



GBR Industries UK

Proposed Industrial Building, Bromyard Road, Ledbury

Archaeology and Cultural Heritage Desk-Based Assessment

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1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Louise Brown, Consultant Archaeologist and Kirsten Holland, Principal Archaeologist, WYG on behalf of GBR Industries UK to inform the relocation of their business to a site at Bromyard Road, north of Ledbury.

1.1 Aims and Objectives

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area. This assessment does not attempt to plot and review every archaeological find and monument, rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located to the north of Ledbury in Herefordshire. The site is centred on SO 70250 39285 (370250, 239285) and lies approximately 55m above the Ordnance Datum. For the purposes of this assessment the northern boundary is taken to be the one which is formed by the B4124 Bromyard Road.

The site that is the subject of this assessment extends to approximately 1.5 hectares. It is bounded to the north by the B4124 Bromyard Road, to the east by the Bromyard Road Trading Estate and to the west by undeveloped arable farmland. Train tracks run beyond the fields to the south of the site. The site itself is



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currently undeveloped arable farmland. The boundary of the site is illustrated on Figure 2, Appendix E. Photographs of the site are contained in Appendix B.

The proposed development comprises a commercial building to be used for manufacturing natural ventilation products and for offices which support this, associated car parking and access routes. The proposed development plan is shown on the application drawings.

3.0 Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria and grading have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology is contained in Appendix C.

3.2 Sources Consulted

A study area of approximately 1km radius from the approximate centre of the site (SO 70250 39285) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Herefordshire Historic Environment Record (HER);



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- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- National Mapping Programme data;
- Herefordshire Record Office; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 6th October 2011 to assess the site for previously unrecorded heritage remains and suitability for potential evaluation and mitigation measures.

4.0 Legislation and Planning Policy Context

4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1, Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.



4.3 Planning Policy Statement 5: Planning for the Historic Environment – 2010

Planning Policy Statement 5 (PPS5) sets out the Government’s national planning policies on the conservation of the historic environment. The PPS covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The PPS identifies that consideration of the historic environment and the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their value and the effect of proposals on their significance. The PPS sets out the approach regional and local authorities should adopt in identifying and making provision for conservation of heritage within the plan making process (HE1-HE5) and in assessing development proposals within the context of applications for development (HE6-HE12).

The PPS states that the significance of heritage assets (including their settings) should be identified and the effect of the proposal on the significance of the asset should be assessed. Prior to validation the planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required (HE6). The PPS includes policy principles to guide the determination of applications relating to heritage assets (HE7 and HE8) and additional principles to be considered for designated assets (HE9 and HE10).

Whilst the PPS reflects the Governments overarching aim that “the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations” it recognises that there are occasions where loss of significance is justified on the merits of new development. The more significant the asset and the greater the harm to the significance, the greater the justification needed. Policy HE11 outlines a number of principles for enabling development that should be considered in assessing the benefits and disbenefits. Where the loss of significance as a result of development is considered justified, the PPS includes provision to allow for the recording and advancing understanding of the asset before it is lost using planning conditions or obligations (e.g. S106) as appropriate (HE12). The results of these investigations should be made available and the archive deposited in a suitable repository. A Planning Practice Guide (English Heritage, March 2010) provides further information and guidance on the interpretation and implementation of the PPS.



4.4 Local Policy and Guidance

The Herefordshire Unitary Development Plan was adopted in 2007 and a number of policies were “saved” by the Secretary of State in 2010 in lieu of the forthcoming publication of the Local Development Framework for Herefordshire Council. The plan contains nine policies relevant to the development and heritage:

- S7: Natural and historic heritage;
- LA2: Landscape character and areas least resilient to change;
- HBA4: Setting of listed buildings;
- HBA8: Locally important buildings;
- ARCH2: Foundation design and mitigation for urban sites;
- ARCH3: Scheduled Ancient Monuments;
- ARCH4: Other Sites of National or Regional Importance;
- ARCH5: Sites of Lesser Regional or Local Importance; and
- ARCH6: Recording of archaeological remains.

The full text of the relevant policies can be seen in Appendix D. There are five other policies relating to the historic environment, but are not directly relevant to this proposal. These are: HBA1-3 (Listed buildings), ARCH7 (Hereford) and ARCH8 (Archaeological sites).

5.0 Consultation

Consultation was undertaken with the Herefordshire Historic Environment Record, English Heritage and the Herefordshire Record Office for the provision of data for this report. The baseline results, potential impacts and proposed mitigation measures were discussed with Julian Cotton, County Archaeologist (24/11/11 by telephone) and the results of this discussion are incorporated into the report.



6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Battlefields or Registered Parks and Gardens within the 1km study area. The Scheduled Monument of Wall Hill Camp (HE15) lies to the south-west of the study area and the Conservation Area of Ledbury lies to the south.

There are nine Listed Buildings within the study area and all are Grade II Listed. These are detailed in Appendix E and their locations can be seen on Figure 2. They are largely farmhouses and agricultural buildings located on the rural edge of Ledbury, however they also include Station House (151814) and the railway viaduct (152485). These sites are all sufficiently distant from the proposed development site that they will not be affected.

6.2 Archaeological and Historic Background

The Historic Environment Record holds details for 31 recorded heritage sites within the study area. Details of the sites can be seen in Appendix F and their locations can be seen on Figure 3.

6.2.1 Prehistoric (up to 43AD)

In general, evidence of early prehistoric activity, Palaeolithic and Mesolithic, is relatively sparse. Within the region, this mainly takes the form of lithic finds from sand and gravel quarries, and from within river terraces (Buteax & Lang 2002, 7 & 9). The nature and curation of the evidence formed part of a research project, 'The Shotton Project: A Midlands Palaeolithic Network' with the aim of fostering a better understanding of the material and in its identification (Buteux 2003 cited in Buteax & Lang 2002). In the county of Herefordshire, five artefacts of a Lower and Middle Palaeolithic date have been recorded although no information is provided as to their nature or specific location (Buteax & Lang 2002, 6, Table 1).

Bronze Age activity in the region is evidenced from stray finds of metalwork and limited evidence of funerary practice (White 2002, 1). This evidence has been used to infer evidence of Middle and Late Bronze Age settlement in light of a lack of structural evidence. Within the study area, lithic finds have been recorded at Wellington Heath (MHE3652) and Frith farm (MHE1164) to the south-east and north-east of the development site respectively. Further flint artefacts have also been found at Fairtree Farm (MHE3543,



MHE3544, not shown on mapping) and at (and near to) Wall Hills (MHE3545, MHE3546, MHE3547, not shown on mapping) to the south-west of the study area.

Iron Age activity in the region is more pronounced than the earlier periods, with up to 40 hillforts recorded in Herefordshire (White 2002, 3). The study area includes one such site, Wall Hills Camp (HE15, Fig 2) situated to the south-west of the proposed development. Other Iron Age evidence is not so well recorded. However, evidence of prehistoric, likely Iron Age enclosure features have been recorded from aerial photographs and demonstrates that the area was probably highly populated (White 2002, 4). In addition to this, artefactual evidence from across Herefordshire is indicative of trade and/or exchange taking place from the Middle Iron Age onwards (White 2002, 5).

6.2.2 Roman/Romano British (43AD to c.450AD)

The study area lies within the Iron Age tribal region of the Dobunni. A rich agrarian tribe, the Dobunni were already 'Romanised' prior to the Roman invasion and therefore offered no resistance. However, little is known about the nature of the transition due to the paucity of the recorded evidence from both the Iron Age and the Roman periods (Guest 2002, 2). The modern day settlement of Ledbury is sited to the west of a Roman road running roughly northeast–southwest between the fort and minor settlement at Stretton Grandison to the north east of Ledbury, and the minor settlement at Dymock to the south (Ordnance Survey 1994).

Little evidence is available to demonstrate any Roman activity within the area of Ledbury. There are no recorded sites of Roman date within the study area. A small number of pot sherds and a possible fragment of tile were recovered from field walking and trial trenching in advance of the development of New Mills residential estate to the south-west of the development site (MHE1695, EHE268). There are also a small number of Romano-British pottery sherds which have been recorded at Wall Hill and may indicate a level of reoccupation of the fort site during this period (Pinches, 2010, 19).

6.2.3 Early Medieval (450AD to 1066AD)

No physical evidence of the early town exists in Ledbury although the focus of settlement seems to have shifted from Wall Hill to the location of the current town. Evidence for settlements in the early medieval period is relatively sparse within Herefordshire and only sites with an associated ecclesiastical use are documented. Documentary evidence states that there was a monastery at Ledbury (Cotton, 2002, 2) and the manor was considered to be part of the holdings of the Church at Hereford (Pinches, 2010, 29).



Hereford was not however a major urban centre by the time of the Domesday survey and no church was mentioned, although a substantial amount of land was held by a priest therefore a church may be inferred (Pinches, 2010, 29). There are no records of early medieval date within the study area.

6.2.4 Medieval Period (1066AD-c.1540AD)

Ledbury is recorded in the Domesday book as Liedeberge and is likely to be derived from the Celtic name for the River Leadon coupled with the Old English burh; a 'fortified place on the River Leadon' (Mills 2003, 294). Ledbury formed part of a substantial manor, but there was no evidence of a town. The settlement appears to have been closer in size to a village a population of 26 and two mills, presumably located on the River Leadon to the west. In 1288 the Red Book gives a detailed picture of the settlement from which the existing structure of the town can be traced (Pinches, 2010). The main trades and industries in the town were associated with the production of textiles, leather, metal, wood and foodstuffs (Buteux, 2005). The town thrived and developed during the 12th and 13th centuries. It began to decline in the 14th century which may have been partially due to the Black Death and poor harvests (Buteux, 2005).

The church increased the importance of the medieval town and in addition to the church there was a Bishops' Palace. As the church was not associated with a monastic order it was not significantly affected by the Reformation, but in 1547 the chantries of the church were dissolved and the endowments founded the Grammar School (Buteux, 2005). A significant proportion of the recorded heritage sites of medieval date relate to the development of the town and are located in the east of the study area.

There are two records of medieval mills within the study area. One of these is New Mill to the south of the development site and situated on the River Leadon (MHE14496). The other is Wymondestre Mill which is recorded on the Historic Environment Record within the development site (MHE14495). This is almost certainly due to a grid reference of limited resolution. Wymondestre Mill was the Bishops Mill and a review of field and place name evidence was undertaken in 1991, although no field evidence was obtained for the mill. It is highly likely that the mill was located to the west on the River Leadon to utilise the water for power.

Four sherds of glazed medieval pottery were recorded during fieldwalking and test pitting in advance of development at New Mills (MHE1695, EHE268) to the south of the development site. This is considered to be indicative of medieval manuring and likely to be representative of the uses of the rural areas around the town. There is also an area of medieval lynchets and ridge and furrow remains (MHE1149) to the south-



east of the development. Other sites within the study area include medieval tenement housing (MHE10432) and a cruck barn (MHE7041) and Rhea Farm (MHE1829).

6.2.5 Post-Medieval Period (c.1540AD to 1900AD) and Modern (1900AD to present)

In 1558 the borough passed into the hands of the crown and in 1584 a new charter was granted by Elizabeth I. The period 1570-1620 was one of growth and prosperity for the town. This growth was based mainly on the textile and leather industries and much of the town construction dates to this period. Ledbury was not fortified during the Civil War and though it was the scene of several skirmishes between the royalist and parliamentary forces it was not significantly damaged. In 1664 Ledbury was the third largest town in Herefordshire and records show that textile industries dominated the town during this period (Hillaby 1982, 98). By the end of the 17th century the town was once again in decline and by the 18th century it was only functioning as a market centre (Buteux, 2005). A significant proportion of the recorded heritage sites relate to the post-medieval development of the town and include records of buildings and industrial sites.

There was a turnpike Act for Ledbury passed in the early 18th century but this did not significantly improve transportation to the town. There were a number of canal schemes which were proposed from Hereford to Ledbury. The canal was eventually built to the south of the study area through the town. The canal was not linked to Hereford until the mid 19th century however and then was almost immediately superseded by the Worcester to Hereford railway. The Gloucester to Ledbury railway was built over the canal and wharf in 1885 (Buteux, 2005).

The majority of the study area outside of the town centre remained in agricultural uses through the post-medieval period until the mid to late 20th century. The majority of sites within the study area date to the post-medieval period. A number of them relate to transportation whether that is the roads (MHE15927, 15922), railways (MHE10748, 11119-21), or canal (MHE147). There are also a number of industrial sites such as a canning factory (MHE14961) to the immediate south of the development site and other factories (MHE14962-3).

7.0 Historic Mapping Survey

A selection of historic maps is presented in Appendix G. The earliest mapping for the development site examined was the Ledbury Enclosure Map of 1813. This demonstrates that the area was enclosed as part of the Parliamentary enclosure phase. The development site lies across three fields which were identified as In



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Whinsters Elm Meadow and Ninages on the map key and for the Poor of Ledbury on the map. These fields all formed part of the Low Wall Hills Farm Estate and belonged to John Martin Esq.

The tithe map of 1841 was the next map to be examined. The map depicted largely the same field layout for the development site and area surrounding it, with the exception of the amalgamation of the three fields which formed the development site and the field to the north. The first edition Ordnance Survey map of 1886 did not depict any significant changes to the earlier mapping with the exception of Winster Elms farmhouse to the north. The woodland to the south of the development site was called Winster Elm Coppice.

There were no significant alterations to the subsequent editions of historic mapping, with the exception of the continued growth of Ledbury to south, until the 1960s. By 1953 a canned goods warehouse was built to the south of the development site heralding the start of industrialisation in this area. There was continued growth of the industrial development to the south of the site into the 1980s. It is also during this period that further amalgamation of the fields took place into the larger fields more suited to modern agricultural practice. No features of archaeological interest were identified from historic mapping.

8.0 Historic Landscape Characterisation

Historic Landscape Characterisation for Herefordshire was undertaken in 2007 and the results have been provided by Herefordshire Historic Environment Record. The historic landscape characterisation data can be seen in Appendix H.

The HLC mapping indicates that the development site forms part of a degraded landscape which has been affected by significant boundary loss. This is a result of the amalgamation of fields since the period of Parliamentary enclosure into larger fields more suited to modern agricultural practice. This is considered to be a historic character area of very low value.

The area to the south of the development site is predominantly urban reflecting the modern industrial development and moving southwards into the town centre. Elsewhere within the study area there is evidence of fields which were formed by the enclosure of former common arable fields. Areas to the north-east and south-east of the study area are formed of small compass enclosure and adaption of earlier enclosures and therefore are anticipated to retain relict landscape features.



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The hedgerows within the development site have been examined against the historic criteria within Schedule 1, Part II of the Hedgerow Regulations (1997) to determine whether any of the hedgerows are “Important”, including examination of records from the HER/Sites and Monuments Record, historic landscape characterisation and archives. It should be noted that this assessment does not assess the physical and ecological indicators which will be covered within the ecology report for the development.

The results of the assessment against the historic criteria are detailed below.

Hedgerow feature	Development Site Hedgerows
Pre-1850 Parish township boundary	No
Incorporates archaeological feature associated with a Scheduled Monument or site on the Sites and Monuments Record	No
Constitutes part of an archaeological site	No
Boundary/associated with a pre-1600 estate/manor	No
Part of a pre-parliament act enclosure system	No

9.0 Site Walkover Survey & Aerial Photographs

A site walkover survey was undertaken on 6th October 2011. The weather was overcast and dry. Photographs of the site can be seen in Appendix B. The field is currently in use for arable agriculture. At the time of the survey the crops had been harvested, but the field had not been ploughed. The boundaries to the north and east of the site are hedgerows with that on the eastern boundary being quite sparse. No features of archaeological or heritage interest were identified during the site walkover survey.

The National Mapping Programme Transcription (Fig 3) indicates that there are no recorded archaeological features within the development site. Examination of aerial photography undertaken for this planning application also indicates that there are no visible archaeological features.

10.0 Heritage Potential and Impact Assessment

There will be no impact on designated sites as they are all sufficiently distant from the development site. There will be no impact on historic landscape character as the existing historic landscape is considered to be of negligible value.

The only recorded heritage asset within the development site is the record of a medieval mill, Wymondestre Mill. This is however considered to be an imprecise grid reference and therefore the mill is actually



anticipated to be on the River Leadon to the west of the development site. There is therefore considered to be a negligible potential for the development to impact the mill.

The development site has remained agricultural throughout the medieval and post-medieval periods, therefore if previously unrecorded archaeological sites were to have been present on the development site, sub-surface archaeological remains may survive. This potential is considered to be low. These remains are most likely to be of late prehistoric date, or be agricultural remains from the medieval and post-medieval periods. Depending on their form and survival, sites of prehistoric date could be of medium or low value and agricultural remains of medieval and post-medieval date are most likely to be of low value. The development may have a substantial negative magnitude of impact on these remains if found and the unmitigated significance of effect would be intermediate adverse or intermediate-minor adverse for remains of medium and low value respectively.

11.0 Proposed Evaluation and Mitigation Measures

There is considered to be a low potential for archaeological remains to be discovered. It is therefore considered appropriate to implement a watching brief during the initial construction phases of development. This watching brief should include sufficient allowance to allow significant archaeological remains to be recorded to a level appropriate to their significance.

The watching brief can be undertaken during the post-consent phase of the development and secured by a condition on the planning consent. The watching brief should be undertaken in accordance with a Written Scheme of Investigation agreed in advance with the Herefordshire County Council Archaeologist. All works should be undertaken in accordance with the Institute for Archaeologists Standards and Guidance.

12.0 Residual Effects and Conclusions

The proposed mitigation strategy should enable the magnitude of any impact on archaeological remains to be reduced to slight negative. This would result in a residual significance of effect of minor adverse or minor adverse-neutral for remains of medium and low value respectively if they were discovered.



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(Accessed 16/09/2011)

Historic Mapping

Ledbury Enclosure Map, 1813 Ref: HRO Q/RI/25

Ledbury tithe map, 1844 HRO Microfilm

Ordnance Survey, 6" to 1mile / 1: 10,000: 1886, 1905, 1931, 1938, 1955, 1965, 1971, 1987, 1993, 2000, 2006

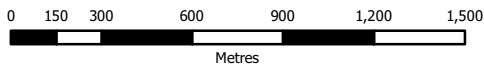
Ordnance Survey, 25" to 1mile / 1:2500: 1887, 1904, 1928, 1967, 1985, 1994



Appendices



Appendix A – Site Location Plan



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Sheet Size: **A4** Scale of Original: **1:25,000**

Client: **GBR Industries UK**

Project: **Industrial Building, Bromyard Road, Ledbury
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PMC Created:	KRH Checked:	November 2011 Date:	V2 Version:
Site Location Plan			
Office: 4154	Project No: A073325	Figure No: 1	



Appendix B – Site Photographs



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Photograph 1: Development site, facing south-west.



Photograph 2: Development site, facing south-east.



Appendix C – Assessment Methodology



Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes with



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Value	Examples
	reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation



Magnitude of Impact	Typical Criteria Descriptors
	and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions. (Negative) Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive)

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.



Industrial Building, Bromyard Road, Desk Based Assessment

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

Effects of intermediate significance or greater are considered to be significant effects within the context of planning policy and Environmental Impact Assessment.



Appendix D – Planning Policies



Herefordshire Unitary Development Plan · March 2007

S7: Natural and historic heritage

The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:

1. Areas of Outstanding Natural Beauty;
2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity;
3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and
4. landscape features that contribute positively to local distinctiveness and quality of the local environment.

LA2: Landscape character and areas least resilient to change

Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.

Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.

HBA4: Setting of listed buildings

Development proposals which would adversely affect the setting of a listed building will not be permitted. The impact of the proposal will be judged in terms of scale, massing, location, detailed design and the effects of its uses and operations.

HBA8: Locally important buildings

Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.



ARCH1: Archaeological assessments and field evaluations

Prior to the determination of applications for development on sites where there is reason to believe there are remains of archaeological importance, an archaeological field evaluation may be required. In addition where proposals are put forward within AUA's that may affect the integrity of the historic character of such settlements a historic landscape appraisal will be expected.

ARCH2: Foundation design and mitigation for urban sites

In Hereford AAI and the historic market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye, applicants may be required to submit details of foundation designs and proposals for optimum preservation of archaeological remains and historic urban deposits in situ.

ARCH3: Scheduled Ancient Monuments

Development proposals and works which may adversely affect the integrity, character or setting of Scheduled Ancient Monuments will not be permitted.

ARCH4: Other Sites of National or Regional Importance

Planning permission for development which would destroy or seriously damage unscheduled, nationally important remains or sites of regional importance, or their character or setting, will not be permitted.

ARCH5: Sites of Lesser Regional or Local Importance

Development proposals which adversely affect a site of lesser regional or local importance that is unlikely to merit full preservation in situ will be permitted where the impact on the archaeological interest of the site can be shown to have been adequately mitigated.

ARCH6: Recording of archaeological remains

Where preservation in situ is not feasible, conditions on planning permissions will be imposed to ensure that, where appropriate, sites of archaeological interest including standing structures are excavated and/or recorded before alteration, demolition, site clearance or development commences, or are alternatively subject to a limited recording action project during development. The results of any recording project or excavation should be made available to the public.

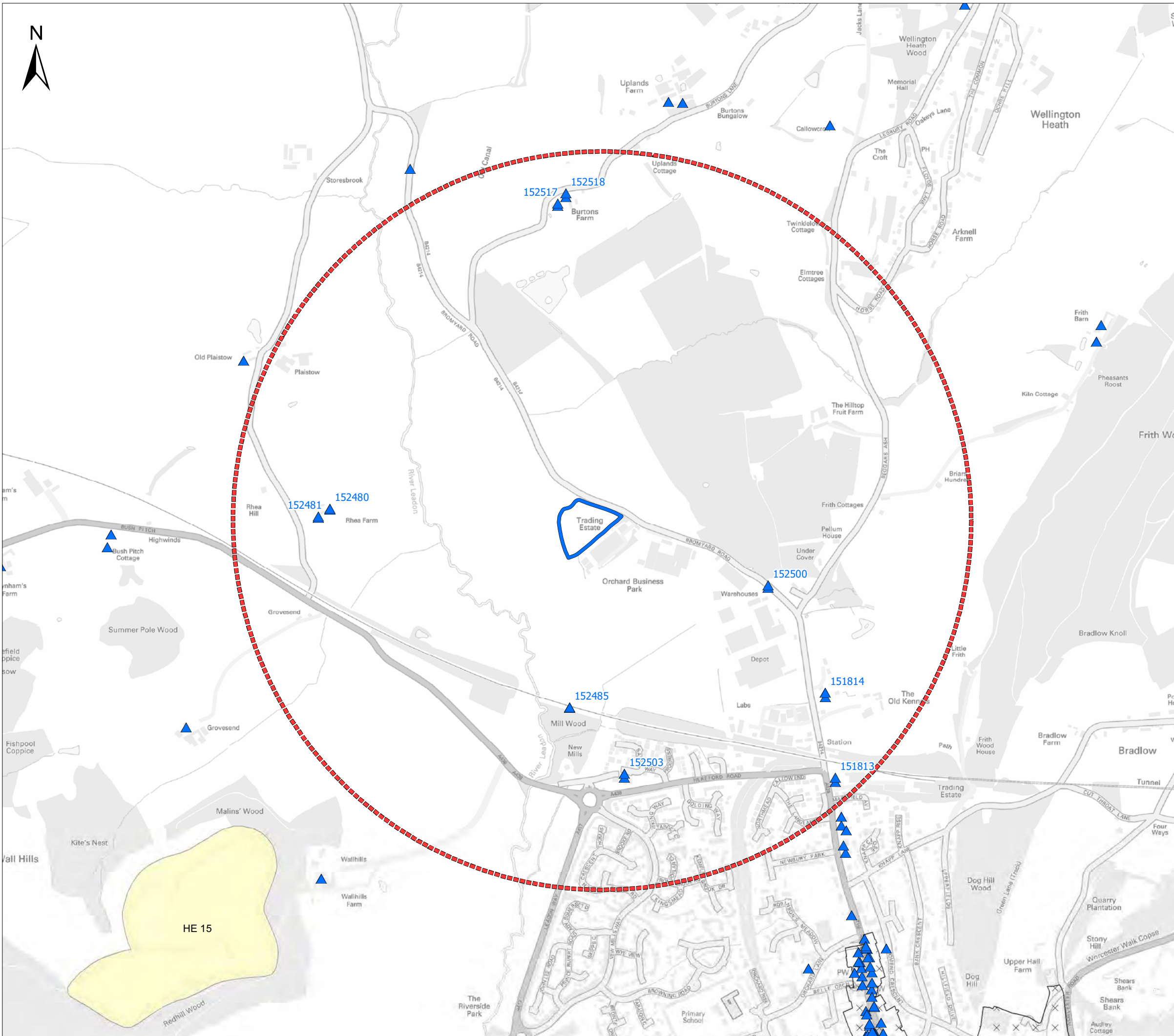


Appendix E – Designated Heritage Sites

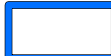


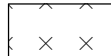
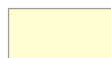


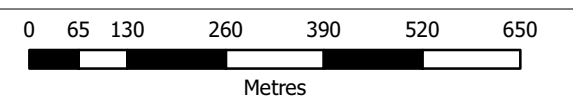
Designated Heritage Sites (English Heritage)

Identifier	Grid Reference	Description	Grade
152503	SO 70318 38558	Milestone (Freestone upright with segmental head, part of a complete group of milestones in the Ledbury area)	II
152481	SO 69482 39295	Former Cider House (now garage and outbuilding)	II
152480	SO 69511 39315	Rhea Farmhouse (timber framed, early to mid 17th century)	II
152485	SO 70142 38789	Ledbury Viaduct (1859-60, probably designed by Stephen Ballard)	II
151813	SO 70880 38590	Station House (early to mid 19th century, Slate hipped roof, 2 storeys, 3 windows)	II
152517	SO 70126 40142	Burton's Farmhouse (with attached oast house, early 16th century, altered and extended in 17th century)	II
152518	SO 70161 40154	Barn (with stables and shelter shed, probably 17th century)	II
152500	SO 70695 39105	Milestone (Freestone upright with segmental head, part of a complete group of milestones in the Ledbury area)	II



Legend

-  Site Boundary
-  Study Area
-  Listed Building
-  Conservation Areas
-  Scheduled Monuments



PMC Created:	KRH Checked:	November 2011 Date:	V2 Version:
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Client: **GBR Industries UK**

Project: **Industrial Building, Bromyard Road, Ledbury
Archaeology and Heritage Assessment**

Title: **Designated Heritage Sites**

Office: 4154	Project No: A073325	Figure No: 2
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Appendix F – Recorded Heritage Sites



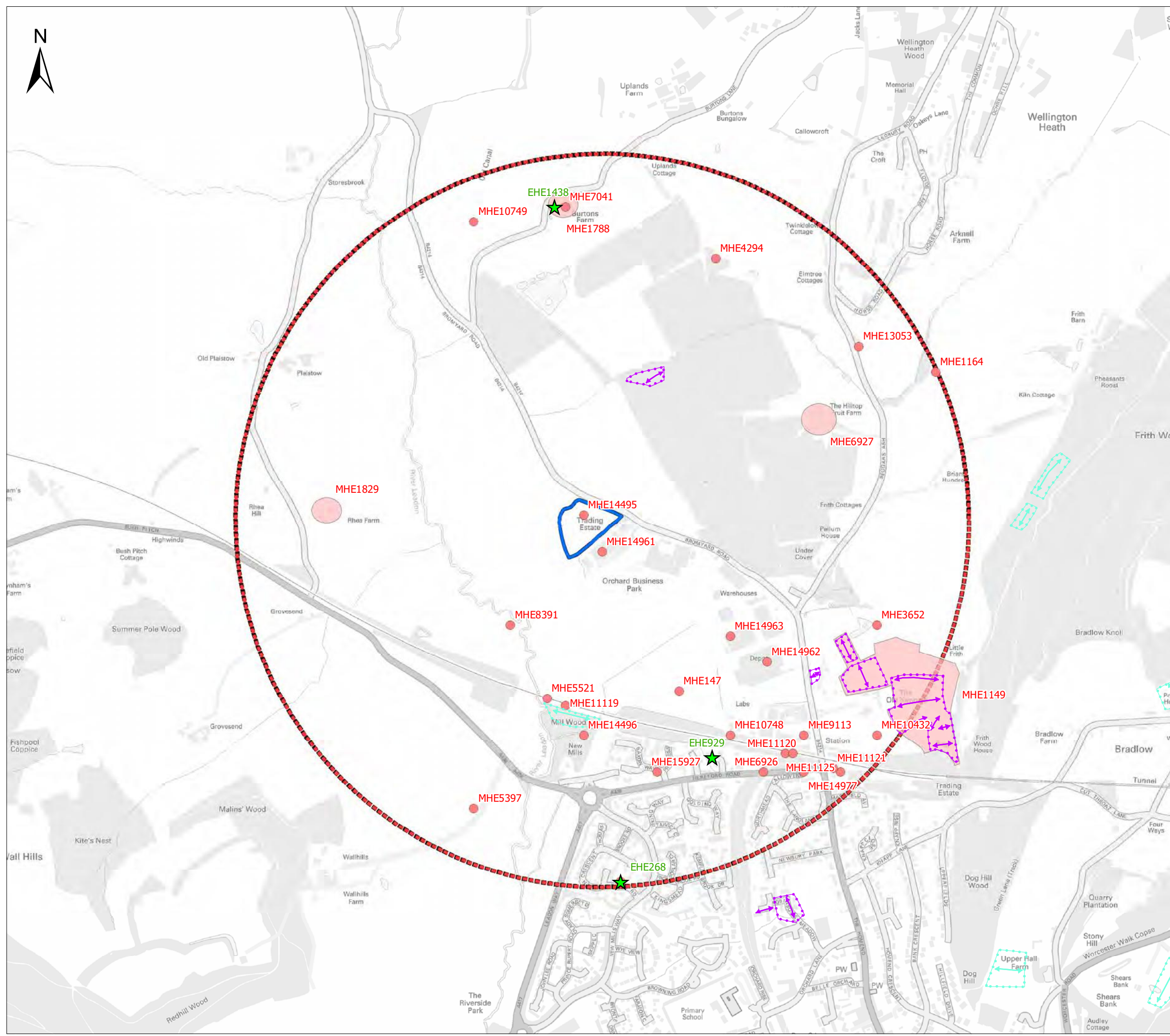
Recorded Heritage Sites (Historic Environment Record)

Identifier	Grid Reference	Period	Description
MHE15927	SO 7040 3860	Post Medieval	Toll House (Wharf Turnpike House and Gate)
MHE15922	SO 7090 3860	Post Medieval	Toll House (Homend Turnpike House and Gate)
MHE14977	SO 7080 3860	18th Century	Turnpike Road (6 miles from Ledbury to Stoakes Court, Stoke Edith)
MHE14963	SO 7060 3897	Post Medieval	Factory (Hops Warehouse)
MHE14962	SO 7070 3890	Post Medieval	Factory (Fruit Packing Station)
MHE14961	SO 7025 3920	Post Medieval	Factory (Canned Goods Warehouse)
MHE14496	SO 7020 3870	Medieval	New Myll (possible site of)
MHE14495	SO 7020 3930	Medieval	Wymondestre Mill (possible evidence for location)
MHE13053	SO 7095 3976	Post Medieval	Quarry (suggested by 1885 Ordnance Survey)
MHE11125	SO 7075 3865	Post Medieval	Ledbury and Gloucester Railway (active 1885 to 1964)
MHE11121	SO 7088 3861	Post Medieval	Ledbury Junction Station (as above)
MHE11120	SO 7077 3865	Post Medieval	Ledbury Junction (as above)
MHE11119	SO 7015 3878	Post Medieval	Ledbury Viaduct (31 arch viaduct spanning the Leadon Valley)
MHE10749	SO 699 401	19th Century	Bridge, Hereford-Gloucester Canal (Surviving feature of the canal, later converted to rail)
MHE10748	SO 706 387	19th Century	Railway bridge, Hereford-Gloucester Canal (Surviving feature of the canal, later converted to rail)
MHE10432	SO 710 387	Medieval	Tenement Plots to the east of the Homend, Ledbury (contains 17th, 18th & 19th century buildings)
MHE9113	SO 708 387	19th Century	Union Workhouse, Orchard Lane, Ledbury (Designed by George Wilson, for 150 persons)
MHE8391	SO 70 39	Undated	Ledbury Bypass Study Area (Potential for Iron Age, Roman and Medieval activity)
MHE7041	SO 7015 4014	Medieval	Burton's Farm Cruck Barn, Wellington Heath (Timber frame barn with brick infill, contains medieval trusses)
MHE6926	SO 7069 3860	19th Century	Railway Bridge, Ledbury (unusual bridge for disused Ledbury to Newent Line)
MHE5521	SO 701 388	Post-Medieval	New Mills (with half ploughed out mill leat)
MHE5397	SO 699 385	Post Medieval	Ledbury Borough Mill (now partially obliterated by the by pass)
MHE4294	SO 7056 4000	Post Medieval	Root Farm, Wellington Heath (The map of 1841 shows a farm & 2 barns on this site)



Industrial Building, Bromyard Road, Desk Based Assessment

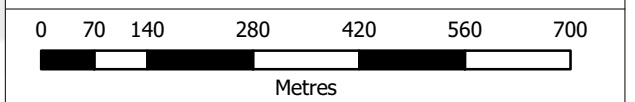
Identifier	Grid Reference	Period	Description
MHE3652	SO 71 39	Prehistoric	Flint Finds, Wellington Heath (Neolithic & Bronze Age scrapers & flint tools from Wellington Heath area)
MHE1695	SO 70 38	Medieval	Finds, Ledbury Rural (large area with scatter of 3 Roman and 4 medieval sherds of pottery)
MHE1164	SO 71 39	Prehistoric	Flints, Frith Farm, south of Wellington Heath (Considerable quantities of Neolithic flint implements)
MHE147	SO 7046 3882	19th Century	Hereford & Gloucester Canal, Wellington Heath (Hereford and Gloucester Canal, Ledbury to Canon Frome extension, opened 1842)
MHE7041	SO 70144 40147	Medieval / Post-Medieval	Burton's Farm. (An early 16 th and 17 th century farm. Typical large medieval house layout and Georgian gardens with a ha-ha)
MHE1829	SO 69499 39313	Medieval / Post-Medieval	Rhea Farm (A reference to William de la Ree in the 1288 Red Book of Ledbury and in the 17 th century to Rhea Farm)
MHE6927	SO 70841 39561	Post-Medieval	Hilltop Farmhouse. (A 16 th century Georgian farmhouse)
MHE1149	SO 71053 38800	Medieval	Lynchets and ridge and furrow, SW of Little Frith (lynchets and banks of levelled ridge and furrow recorded on NMP)



Legend

- Site Boundary
- Study Area
- Recorded Heritage Sites
- Recorded Heritage Site
- Recorded Heritage Event
- Ridge and Furrow Level
- Ridge and Furrow Level Direction
- Ridge and Furrow Earthwork Direction
- Ridge and Furrow Earthwork

National Mapping Programme Transcriptions



PMC Created:	KRH Checked:	November 2011 Date:	V2 Version:
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Client: **GBR Industries UK**

Project: **Industrial Building, Bromyard Road, Ledbury
Archaeology and Heritage Assessment**

Title: **Recorded Heritage Sites**

Office: 4154	Project No: A073325	Figure No: 3
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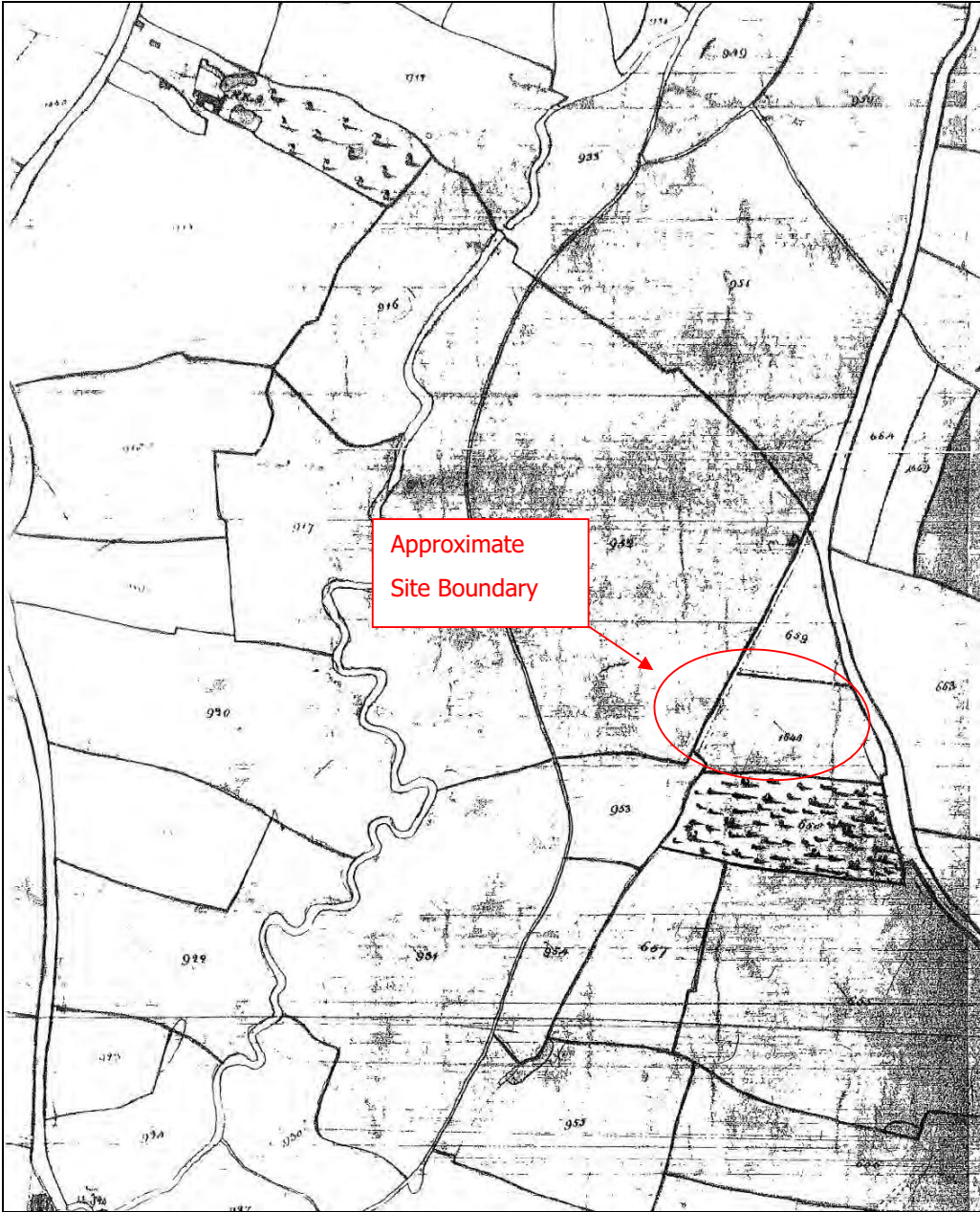
Appendix G – Historic Mapping



Ledbury Enclosure Map, 1813

Ref: HRO Q/RI/25

Field No	Field Name
710	Ash Bulls
711	Ash Bulls
712	The Ninages
713a	In Winsters Elm
714	In Winsters Elm
775	Sally Bed
776	The Ninages
777	The Ninages
778	The Ninages
779	Lewis Hill



Ledbury Tithe Map, 1844



Herefordshire

Published 1886

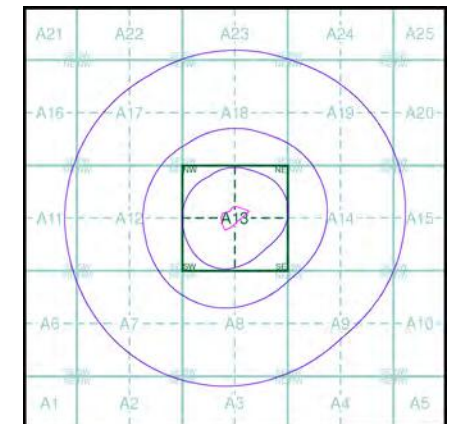
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

035SE	1886	1:10,560
041NE	1886	1:10,560

Historical Map - Slice A



Order Details

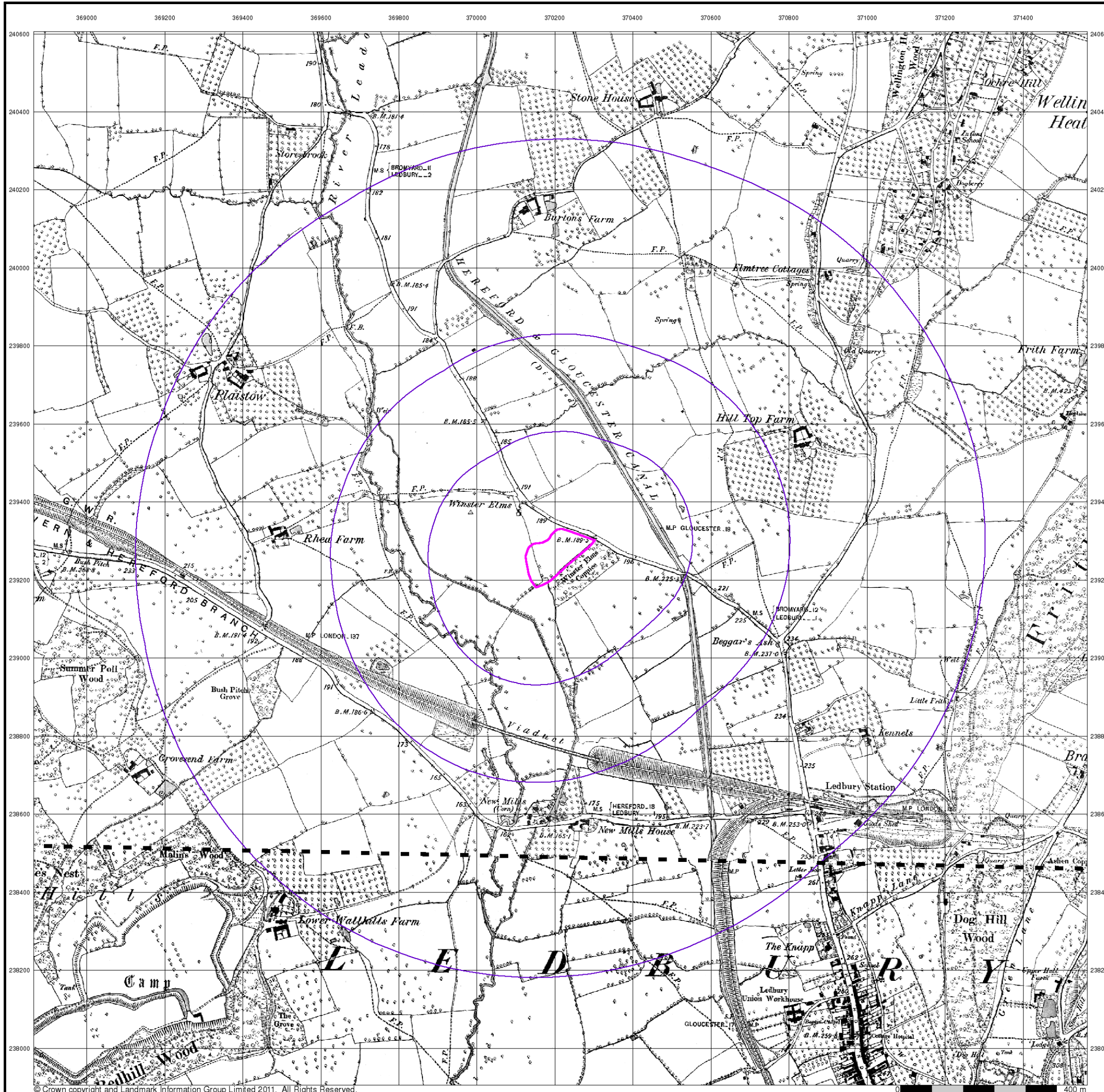
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 National Grid Reference: 370210, 239260
 Slice: A
 Site Area (Ha): 1.42
 Search Buffer (m): 1000

Site Details

Land off, Bromyard Road Industrial Estate, LEDBURY,
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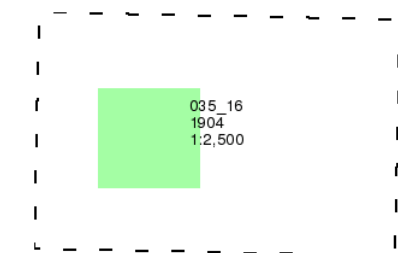
Herefordshire

Published 1904

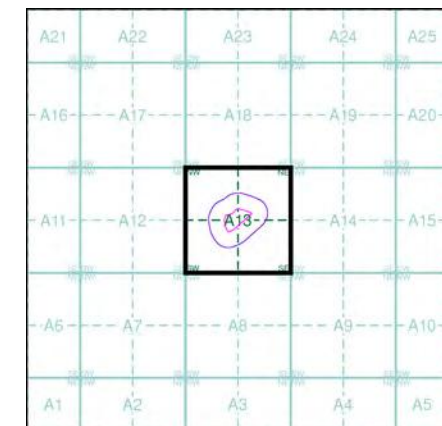
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

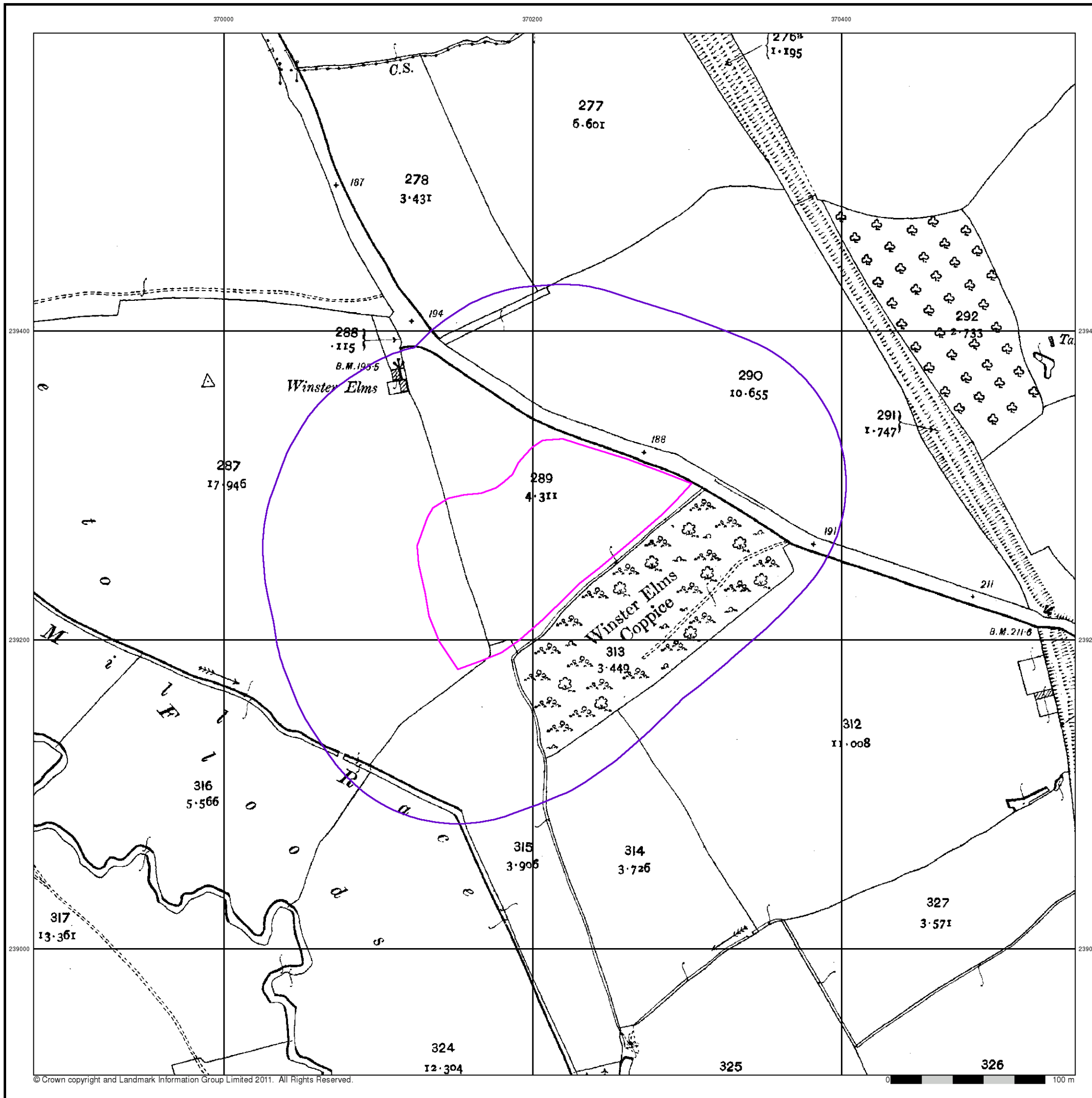


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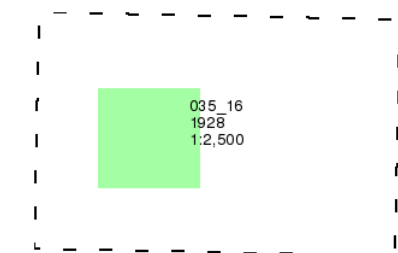
Herefordshire

Published 1928

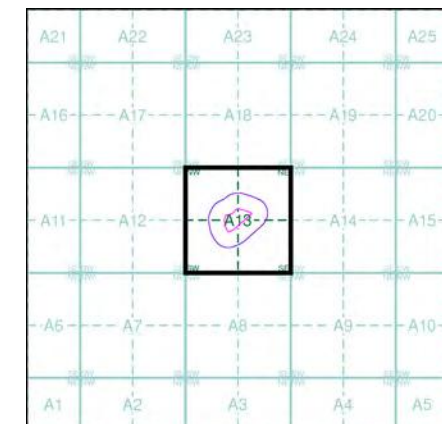
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Map Name(s) and Date(s)



Historical Map - Segment A13

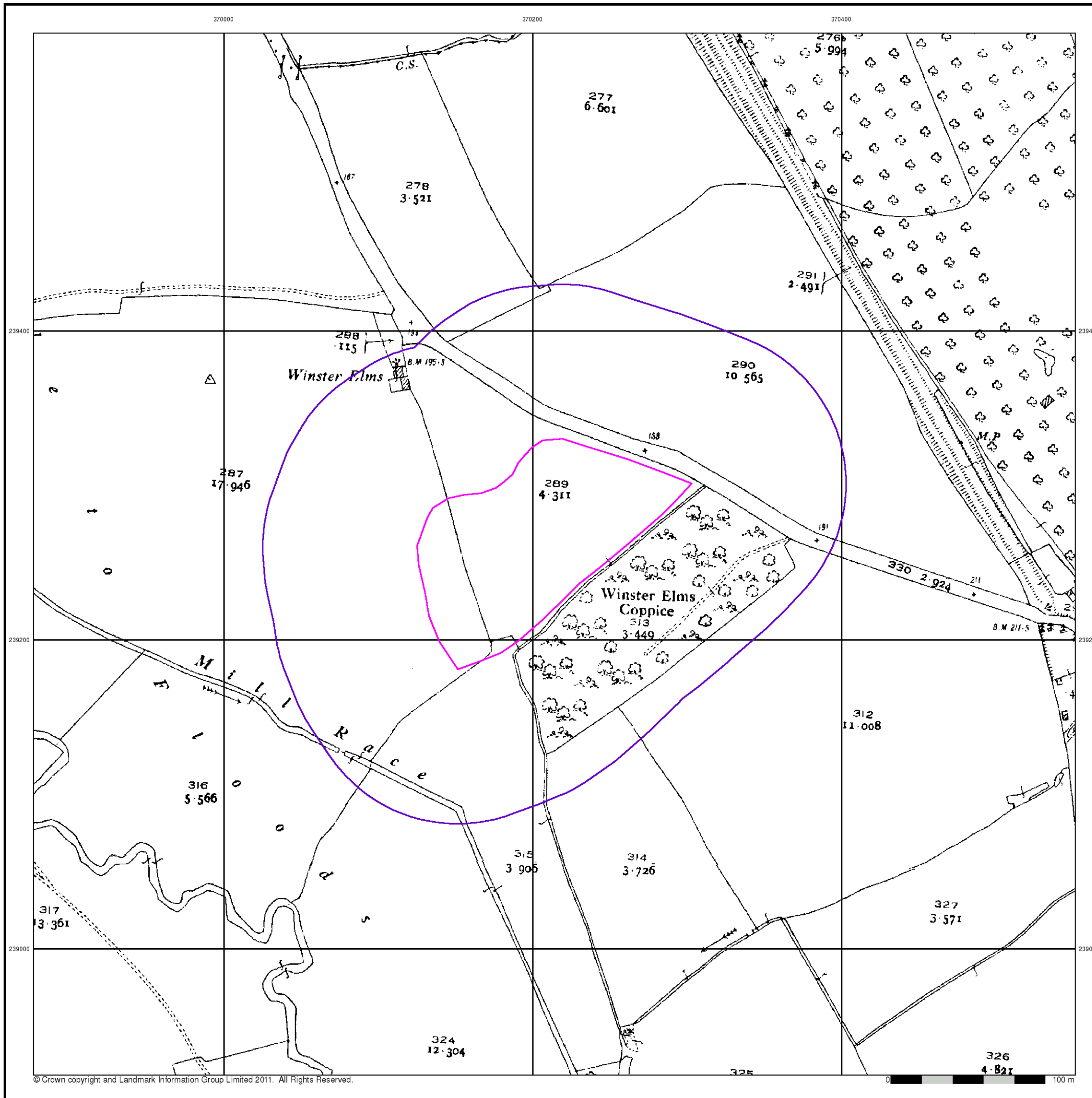


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Herefordshire

Published 1938 - 1953

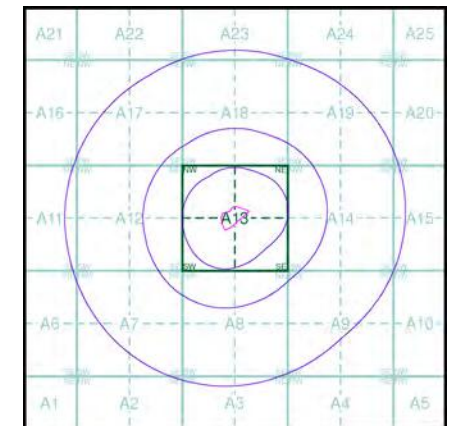
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Map Name(s) and Date(s)

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041NE	1938	1:10,560

Historical Map - Slice A

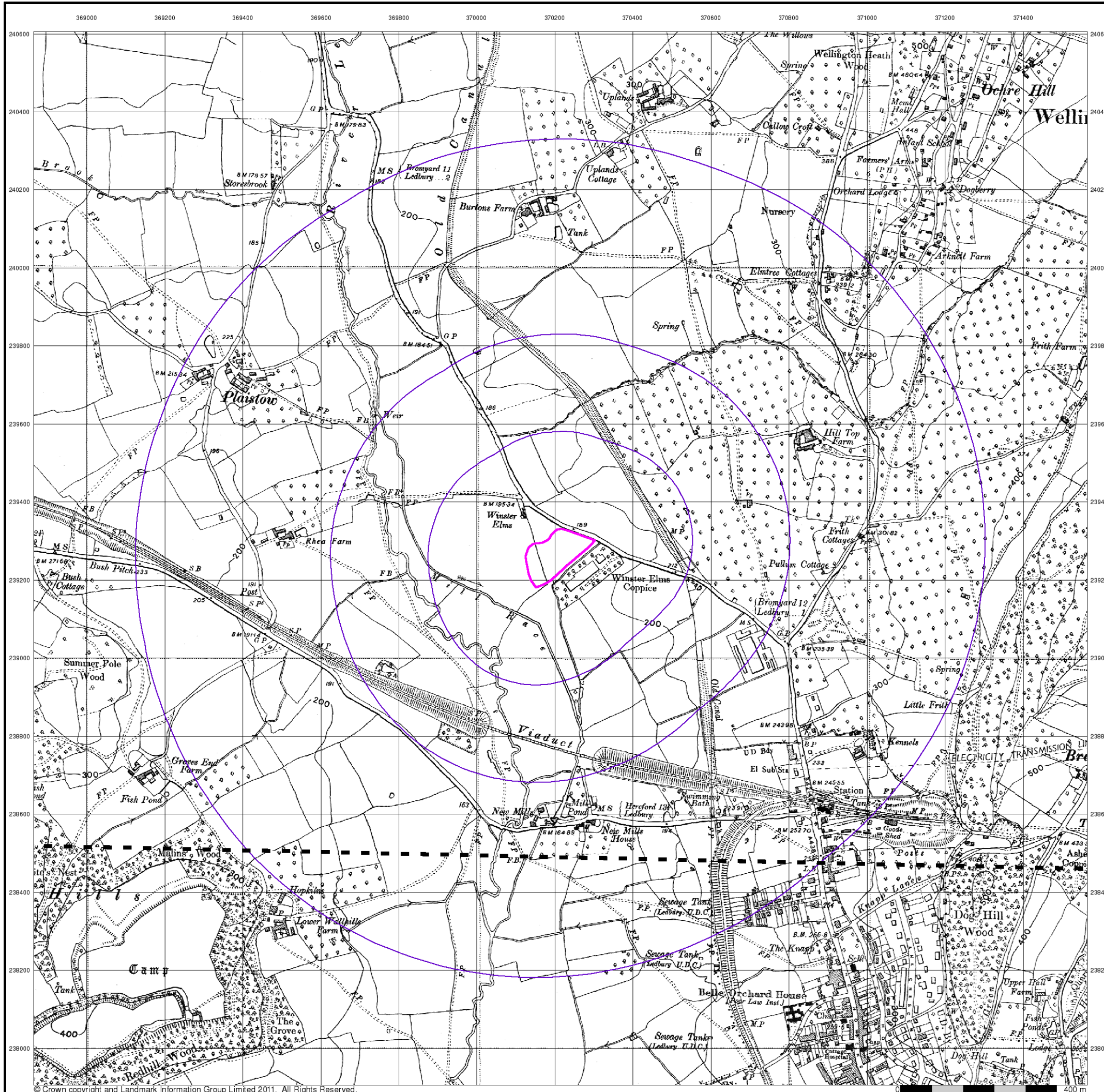


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Site Details

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Ordnance Survey Plan

Published 1980 - 1987

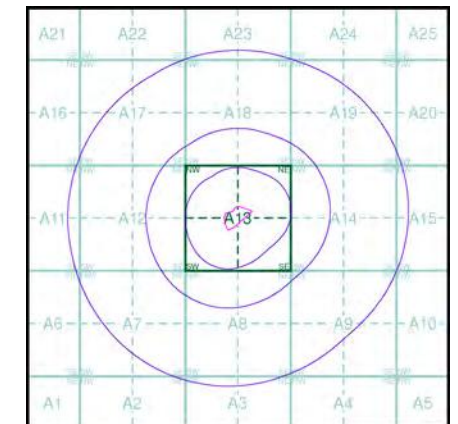
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Map Name(s) and Date(s)

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SO63NE	SO73NW
1980	1987
1:10,000	1:10,000

Historical Map - Slice A



Order Details

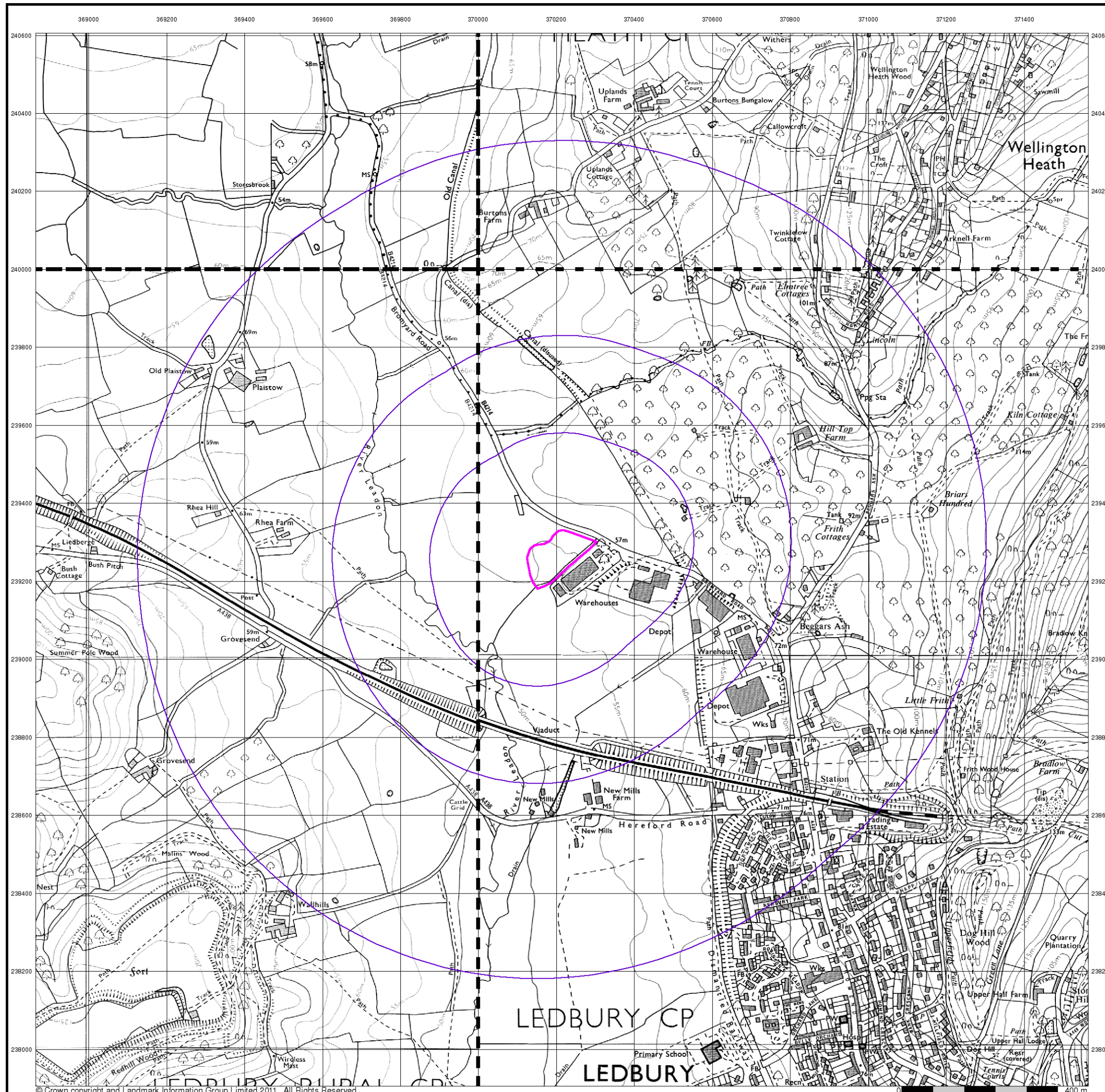
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10k Raster Mapping

Published 2000

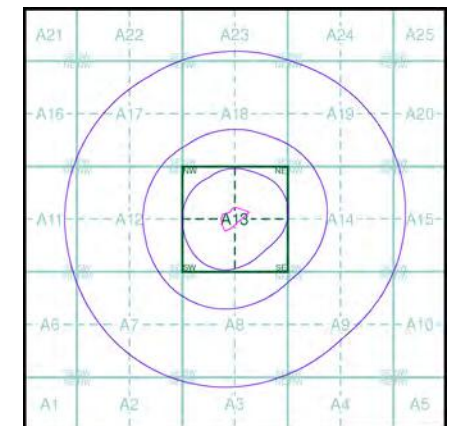
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The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SO64SE	SO74SW
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SO63NE	SO73NW
2000	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details

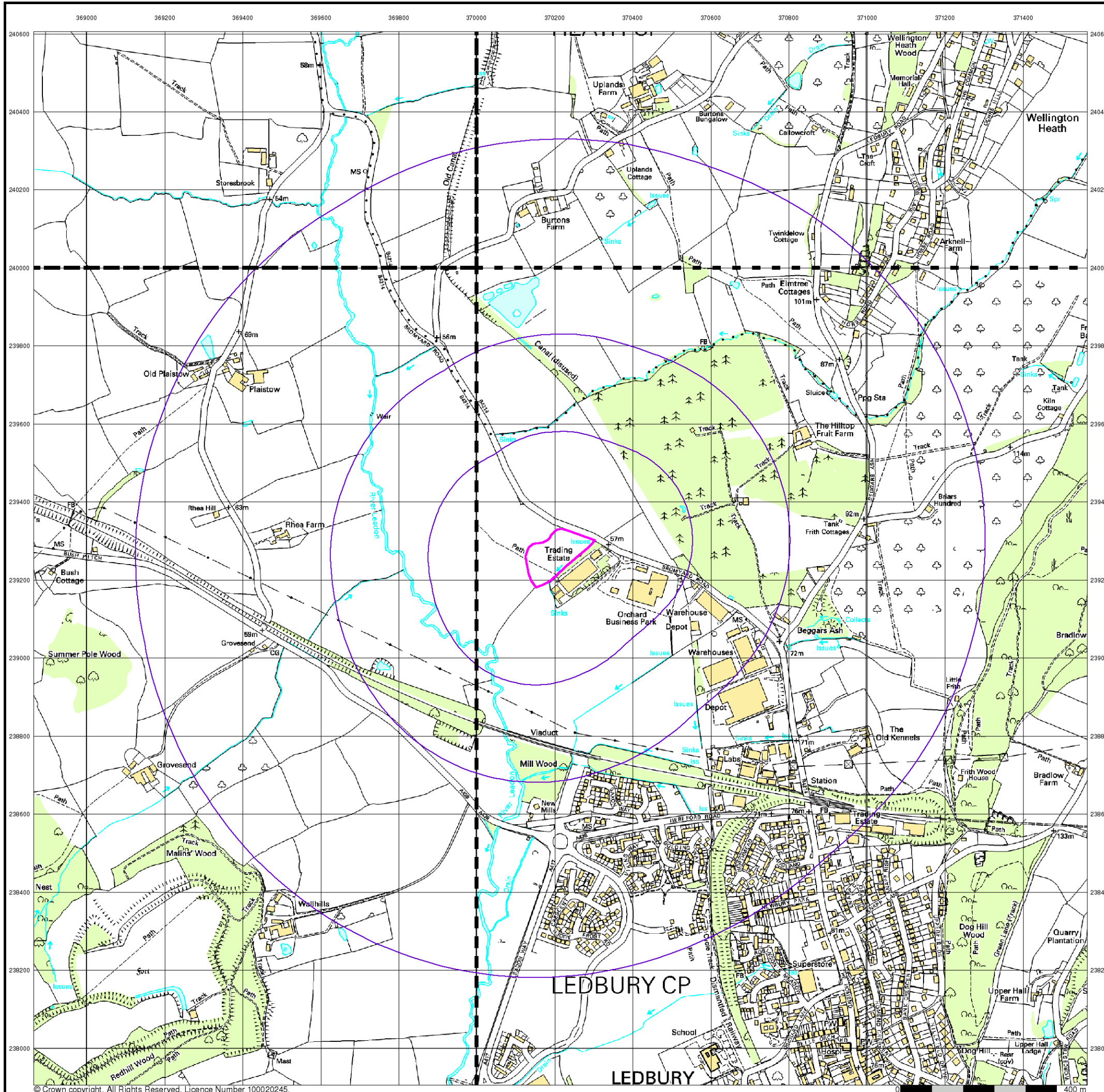
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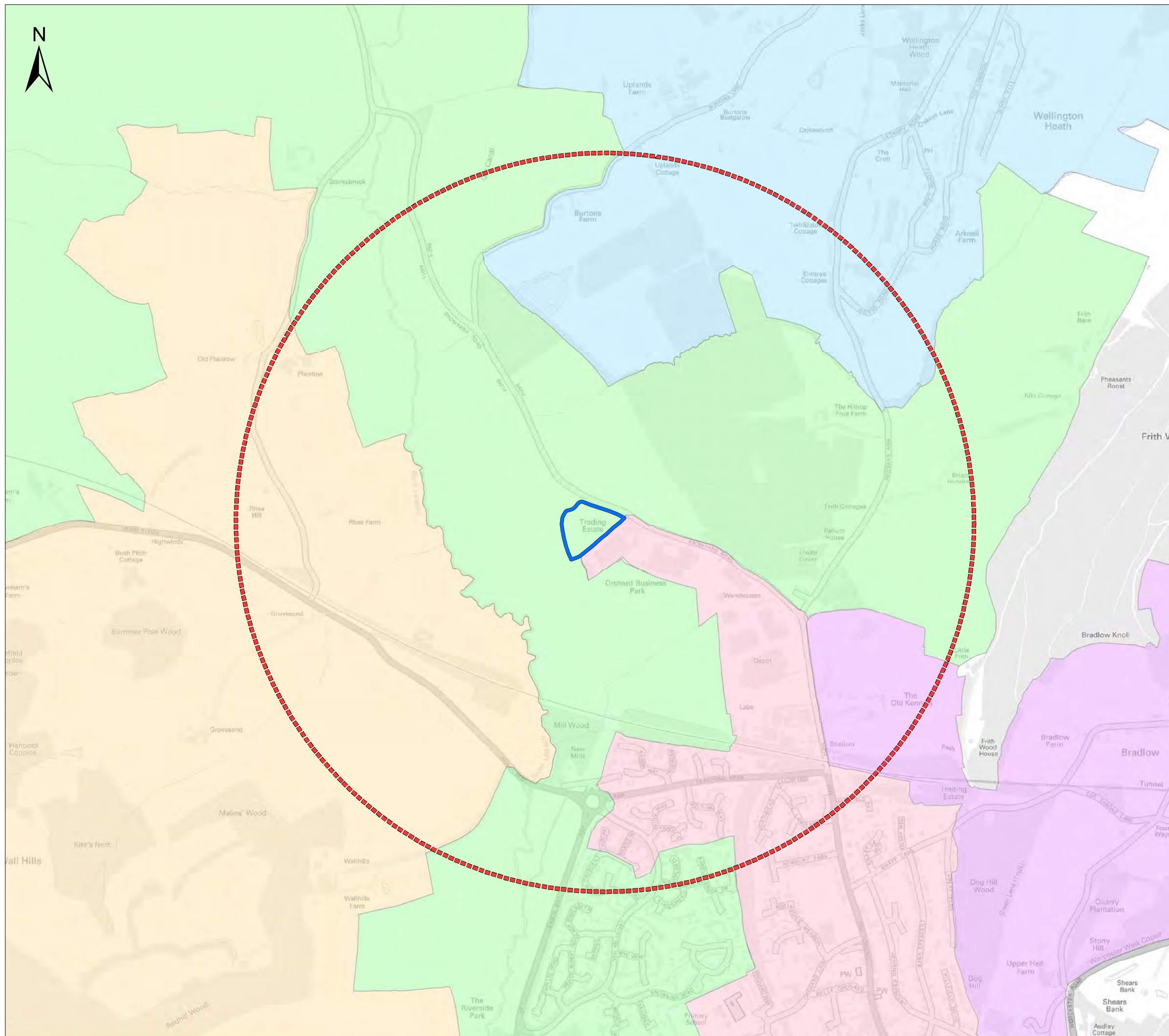


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 Web: www.envirocheck.co.uk









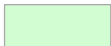
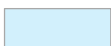

Appendix H – Historic Landscape Characterisation

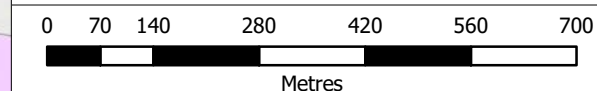


Legend

-  Site Boundary
-  Study Area

Historic Landscape Character

-  Adaptation of Earlier Enclosure System
-  Enclosure of Common Arable Fields
-  Recent Degradation through Boundary Loss
-  Small Compass Enclosure of the Landscape
-  Urbanisation



PMC Created:	KRH Checked:	November 2011 Date:	V2 Version:
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Sheet Size: **A3** Scale of Original: **1:10,000**

Client: **GBR Industries UK**

Project: **Industrial Building, Bromyard Road, Ledbury
Archaeology and Heritage Assessment**

Title: **Historic Landscape Character**

Office: 4154	Project No: A073325	Figure No: 4
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Appendix I – Report Conditions



Industrial Building, Bromyard Road, Desk Based Assessment

Cultural Heritage Assessment, Proposed Industrial Building, Bromyard Road, Ledbury

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November 2008

WYG Environment Planning Transport Ltd