The magnetic data from Areas 2, 3 and 5 appears 'washed out', this is likely to have been caused



by alluvial deposit associated with the flooding from the adjacent brook, this flooding is visible on 2021 aerial imagery (see Figure 06).

#### 6.8 **Service**

- 6.8.1 Three dipole ferrous responses of varying magnetic strengths have been recorded in Areas 1, 4 and 6 which mark the routes of underground pipes.

#### 6.9 **Ferrous / Magnetic Disturbance**

- 6.9.1 Ferrous responses close to boundaries are due to adjacent fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

### 7 **DATA APPRAISAL & CONFIDENCE ASSESSMENT**

- 7.1 Historic England guidelines (EH 2008) Table 4 states that the typical magnetic response on the local soils / geology is variable. The results from this survey indicate the presence of ditch-like responses plus ridge and furrow cultivation; as a consequence, there is no *a priori* reason why archaeological features would not have been detected.

### 8 **CONCLUSION**

- 8.1 The magnetometer survey has recorded magnetic responses that have been interpreted as being of archaeological interest. Two parallel ditch-like anomalies are visible in the data which are likely to have archaeological origins, in view of the fact they are only 200m west of the scheduled monument (1005348). Weaker trends have also been recorded between the two ditches; these may also be of interest. Numerous responses of uncertain origin have been recorded in the data which are likely to have been caused by natural or agricultural processes. A former corroborated trackway is visible in the data along with a conjectural former field boundary in Area 4. Ridge and furrow cultivation is visible in Area 6 and more modern ploughing have been detected in Area 6 and 7. Weak bands of increased magnetic responses have been recorded in Areas 3, 5 and 6 which have been caused by geological variations. A couple of service pipes have also been marked in the survey.

## 9 REFERENCES

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- HE 2023 *Historic England Online Viewer* [accessed 15/09/2023] *website:* <https://historicengland.org.uk/listing/the-list/list-entry/1005348?section=official-list-entry>
- HG 2023 *Heritage Gateway Online Viewer* [accessed 15/09/2023] *website:* <https://www.heritagegateway.org.uk/gateway/>

## 10 ARCHIVE

- 10.1 The minimally processed data, data images, XY traces and a copy of this report are stored in **SUMO Geophysics Ltd.**'s digital archive, on an internal RAID configured NAS drive in the Midlands Office. These data are also backed up to the Cloud for off-site storage.
- 10.2 The Grey Literature will be archived with OASIS and the relevant HER within a period of 12 months.



