

6.0 CULTURAL HERITAGE

6.1 Introduction

6.1.1. This chapter of the ES addresses the likely impact of the proposed development on cultural heritage assets. Specifically, the chapter identifies the anticipated level of indirect impact on sensitive heritage assets as a consequence of changes to their setting resulting from the Proposed Development. The chapter describes the assessment methodology; the baseline conditions; the likely significant environmental effects upon the cultural heritage resource; the mitigation measures required to prevent, reduce or offset any significant adverse effects, and the likely residual effects after these measures have been employed.

6.1.2. This Chapter has been informed by the results of a detailed setting assessment which is provided as an appendix to this report (**Appendix 6.1**).

6.2 Planning Policy

6.2.1. This Chapter has been written within the following legislative, planning policy and guidance context:

- Ancient Monuments and Archaeological Areas Act (1979);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Heritage Act 1983 (amended 2002);
- National Planning Policy Framework (hereafter the 'Framework'; 2012);
- English Heritage 2008: 'Conservation Principles: policies and guidance for the sustainable management of the historic environment'; and

6.2.2. Further advice has been published by Historic England comprising three Advice Notes on 'Historic Environment Good Practice Advice in Planning. These are:

- Note 1: The Historic Environment in Local Plans²
- Note 2: Decision-taking in the Historic Environment³; and
- Note 3: The Setting of Heritage Assets⁴

6.2.3. Planning (Listed Buildings and Conservation Areas) Act (1990)

6.2.4. The Planning (Listed Buildings and Conservation Areas) Act (1990) 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 that it possesses’ (Part I, Chapter VI, Section 66).

6.2.5. Planning Policy Context

6.2.6. National Planning Policy Framework

6.2.7. In the National Planning Policy Framework (hereafter the ‘Framework’), a ‘heritage asset’ is defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are a valued component of the historic environment and include both designated heritage assets and non-designated heritage assets. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed buildings, Registered Parks and Gardens, Registered Battlefields, and Conservation Areas. Non-designated heritage assets include those identified by the local planning authority during the process of decision-making or through the plan making process (including local listing). The significance of a heritage asset is defined as the value of a heritage asset to this and future generations because of its heritage interest. Policies relate to both the treatment of the assets themselves and their

² Historic England., 2015 *Historic Environment Good Practice Advice in Planning: Note 1: The Historic Environment in Local Plans* [Online] Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Accessed May 2016]

³ Historic England., 2015 *Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment* [Online] Available at <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/> [Accessed May 2016]

⁴ Historic England., 2015 *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets* [Online] Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Accessed May 2016]

settings, both of which are a material consideration in development management decision making.

6.2.8. The Framework states that:

‘The purpose of the planning system is to contribute to the achievement of sustainable development’ and that there are “three dimensions to sustainable development: economic, social and environmental”. The role the environment will play is described as “contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.2.9. Within the over-arching roles that the planning system will play, a set of 12 ‘core land-use planning principles’ have been developed to underpin place-shaping and decision making. The 10th principle is:

‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’

6.2.10. When determining planning applications local planning authorities should take account of:

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

6.2.11. Further to this, local planning authorities can request that the applicant should describe:

‘the significance of any heritage assets affected, including any contribution made by their setting’. The level of detail required in the assessment should be “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. “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’.

6.2.12. Local planning authorities should take this assessment into account when considering the impact of a proposed development, ‘to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.

6.2.13. A key policy within the Framework is 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. The more important the asset, the greater the weight should be”. “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.

6.2.14. However, where a proposed development 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.

6.2.15. With regards to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

6.2.16. **Local Planning Policy**

6.2.17. The Herefordshire Local Plan, adopted in October 2015, is the main planning document for Herefordshire. Those policies relevant to the present report are reproduced below.

Policy LD4 – Historic Environment and heritage assets (only sections 1 and 5 are relevant to the proposed development).

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;*

5. *Where appropriate, improve the understanding of and public access to the heritage asset.*

The scope of 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 of any asset and, where appropriate, improve the understanding of and public access to them.

6.2.18. Policy SS6 – Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the country'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 country'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 (only those sections of Policy SS6 which are relevant have been reproduced):

- *Landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; and*
- *Historic environment and heritage assets, especially Scheduled monuments and Listed buildings.*

The management plans and conservation objectives of the country's international and nationally important features and areas will be material to the determination of future 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.

6.2.19. Policy E4 – Tourism

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including (only those measures relevant to this report have been reproduced):

1. *Recognising the unique historic character of Hereford and the market towns as key visitor attractions and as location to focus the provision of new larger scale tourist development;*
5. *The safeguarding of the historic route of the Herefordshire and Gloucestershire Canal, together with its infrastructure, buildings, towpath and features. Were the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.*

6.3 Consultation

- 6.3.1. Advice has been sought from, and consultation held with, Sarah Lowe, Senior Building Conservation Officer, Herefordshire Council. Sarah Lowe provided comments on a draft of the settings assessment (**Appendix 6.1**) on 21 June 2016.

6.4 Methods

6.4.1. Setting Assessment

- 6.4.2. Historic England's document 'Historic Environment Good Practice Advice in Planning, Guidance Note 3: The Setting of Heritage Assets'⁵ provides guidance on setting and development management, including assessing the implications of development proposals. A staged approach is recommended for the latter, the first step of which is to identify the heritage assets which may be affected and their settings.

- 6.4.3. The second step is to assess whether, how and to what degree those settings make a positive contribution to the value of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, then considers:

- the physical surroundings of the asset, including its relationship with other heritage assets;
- the way the asset is appreciated; and
- the asset's associations and patterns of use.

⁵ Historic England, 2015

6.4.4. The third step is to assess the effect of the proposed development on the value of heritage assets through consideration of the key attributes of the proposed development in terms of its:

- location and siting;
- form and appearance;
- additional effects; and
- permanence.

6.4.5. The fourth step is to maximise enhancement and minimise harm, and step five is making and documenting the decision and monitoring outcomes.

6.4.6. The assessment described in this chapter has included consideration of steps 1 to 3.

In accordance with step one, an initial assessment exercise was undertaken to identify those designated heritage assets potentially sensitive to the proposed development due to the location of the development site within their setting.

6.4.7. This assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and GIS analysis. This exercise took into account factors such as vegetation cover, built form screening, the principal aspect and experience of the heritage assets and the nature of the proposed development. The locations of designated heritage assets within the Application Site environs are shown on **Figure 6.1**.

Step 1 identified the following 13 heritage assets as potentially sensitive:

- The Grade II Listed Ledbury Viaduct (**Figure 6.1, 1**);
- Wall Hills Camp Scheduled Monument (**Figure 6.1, 2**)
- The Grade II* Listed Barn to the south of Wall Hills Farmhouse (**Figure 6.1, 3**);
- The Grade II Listed Rhea farmhouse and Attached Oast House to Rear (**Figure 6.1, 4**); and the Grade II Listed Former Cider House to the South West of Rhea farmhouse (**Figure 6.1, 5**);
- The Grade II Listed Groves End Farmhouse and the Grade II listed Barn to the South East of Groves End Farmhouse (**Figure 6.1, 6**);
- The Grade II Listed Bush Pitch Cottage (**Figure 6.1, 7**);
- The Grade II Listed Old Plaistow and Attached Cider Mill (**Figure 6.1, 8**);
- The Grade II Listed Uplands and Attached Oast House and the Grade II Listed Outbuilding 10 Metres to the North West of Uplands (**Figure 6.1, 9**); and

- The Grade II Listed Burtons Farmhouse and Attached Oast House at Rear, and the associated Grade II Listed Barn and Attached Stables and Shelter Shed, 20 Metres to East of Burton's Farmhouse (**Figure 6.1, 10**).

6.4.8. These heritage assets were then visited in the field to confirm whether or not the proposed development site was located within their settings and, if so, to assess any potential impact upon the value of those assets potentially resulting from changes to their settings.

6.4.9. The site visit was undertaken in May 2016. Visibility was clear throughout the visit, and the potential screening effect of vegetation and variations in the degree of any such screening throughout the year were taken into consideration as part of the assessment. This field assessment identified that the site and the proposed development would not have the capacity to alter the setting of the following six heritage assets:

- The Grade II* Listed Barn to the south of Wall Hills Farmhouse (**Figure 6.1, 3**);
- The Grade II Listed Bush Pitch Cottage (**Figure 6.1, 7**);
- The Grade II Listed Uplands and Attached Oast House and the Grade II Listed Outbuilding 10 Metres to the North West of Uplands (**Figure 6.1, 9**);
- The Grade II Listed Burtons Farmhouse and Attached Oast House at Rear, and the associated Grade II Listed Barn and Attached Stables and Shelter Shed, 20 Metres to East of Burton's Farmhouse (**Figure 6.1, 10**)

6.4.10. As such, these heritage assets were not taken forward for further assessment under Steps 1 and 2, as the site does not form part of their setting and their heritage value will not, therefore, be affected by the proposed development.

6.4.11. The remaining seven heritage assets were identified as potentially sensitive to the proposed development, as a result of anticipated changes to their setting. These assets were therefore taken forward for Steps 2 and 3 assessments. These assets comprised:

- The Grade II Listed Ledbury Viaduct (**Figure 6.1, 1**);
- Wall Hills Camp Scheduled Monument (**Figure 6.1, 2**)

- The Grade II Listed Rhea farmhouse and Attached Oast House to Rear (**Figure 6.1, 4**); and the Grade II Listed Former Cider House to the South West of Rhea farmhouse (**Figure 6.1, 5**);
- The Grade II Listed Groves End Farmhouse and the Grade II listed Barn to the South East of Groves End Farmhouse (**Figure 6.1, 6**);
- The Grade II Listed Old Plaistow and Attached Cider Mill (**Figure 6.1, 8**);

6.4.12. Assessing the Significance of Heritage Assets

6.4.13. Heritage significance is the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical fabric, but also from its setting. The setting of a heritage asset is the surrounds in which it is experienced. However, setting is not a heritage asset in its own right, nor is it a heritage designation in its own right. Its importance lies in what it contributes to the significance of the heritage asset. Elements of a setting may make a positive or negative contribution to the significance of an asset, which may affect the ability to appreciate that significance, or may be neutral.

6.4.14. The assessment of heritage value has been guided primarily by the policies and guidance contained in *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). In this context, the value of a heritage asset is defined with reference to the following four aspects:

- Evidential value: derives from 'the potential of a place to yield evidence about past human activity' and is primarily associated with physical remains or historic fabric;
- Historical value: derives from 'the ways in which past people, events and aspects of life can be connected through a place to the present'.
- Aesthetic value: derives from sensory and intellectual stimulation and including design value, i.e. 'aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole'; and
- Communal value: derives from 'the meanings of a place for the people who relate to it'.

6.4.15. **Table 6.1**, below, sets out the criteria for assessing the value of heritage assets. This table is guided by the criteria included in the industry-standard Design Manual for Roads and

Bridges⁶. The Framework also identifies designated heritage assets of 'the highest significance', notably Scheduled Monuments, Historic Battlefields, Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens and World Heritage Sites.

Table 6.1: Criteria for assessing the value of heritage assets

Level of Significance	Description of Criteria
High	<p>World Heritage Sites and heritage assets of acknowledged international importance, or that can contribute significantly to acknowledged international research objectives. Historic landscapes of international sensitivity (designated or not) and extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s)</p> <p>Scheduled Monuments and undesignated assets of Schedulable quality and importance, according to the non-statutory criteria for scheduling ancient monuments utilised by the Secretary of State</p> <p>Heritage assets displaying considerable evidential, historic, aesthetic or communal value as identified by Conservation Principles</p> <p>Heritage assets or groups of assets that can contribute substantially to acknowledged national research objectives</p> <p>Historic landscapes exhibiting considerable coherence, time depth or other critical</p>

⁶ Highways Agency, 1992

	<p>factors and displaying considerable evidential, historic, aesthetic and communal value as identified by Conservation Principles. The landscape may or may not be associated with Scheduled Monuments</p> <p>Grade I and II* Listed buildings or other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade, or undesignated structures of clear national importance. Conservation Areas containing very important buildings</p>
Medium	<p>Heritage assets that are not Scheduled and that do not meet the criteria for Scheduled Monuments according to the non-statutory criteria for scheduling ancient monuments utilised by the Secretary of State</p> <p>Heritage assets displaying evidential, historic, aesthetic or communal value as identified by Conservation Principles</p> <p>Heritage assets, or groups of assets or landscapes, that contribute to regional research objectives, particularly those identified in the Regional Research Framework for the South-West of England.</p> <p>Historic landscapes exhibiting reasonable coherence, time depth or other critical factors (including degree of preservation) and displaying evidential, historic, aesthetic and communal value as identified by</p>

	<p>Conservation Principles</p> <p>Grade II Listed buildings or historic buildings. Conservation Areas containing important buildings which contribute significantly to their historic character., or historic townscapes with important historic integrity</p>
Low	<p>Heritage assets displaying limited evidential, historic, aesthetic or communal value as identified by Conservation Principles</p> <p>Heritage assets, or groups of assets, that contribute to a limited degree to regional research objectives, particularly those identified in the Regional Research Framework for the South-West of England</p> <p>Historic landscapes exhibiting limited coherence, time depth or other critical factors and displaying evidential, historic, aesthetic and communal value as identified by Conservation Principles.</p> <p>Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations</p>
Negligible	<p>Heritage assets with very little or no surviving archaeological interest, and little or no evidential, historic, aesthetic or communal value as identified by Conservation Principles</p> <p>Heritage assets or groups of assets that cannot appreciably contribute to</p>

	<p>acknowledged regional research objectives</p> <p>Historic landscapes exhibiting little or no coherence, time depth or other critical factors and displaying evidential, historic, aesthetic and communal value as identified by Conservation Principles</p> <p>Buildings of no architectural or historical note and buildings of an intrusive character</p>
Uncertain	<p>The importance of the resource has not been ascertained.</p> <p>Archaeological resources the importance of which cannot be ascertained.</p> <p>Buildings with some hidden (i.e. inaccessible) potential for historical significance</p>

6.4.16. Criteria for determining Magnitude

6.4.17. The descriptions of the significance of effect of development on the cultural heritage resource are qualitative rather than quantitative. In summary, the methodology presented here moves away from the more traditional 'scalar', quantitative, matrix-led approach, adopting a descriptive, qualitative presentation of the findings of the assessment. This approach directly reflects key concepts in planning policy and heritage guidance with regard to the assessment of development effects upon heritage assets, and is therefore an appropriate way to define such effects. In particular, the Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets⁷. The Magnitude of effect is determined as the predicted degree of change to the existing baseline environment during and/or following the construction of the proposed development.

⁷ Historic England., 2015

6.4.18. Criteria for determining Significance of Effect

6.4.19. The measured significance of effect of development is quantified according to the definitions and criteria in **Table 6.2** below. The significance of effect can be adverse or beneficial, and is determined by professional judgment including regard for the magnitude of development impact; the value of the heritage asset; and appropriate mitigation. Effects may be temporary and/or reversible or permanent and irreversible. Key principles that are considered, in accordance with the Framework, are whether the effect comprises substantial harm or total loss, and whether the value of an asset is such that change should be exceptional or indeed wholly exceptional. When a significant effect is identified, it may be appropriate to propose suitable mitigation measures in order to remove, reduce or offset the level of impact.

Table 6.2: Criteria for assessing the significance of effect

Significance Criteria	Description of Criteria
Major beneficial	Development will deliver a positive contribution and / or better reveal the value of a heritage asset of recognised international value such that an application should be treated very favourably
Moderate beneficial	Development will deliver a positive contribution and / or better reveal the value of a designated heritage asset (or asset worthy of designation) such that an application should be treated favourably
Minor beneficial	Development will deliver a positive contribution and / or better reveal the value of a non-designated heritage asset
Neutral/Not significant	Effect that is nil, imperceptible and not significant
Minor adverse	Less than substantial harm to the value of a designated heritage asset, of a lesser degree than that perceived as Moderate Adverse,

	but which should still be weighed against the public benefit delivered by the Development to determine consent
Moderate adverse	Less than substantial harm or total loss of the value of a designated heritage asset (or asset worthy of designation) such that the harm should be weighed against the public benefit delivered by the Development to determine consent
Major adverse	Substantial harm or total loss of the value of a designated heritage asset (or asset worthy of designation) such that Development should not be consented unless substantial public benefit is delivered by the Development

6.4.20. Setting Assessment

6.4.21. A detailed assessment of these assets is given in **Appendix 6.1**, the main points of which are summarised below.

6.4.22. Ledbury Viaduct

6.4.23. Description of the asset

6.4.24. The Ledbury Viaduct (**Figure 6.1, 1**) is a Grade II Listed structure, constructed in 1859-60 and probably designed by Stephen Ballard, a local civil engineer. The Viaduct is of redbrick construction, and comprises 30 round-headed arches, with brick hood-moulds, on slender piers. The Viaducts projecting cornice and plain parapet is surmounted by 20th century railings, and broken by 20th century refuges. The contractors who worked on its construction included Ballard and Thomas Brarrey. The bricks were made by Robert Ballard, and were made on site from the clay extracted in order to lay the foundations. The former Ballard Brickworks was located c.1.5km south-west of the Site, and the Ballard family were a

prominent family in Ledbury. The Ledbury Viaduct was built for the Worcester and Hereford Railway Company, which later became part of the Great Western Company.

6.4.25. The value of the heritage assets and the contribution of setting towards that value

6.4.26. As a Grade II Listed Building, Lebury Viaduct is a heritage asset of **Medium** value, as per the criteria set out in **Table 6.2**. The Viaduct draws significance primarily from the evidential and historical value embodied within its fabric as an example of mid - 19th century infrastructure. The Viaduct is a prominent and visually imposing example of 19th-century industrial architecture and the aesthetic appeal – including the early Victorian brickwork and impressive arcade – and the scale of the structure both make a major positive contribution to its significance, as does its status as a local icon. The Viaduct also derives some significance from the associations with notable local architects and brickworks. Ledbury Viaduct (**Appendix 6.1**, Photograph 1) is an active railway viaduct, transporting railway traffic across the Leadon Valley, and the railway line itself forms part of the setting of this asset. There is no element of ‘formal design’ to the landscape through which the viaduct passes and the siting of the viaduct was for purely functional purposes and, as such, this wider setting makes a neutral contribution towards our understanding of the significance of the viaduct.

6.4.27. **Wall Hills Camp**

6.4.28. Description of the asset

6.4.29. Wall Hills Camp Scheduled Monument comprises the earthwork and buried remains of a large Iron Age multivallate hillfort situated on Wall Hills, located c.830m south-west of the Site (**Figure 6.1, 2**). Walls Hills Camp, which consists of two enclosures separated by a bank and ditch, is irregular in plan, and measures c.650m long by 435m wide. Whilst there are four known entrance gaps, two of these are likely to be modern. Excavations have previously identified Roman and 12th century pottery, as well as a Civil War cannon ball.

6.4.30. The value of the heritage assets and the contribution of setting towards that value

6.4.31. As a Scheduled Monument, Wall Hills Camp is a heritage asset of **High** significance, as per the criteria set out in **Table 6.2**. Wall Hills Camp derives significance primarily from the evidential and historical (illustrative) value of its associated remains as an example of an Iron Age defensive site. Wall Hills Camp also derives significance from the evidential value embodied within its buried remains and the potential for such deposits to reveal further information on Iron Age social structure and behaviour.

6.4.32. Hillforts are defensive sites and, as such, are most commonly located on hilltops, ridges, spurs and promontories (although some have been identified within lower lying positions), in order to gain wide ranging views across the wider landscape. Wall Hills Camp occupies a hilltop location on Wall Hills, overlooking areas of lower ground to the east, south and west. However, Wall Hills Camp is surrounded on almost all sides by dense tree cover, which greatly restricts views from and too the Scheduled Monument (**Appendix 6.1**, Photograph 3), reducing the contribution of this aspect of setting to the significance of the Scheduled Monument. Wall Hills Camp presently overlooks agricultural fields, including the Site, interspersed with farms and isolated dwellings, as well as the major settlement of Ledbury. Whilst the built form and the field boundaries in the surrounds of the Scheduled Monument are not contemporary with the hillfort, they do not have a negative impact on its prominence, or interrupt views from it, and therefore make a neutral contribution towards its significance. Due to the positioning of many hillforts in locations, overlooking lower lying land, it has been suggested that collectively they form part of a defensive network, however, the wide variation in the location and layout of hillforts conflicts with this interpretation. There are two Scheduled Iron Age hillforts located in the Malvern Hills c.6.6km east and c.6.7km east-north-east of the Site, and whilst there was no public access to Wall Hills Camp, there is some potential for intervisibility between these sites based on the height of the Malvern Hills. Whilst the exact nature of the relationships between Iron Age hillforts remains unclear, the group value of these assets does make a positive contribution towards their significance, enhancing our wider understanding of Iron Age activity within the Leaden Valley.

6.4.33. **Rhea Farmhouse and Attached Oast House to Rear and Former Cider House to the South West of Rhea Farmhouse**

6.4.34. Description of the asset

6.4.35. These two Grade II Listed Buildings are located c.370m west of the Site. Rhea Farmhouse is an early to mid – 17th century timber framed farmhouse, with painted brick infill and a plain tiled roof with brick stacks. Rhea Farmhouse is two storeys high, with projecting east and west wings. Adjoining the east wing is a late 19th century oast house of painted brick with a pyramidal slate roof and the remains of a wooden cowl. The principal aspect of the house faces south-south-east, overlooking the adjacent agricultural fields. The Former Cider House (now a garage and outbuilding) is 18th century in date, and of timber frame construction with painted brick infill and a plain tiled roof.

6.4.36. The value of the heritage assets and the contribution of setting towards that value

6.4.37. As Grade II Listed Buildings, both Rhea Farmhouse and the Former Cider House are heritage assets of **Medium** value, as per the criteria set out in **Table 6.2**. Both Listed Buildings draw significance primarily from the evidential and historical (illustrative) value embodied within their physical remains as an example of a late medieval/modern agricultural complex, which is enhanced by their group value. The buildings also derive some significance from the aesthetic value of their architectural detailing and design.

6.4.38. Both Rhea Farmhouse and the Former Cider House are set amongst a group of associated outbuildings located to the north of the assets, situated within a relatively well defined plot of land which is very broadly circular in plan. The plot is interspersed with mature trees, and a small ornamental garden lies immediately south-east of the house. This immediate setting makes a positive contribution towards the aesthetic value of both Listed Buildings, and positively contributes towards their experience by fostering a sense of tranquillity and seclusion. The assets are approached by a gated drive way leading off from the unnamed road between the B4214 and the A438, and views of both assets are largely restricted to glimpses of rooflines from this approach due to the nature of the topography and intervening vegetation. One view which is considered to make a positive contribution towards the significance of Rhea Farmhouse was identified from a gateway in the hedge line immediately opposite Rhea Hill farm, north-west of Rhea Farmhouse (**Appendix 6.1**, Photograph 4). This view incorporates relatively glimpsed views of Rhea Farmhouse and Attached Oast House, set amongst its wider agricultural surrounds, highlighting the rural

context of these buildings, and enhancing their intelligibility as elements of an agricultural landscape. 8.7 The assets are screened from views from the A438 to the south due to the railway embankment. Views across the Site from the B4214 to the north-east are screened due to intervening vegetation (**Appendix 6.1**, Photograph 5).

6.4.39. Groves End Farmhouse and Barn to the South East of Groves End Farmhouse

6.4.40. Description of the asset

6.4.41. Groves End Farmhouse and the associated Barn to South East of Groves End Farmhouse are both Grade II Listed Buildings, located c.900m south-west of the Site. Groves End Farmhouse is a late 17th century farmhouse, remodelled in the mid - 19th century. The Farmhouse is a two storey, rendered structure, with a plain tiles roof which is hipped on the return. The Farmhouse is only accessible via a long (c.450m) private driveway, but the principal aspect appears to face north-east. The Barn, which is 18th century in date, is of timber frame construction, clad with weatherboarding with a rubble basement at the left end. The gable end are of brick with lozenge patterned perforated brick vents. The roof is of plain tiles.

6.4.42. The value of the heritage assets and the contribution of setting towards that value

6.4.43. As Grade II Listed Buildings, both Groves End Farmhouse and Barn to the South East of Groves End Farmhouse are heritage assets of **Medium** value, as per the criteria set out in **Table 6.2**. Both assets draw significance primarily from the evidential and historical (illustrative) value embodied within their fabric, as an example of a later post-medieval farming complex, which is enhanced by their group value.

6.4.44. Both Listed Buildings are located within a complex of associated structures such as further barns, outbuildings and storage units. This complex forms the key and immediate setting of both assets, and makes a positive contribution towards their significance, enhancing their intelligibility as part of an active farming complex. The assets are set into the north-east facing slope of Wall Hills, which forms a backdrop to views towards the assets, making a small positive contribution towards their aesthetic value. The environs to the north, east and south of both assets are characterised by low-lying agricultural fields which afford views towards the major settlement at Ledbury. This wider setting also makes a positive

contribution towards the significance of both assets, highlighting their rural context within the agricultural hinterland of Ledbury.

6.4.45. Old Plaistow and Attached Cider Mill

6.4.46. Description of the asset

6.4.47. Old Plaistow and Attached Cider Mill is a Grade II Listed Building located c.700m north-west of the Site. Old Plaistow incorporates elements of a late medieval open hall house, with a floor inserted soon after its construction, and altered in the 16th and 17th century. Old Plaistow is a timber-framed structure, with painted brick infill and plain tiled roof. The cider mill is attached to the right gable of Old Plaistow house. The principal aspect of Old Plaistow faces north-east, onto a private drive, flanked by associated outbuildings. The south-west facing elevation overlooks a private garden surrounded by mature trees. The main approach to Old Plaistow by road is from a drive leading off the unnamed road between the B4214 and A438. Old Plaistow can also be approached from a footpath leading up to the Listed Building to from the south-west.

6.4.48. The value of the heritage assets and the contribution of setting towards that value

6.4.49. As a Grade II Listed Building, Old Plaistow and Attached Cider Mill is a heritage asset of Medium significance, as per the criteria set out in **Table 6.2**. Old Plaistow and Attached Cider Mill draws significance from the evidential and historical (illustrative) value embodied within its fabric and architecture, as an example of a late medieval hall house, later used as a farmhouse. Old Plaistow and Attached Cider Mill also derives some significance from the aesthetic value of its architectural design.

6.4.50. The immediate setting of the asset is the private garden and driveway area in which it is situated, and enclosed by hedges and mature trees. The experience of Old Plaistow from within this setting would be one of privacy and seclusion. This setting includes associated outbuildings, which make a positive contribution towards Old Plaistow, adding to the intelligibility of the latter use of the former hall house as a farmhouse. The wider agricultural surrounds of Old Plaistow also make a positive contribution towards its significance, further enhancing its intelligibility as agricultural dwelling within a rural context.

Table 6.3: Summary of receptor value

Receptor	Receptor Value			
	High	Medium	Low	Neutral/Not Significant
Ledbury Viaduct		X		
Wall Hills Camp	X			
Farmhouse and Attached Oast House to Rear and Former Cider House to the South West of Rhea farmhouse		X		
Groves End Farmhouse and Barn to the South East of Groves End Farmhouse		X		
Old Plaistow and Attached Cider Mill		X		

6.5 Potential Impacts

6.5.1. Impacts during Construction

6.5.2. In relation to cultural heritage, effects during construction will largely equate to effects during operation (described below).

6.5.3. Impacts during Operation

6.5.4. Ledbury Viaduct

6.5.5. The landscape through which the viaduct passes was not deliberately enhanced or otherwise altered for aesthetic purposes as part of the original development; it is not a designed landscape/setting. However, the agricultural fields through which it passes (including the

site) are considered to make a small fortuitous contribution towards its aesthetic quality, primarily in views from the A4389 to the south of the site (**Appendix 6.1**, Photograph 1), and the B4214, to the north (**Appendix 6.1**, Photograph 2). The appearance of the fields to the north-east of the viaduct in views from the B4214 will change as a result of the proposed development.

6.5.6. In the context of this change, and given the particular prominence and proximity of the viaduct, the potential impacts of the proposed development upon the heritage value of the viaduct have formed a key design priority from an early stage in the inception of the development proposals. The concept of the viaduct as an iconic, attractive and conspicuous heritage feature of value to local residents, and the wider public, has been recognised, as has the viaduct's potential to form a key part of the identity of the new development. As such, a range of measures have been incorporated into the proposed design (mitigation by design) in order to ensure that the viaduct's heritage value is not only preserved, but enhanced by the proposals. These design measures are as follows:

1. The viaduct itself will be entirely preserved *in situ*, and will not be physically altered in any way by the development, preserving its key contributing values.
2. At present, while there is an awareness of the viaduct, the only real experience of it, for the majority, is when travelling across it via train. There is otherwise no public access to the viaduct across the surrounding fields, and views towards it, i.e. of the architecture itself, are much more limited, with key viewpoints limited to the A438 immediately to the south of the viaduct and more distant glimpses, across private land (including the site), while travelling along the B4214 to the north. Bringing the site into use would provide increased access to the viaduct as well as promoting views towards it, allowing people to better experience, appreciate and enjoy the architecture.
3. The re-instated canal, and its associated footpath, would provide a new and principal mode of experience of the viaduct, which would form a key landmark along its course. This would bring canal-goers, pedestrians and cyclists along the full length of the viaduct, with tranquil, unbroken views across the floodplain towards it, raising its accessibility, profile, and communal value.

4. Views of the viaduct from the B4214 to the north have been recognised and accommodated by means of a view corridor incorporated into the design, allowing unbroken southerly views towards the viaduct from this location.
 5. The proposed streets within the central and southern portions of the development site have also been designed to take advantage of views towards the viaduct. The orientation of these roads, and the associated residential units, has also been guided by historic landscape considerations, mirroring the arrangement of the historic field pattern (medieval/post-medieval furlongs) along the Leadon Valley.
 6. The rural character of the much clearer, close-up views of the viaduct from the A438 to the south will not be altered, and will be preserved.
 7. The proposed employment buildings will be located away from the viaduct adjacent to the area of existing employment (Orchard Business Park).
 8. That part of the site in greatest proximity to the viaduct would comprise a significant belt of green space, including the canal, allowing the architecture to be experienced in its entirety, close-up, and with unbroken views.
 9. Signage/public information boards will be provided, describing the history of the viaduct within the context of the local landscape.
- 6.5.7. In summary, careful and considered design will ensure that the Viaduct remains a dominant, eye-catching feature within the landscape, and that the proposed development would not harm its heritage value through alteration of its setting. Those measures outlined above would, in fact, be anticipated to have a positive impact on the heritage value of the viaduct, better revealing the asset, preserving it, and allowing for greater appreciation of its scale, grandeur and historic character. This would be in accordance with Policy LD4 of the Herefordshire Local Plan, which states that development proposals affecting heritage assets should *‘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...’* and, *‘where appropriate, improve the understanding of and public access to the heritage asset’*.
- 6.5.8. The proposed development would be anticipated to result in a **Minor Beneficial** significance of effect on the heritage value of Grade II Listed Ledbury Viaduct.

6.5.9. Southern Access Road option

6.5.10. A second option put forward for the proposed development includes establishing a new access road to the A438 to the south of the site, passing under Ledbury Viaduct. At present, major transport routes into Ledbury from the west, including the Viaduct, the A438, and the B4214 run in a broadly parallel fashion, creating a flow of movement into the settlement. This makes a small positive contribution towards the significance of Ledbury Viaduct, highlighting its importance as a former major transport route into the town. The insertion of a road under the Ledbury Viaduct, besides potentially damaging its physical fabric, would be counter to this broadly east-west mode of approach into the town, undermining to a degree the historic value of the Viaduct as a primary transport route.

6.5.11. The establishment of the proposed access road would also greatly reduce the quality of the view of the Ledbury Viaduct from the A438 facing north (**Appendix 6.1**, Photograph 1), which contributes to the viaduct's aesthetic value. The insertion of a north-south road through this view would introduce noise and movement into this clearest view of the viaduct, the tranquil nature of which would otherwise be preserved.

6.5.12. The insertion of a road next to the proposed canal and footpath would detract from the experience of the viaduct from this location, introducing the dominant sight, sound and smell of traffic, and reducing the potential to fully appreciate the viaduct. Should the southern access road be included as part of the proposed development, this would be anticipated to result in a **Moderate Adverse** effect on the heritage value of the Grade II Listed viaduct.

6.5.13. Wall Hills Camp

6.5.14. The proposed development would not be visible from the Scheduled Monument due to the screening effect of the trees which surround the hillfort. However, it is acknowledged that the Site, along with most every aspect of the surrounding landscape, does lie within the intended view-shed of Wall Hills Camp. Due to the low lying position of the Site and the intervening distance of c.750m between the Site and the Scheduled Monument, the insertion of built form within the Site would not restrict views from the Wall Hills Camp, nor would it challenge the prominence of the hillfort, which would remain visible, and a

conspicuous high-point within the surrounding landscape. The proposed development would not interrupt potential views towards more distant contemporary sites situated on the Malvern Hills. As such, the proposed development would result in a **Neutral** significance of effect on the heritage value of Wall Hills Camp.

6.5.15. Farmhouse and Attached Oast House to Rear and Former Cider House to the South West of Rhea farmhouse

6.5.16. Whilst the Site would be visible in certain views from these assets, it does not feature in the key and clearest view of the house from the road to the west (**Appendix 6.1**, Photograph 4). As such, this view, which makes a positive contribution towards the significance of Rhea Farmhouse (the Former Cider House is not visible in this view), will remain preserved. Wider views of Rhea Farmhouse and the Former Cider House from the surrounding roads and footpaths are generally screened by the topography and intervening vegetation. Views of the assets from the B4214 across the Site are restricted by intervening vegetation and, as such, do not contribute towards the significance of either asset.

6.5.17. During winter, views of both Rhea Farmhouse and potentially the Former Cider House are likely to be more extensive, the Site represents a small part of the much wider landscape setting of both Grade II Listed assets, and the change of this small area of their setting would not result in substantial harm to the significance of either Listed building.

6.5.18. The re-establishment of the Herefordshire and Gloucestershire Canal and a parallel footpath along the western boundary of the site would better reveal the value of both Listed Buildings, enabling better views towards them and those elements of their associated rural surrounds that do contribute to their heritage value. This would be in accordance with Policy LD4 of the Herefordshire Local Plan, which states that development proposals affecting heritage assets should '*where appropriate, improve the understanding of and public access to the heritage asset*'. As such, the proposed development would be anticipated to have a **Minor Beneficial** significance of effect on the heritage value of Rhea Farmhouse and the Former Cider House.

6.5.19. Groves End Farmhouse and Barn to the South East of Groves End Farmhouse

6.5.20. The site lies to the rear of these Listed Buildings, beyond the best views which are gained from the A438 to the east. While there are more distant views towards the asset from the B4214 across the Site (**Appendix 6.1**, Photograph 7), the proposed development includes a green corridor, which would retain a view of the Listed Buildings from this location. The site is visible in views from the Listed Buildings. The physical break resulting from the busy A438 and the railway line with its associated embankment and Grade II Listed Ledbury Viaduct, reduce the physical relationship between the Listed Buildings and the site and the intervening distance of c.900m also reduces the contribution which views of the land within the site makes to the setting of both Listed Buildings. Not least, views from the Listed Buildings presently already take in built form within the settlement of Ledbury, and the Bromyard Estate. The insertion of built form within the site would therefore not dramatically alter the existing character of the wider landscape to the east/north-east of the Listed Buildings; the proposed employment units will be positioned adjacent to the Bromyard Estate to further minimise their visual impact.

6.5.21. In summary, the proposed development would result in a change to a small part of the wider setting of both Listed Buildings. However, this change would result in a **Neutral** significance of effect on the heritage value of Groves End Farmhouse and Barn to the South East of Groves End Farmhouse.

6.5.22. Old Plaistow and Attached Cider Mill

6.5.23. The proposed development would only be visible from windows in the south of the property, and would comprise a negligible change in the distant surroundings as viewed from Old Plaistow. Due to the prevailing distance between the Site and Old Plaistow, this change would be largely imperceptible, appearing as a small extension to the major settlement of Ledbury (**Appendix 6.1**, Photograph 6). The proposed development would not alter views of Old Plaistow from its key approaches, i.e. the unnamed road to the east, and the footpath to the south-west. On this basis, the proposed development would result in a **Neutral** significance of effect on the heritage value of Old Plaistow and Attached Cider House through alteration of its setting.

6.5.24. **Mitigation**

6.5.25. As defined above, mitigation has been included by design, as detailed above. Therefore, no further mitigation measures are proposed.

6.5.26. **Residual Effects Assessment**

6.5.27. The table below (**Table 6.4**) provides a summary of identified effects, mitigation/enhancement and residual effects.

Table 6.4: Summary of receptor value

Environmental Effect/ Asset	Value of Receptor	Impact Magnitude	Nature of Impact	Significance	Mitigation/Enhancement	Residual Effects
Development next to the Grade II Listed Ledbury Viaduct and the re-establishment of the Herefordshire and Gloucestershire Canal and footpath	Medium	Very Limited	Permanent	Minor Beneficial	A section of the former Herefordshire and Gloucestershire Canal will be reinstated as part of the development along with an associated footpath in accordance with Policy E4 (Tourism) of the Herefordshire Local Plan. This is also in line with Policy LD4 of the Herefordshire Local Plan which states that development proposals affecting heritage assets should <i>'where appropriate, improve the understanding of and public access to the heritage asset'</i> .	Minor Beneficial

Proposed southern access road through the Grade II Listed Ledbury Viaduct	Medium	Limited	Permanent	Moderate Adverse	Should the optional southern access road be included as part of the proposed development, this would conflict with Policy LD4 of the Herefordshire Local Plan in that it would neither protect, conserve nor enhance the Ledbury Viaduct, nor would it improve our understanding of its heritage significance.	Moderate Adverse
Wall Hills Camp Scheduled Monument	High	Very Limited	Permanent	Neutral	n/a	Neutral

Grade II Listed Rhea Farmhouse and Attached Oast House to Rear and the Grade II Listed Former Cider House to the South West of Rhea Farmhouse	Medium	Very Limited	Permanent	Minor Beneficial	In accordance with Policy LD4 of the Local Plan, the re-establishment of the Herefordshire and Gloucestershire Canal will better reveal both heritage assets, creating new views which make a positive contribution towards the significance of both assets.	Minor Beneficial
Grade II Listed Groves End Farmhouse and the Grade II Listed Barn to the South East of Groves End Farmhouse	Medium	Very Limited	Permanent	Neutral	n/a	Neutral

Grade II Listed Old Plaistow and Attached Cider Mill	Medium	Very Limited	Permanent	Neutral	n/a	Neutral
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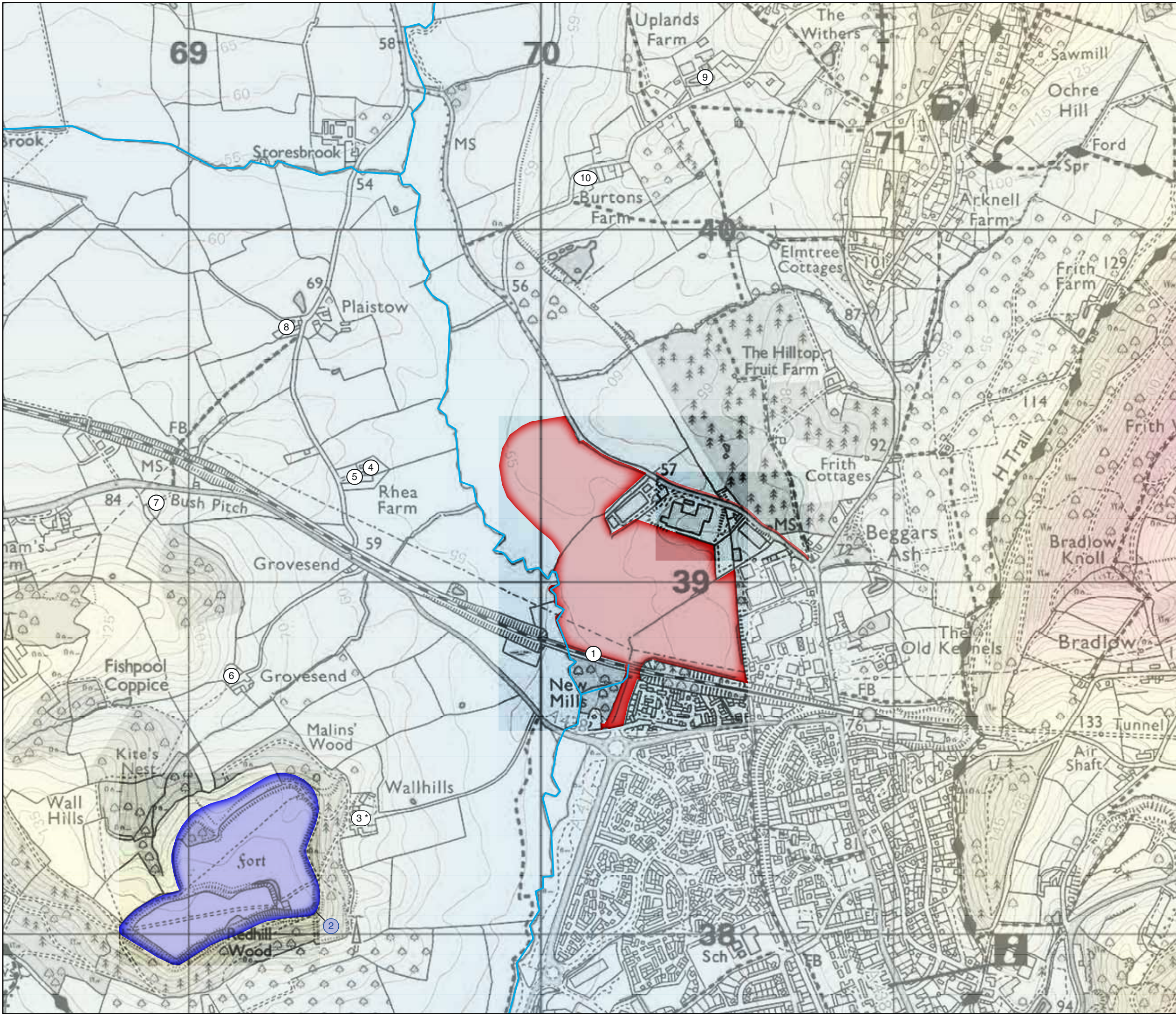
6.6 Conclusions

- 6.6.1. This chapter has considered whether the heritage value of any cultural heritage assets would be harmed as a result of changes to their setting as a consequence of the proposed development. It is concluded that the proposed development would not result in harm to the heritage value of any cultural heritage assets, including Wall Hills Scheduled Monument; Grade II Listed Rhea farmhouse, Attached Oast House to Rear and Former Cider House; Grade II Listed Groves End Farmhouse and Barn; or to The Grade II Listed Old Plaistow and Attached Cider Mill.
- 6.6.2. In relation to Grade II Listed Ledbury Viaduct, a range of design measures (mitigation by design) will ensure that this heritage asset remains a dominant feature within the landscape, and that the proposed development will not harm its heritage value through alteration of its setting. These measures would be anticipated to enhance the heritage value of the viaduct, better revealing the asset, preserving it, and allowing for greater appreciation of its scale, grandeur and historic character. This would result in a minor beneficial significance of effect on the heritage value of the viaduct. This would be in accordance with Policy LD4 of the Herefordshire Local Plan, which states that development proposals affecting heritage assets should *‘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...’* and, *‘where appropriate, improve the understanding of and public access to the heritage asset’*.
- 6.6.3. The inclusion of the proposed southern access road option within the proposals would negate any potential enhancements to Ledbury Viaduct, and result in a moderate adverse significance of effect on its heritage significance.

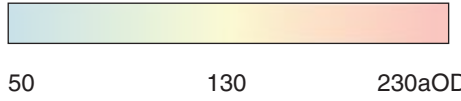
Figures

6.1 Locations of Designated Heritage Assets

FIGURE 6.1 LOCATIONS OF DESIGNATED HERITAGE ASSETS



- Site
- Scheduled Monument
- Grade II Listed
- Grade II* Listed
- Watercourses



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Project Title
Land North of the Viaduct, Ledbury

ES Chapter 6

Figure Title

Selected designated heritage assets