

**DESK-BASED ASSESSMENT  
AT FLANESFORD PRIORY,  
GOODRICH,  
HEREFORDSHIRE**

Simon Woodiwiss







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## **Desk-based assessment at Flanesford Priory, Goodrich, Herefordshire**

Simon Woodiwiss

### **Summary**

A desk-based assessment for the historic environment was undertaken at Flanesford Priory, Goodrich, Herefordshire (HER reference HSM 832; NGR SO 5792 1938). It was completed on behalf of Mr Nigel Roper, who intends demolition of one modern barn adjacent to the historic buildings and construction of a workshop and a grain store further to the north, for which a planning application will be submitted. A separate application will be made for construction of a weighbridge. Listed building consent will also be sought for removal of a modern barn, which partially obscures a historic barn.

This report describes and assesses the significance of the heritage assets (and potential heritage assets) that are likely to be affected by the application. The setting of heritage assets is also considered.

The impact of the proposed development is considered to be primarily beneficial to the conservation and setting of heritage assets, some of which are of the first importance. The main reasons for this lie in the removal of a modern barn that helps to visually separate the modern farmyard from the historic priory and later farm. This improves views especially from Goodrich Castle. A historic barn will also be fully exposed by the removal of the modern barn. The three new buildings are screened from views from the castle and Kerne Bridge. An archaeological evaluation has demonstrated that it is highly unlikely that significant deposits will be affected by the proposed development.





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## Report

### 1 Background

#### 1.1 Reasons for the project

A desk-based assessment for the historic environment was undertaken at Flanesford Priory, Goodrich, Herefordshire (NGR SO 5792 1938). It was undertaken on behalf of Mr Nigel Roper, who intends demolition of one modern barn adjacent to the historic buildings and construction of a workshop and grain store further to the north, for which a planning application will be submitted. A separate application will be made for the construction of a weighbridge.

The proposed development site (Fig 1) is considered to include heritage assets and potential heritage assets, the significance of which may be affected by the application. The primary existing monument potentially affected by the development is Flanesford Priory (registered with the Historic Environment Record as HSM 832, a reference used to encompass all extant buildings and buried remains of the priory).

No brief was prepared by Herefordshire Archaeology, who advise the planning authority on the historic environment. A project proposal (including detailed specification) was produced for both the desk-based assessment and a related field evaluation (WA 2013a and 2013b respectively). The proposal, as well as another for an evaluation was reviewed and accepted by Julian Cotton (e-mail dated 23 July 2013).

The project also conforms to the *Standard and guidance for historic environment desk-based assessment* (IfA 2012), relevant EIA guidance and legislation *Standards for archaeological projects in Herefordshire: issue 1* (Herefordshire Archaeology 2004).

The event reference for this project, given by the HER is EHE 2124, and that for the field evaluation is EHE 2125.

#### 1.2 Planning background

Present government planning policy is contained within the *National Planning Policy Framework* (DCLG 2012). This is supplemented by detailed guidance which had related to earlier government policy but which is at least partially still relevant to the present policy (DCLG/DCMS/EH 2010).

The Herefordshire Local Plan, Core Strategy is currently in draft (Herefordshire Council 2013). The most relevant policies have been extracted below. Reference in the text has been made to specific policies where appropriate.

#### **Policy RA5 – Re-use of rural buildings**

The re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, will be permitted where:

1. Design proposals, respect the character and significance of any heritage assets affected, together with their settings and
2. The proposal will make a positive contribution to rural businesses and enterprise and support the local economy and;
3. Design proposals make adequate provision for protected and priority species and associated habitats and;
4. The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
5. The buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction and;
6. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Outside villages, proposals for the re-use of buildings solely for residential use will only be permitted where the proposal:

- a. Is in accordance with Policy RA.4 regarding rural workers: or
- b. will result in an enhancement of the building(s) and their immediate setting, where their appearance detracts from local amenity and/or quality of the local environment: or
- c. demonstrates that it represents the most viable option for the long term conservation and enhancement of a heritage asset.

Where appropriate, planning permission will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

### **Policy LD1 – Local distinctiveness**

Support will be given to development proposals that protect, restore and improve locally distinctive assets and designations while conserving and reinforcing Herefordshire's existing settlement pattern. Strategic locations and future proposals have and will be shaped by incorporating the following interconnected aspects from the outset:

- Landscape and townscape
- Biodiversity and geodiversity
- Historic environment and heritage assets
- Green infrastructure
- Physical resources, including minerals, water, natural energy

Development proposals are required to be accompanied with sufficient information to determine the likelihood of impact upon locally distinctive assets. The Malvern Hills Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty (AONB) are exemplars of local distinctiveness and their adopted management plans will be material to future development proposals.

### **Policy LD5 – Historic environment and heritage assets**

Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

1. the conservation of heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
2. the conservation and enhancement of heritage assets and their settings through appropriate uses and sympathetic design; and
3. the retention of heritage assets as a focus for wider regeneration schemes.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve public access to them.

## **2 Aims**

The general aims of this assessment are to:

- establish the nature and extent of the heritage assets;
- assess the significance of the heritage assets within the application site and affected by the proposed development;
- assess the impact of the application on the heritage assets.

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## 3 Methods

### 3.1 Personnel

The assessment was undertaken and managed by Simon Woodiwiss BA MIfA; who joined Worcestershire Archaeology in 1982 and has been practicing archaeology since 1980. Illustrations were prepared by Carolyn Hunt BSc MIfA and Laura Templeton BA MIfA.

### 3.2 Documentary research

All relevant information on the history of the site and past land-use was collected and assessed. Records of known archaeological sites and monuments were obtained from the Historic Environment Record (HER) held by Herefordshire Council. It was also intended to search the Record Office for archives relevant to the development area, but closure in preparation for a move prevented this within the time available. An earlier desk-based assessment (Dalwood 1997) included a search of the Record Office. Historic Ordnance survey mapping was viewed on line but printed versions were not available to include in this report, significant items of interest are however included in the following text.

The results of the HER search are mapped on Figure 2 and the details of individual features of the historic environment are given in Appendix 1.

### 3.3 List of sources consulted

#### *Cartographic sources*

- 1727 *A survey of Dun Boggs Farm*, HRO BF 16/37
- c 1770 *The terrier of the manor of Goodrich*, HRO AW 87
- 1838 *Tithe map of Goodrich*, HRO L95
- 1847 Sale particulars of Flanesford Priory Estate, HRO E59/SP/10
- 1904 Ordnance Survey 1:2500 map *Herefordshire sheet LI (2<sup>nd</sup> edition)*
- Ordnance Survey various dates historic mapping viewed on-line at <http://www.old-maps.co.uk/maps.html>, accessed 23 July 2013

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- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
- DCLG/DCMS/EH 2010 *PPS5 Planning for the historic environment: historic environment planning practice guide*, Department for Communities and Local Government/Department for Culture, Media and Sport/English Heritage
- Dalwood, H, 1997 *Desk-based assessment of Flanesford Priory, Goodrich*, Hereford and Worcester County Council, County Archaeological Service, report **574**
- English Heritage 2005 *Goodrich Castle*, English Heritage

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- English Heritage 2009 *English Heritage, annual report and accounts 2008/9*, unpublished report
- English Heritage website, <http://www.english-heritage.org.uk/daysout/properties/goodrich-castle/>, accessed on 24 July 2013
- Harding, R, 2008 *Goodrich Castle new visitor centre, post-project report*, unpublished report, English Heritage.
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- Kay, R, 1981 Flanesford Priory, *Herefordshire Archaeol News*, **39**, 11-14
- Kerr, J B, 1986a *Flanesford Priory*, unpublished draft report, English Heritage Central Archaeology Service (CEU Site 412)
- Kerr, J B, 1986b *Flanesford Priory. Excavation May 12th-16th 1986*, unpublished draft report, English Heritage Central Archaeology Service (CEU Site 412)
- Kerr, J B, 1986c *Results of watching brief at Flanesford Priory, 11th June 1986*, unpublished draft report, English Heritage Central Archaeology Service (CEU Site 412)
- Kerr, J B, 1986d *Flanesford Priory. Summary of results of excavation and watching brief*, unpublished draft report, English Heritage Central Archaeology Service (CEU Site 412)
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- Napthan, M, and Hurst, JD, 1997 *Evaluation at Flanesford Priory, Goodrich*, Hereford and Worcester County Council, County Archaeological Service, report **577**
- Ordnance Survey record card 1972 SO51NE13, cited by the HER
- Ragg, J M, Beard, G R, George, H, Heaven, F W, Hollis, J M, Jones, R J A, Palmer, R C, Reeve, M J, Robson, J D, and Whitfield, W A D, 1984 *Soils and their use in midland and western England*, Soil Survey of England and Wales, **12**
- RCHME, 1931 *An inventory of the historical monuments in Herefordshire: I, south-west*, Royal Commission on the Historical Monuments of England
- Topping, N, 1998 *Watching brief at Flanesford Priory HSM 26960*, Archaeological Service, Worcestershire County Council, report **691**
- WA 2013a *Proposal for an archaeological desk-based and impact assessment at Flanesford Priory, Kerne Bridge, Goodrich, Herefordshire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 18 June 2013, P4150
- WA 2013b *Proposal for an archaeological evaluation at Flanesford Priory, Goodrich, Herefordshire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 17 July 2013, P4150

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### 3.4 Evaluation

An evaluation was undertaken to assess the remaining areas of historic ground surface to be affected by the proposed development, on its northern and western boundaries (Arnold 2013). This is detailed in Appendix 2.

### 3.5 Other methods

A site visit was undertaken on 10 July 2013.

English Heritage (2011) guidance on "setting" has informed assessment on this subject.

Consultation has been undertaken with the English Heritage (letter from Tony Fleming to Mr C Brace, dated 18 February 2013 on an earlier but very similar planning application) and Herefordshire Council (e-mail from Julian Cotton Carl Brace dated 25 March 2013, on the earlier application). These are taken to indicate the key issues in response to the future planning application.

The English Heritage consultation recommended the following

- The archaeological potential of the impact of the development be assessed to inform the decision making.
- The opportunity be taken to improve and enhance the setting of the core group of ancient and traditional buildings by designing and managing the relationship with the proposed new development.
- The visual effect of the large buildings be mitigated by the use of the most visually recessive colour, which is normally green in such rural circumstances, and that all external surfaces including outer doors, should be in a uniform colour that is a matt finish.
- That owing to the visually intrusive preserve of vehicles, machinery and materials around the buildings, the setting of the ancient monuments should be informed by consideration being given to screening the working areas around the proposed buildings.

The Herefordshire Council consultation drew attention to the English Heritage recommendations and added the recommendation of commissioning an evaluation due to the known presence of significant buried deposits in the vicinity.

This report will address the first two, and the last recommendations from English Heritage and the evaluation. The colour of the proposed buildings and also the screening is understood to be addressed more fully elsewhere in the application by the applicant's agent.

### 3.6 Impact assessment criteria

**Major Beneficial:** Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II\* listed buildings, grade I/II\* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area's significance.

<p><b>Beneficial:</b> Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
<p><b>Not Significant:</b> Impacts that have no long-term effect on any heritage asset.</p>
<p><b>Minor Adverse:</b> Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Moderate Adverse:</b> Minor harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Major Adverse:</b> Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Severe Adverse:</b> Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p>
<p><b>Unknown:</b> Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

Table 1. Impact assessment criteria for heritage assets

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## 4 The application site

### 4.1 Location and size

The study area included the application site (Fig 1), though heritage assets were considered within 1km of the site in order to provide a broader understanding of the local context (Fig 2).

### 4.2 Topography, geology and soils

Flanesford Priory lay in the Wye Valley at 32m OD, close to the river. The soils are reddish well-drained coarse loamy and fine sandy soils of the Eardiston 1 association (Ragg *et al* 1984, 171; Soil Survey of England and Wales 1983). The underlying geology consists of Brownstones belonging to the Old Red Sandstone, masked by alluvium to the west of the site, near the river (British Geological Survey 1974).

The ground surface rises gradually to the north and west, away from the river, and towards the village and castle.

### 4.3 Current land-use

The current land use is as a farmyard with barns, together with small areas, currently an access track and rough ground to the north and west respectively, that will be taken into the farmyard.

### 4.4 Historic land-use and archaeological character

The place name (Flanesford) is first documented in 1346. The first element is possibly derived from the Old English *flan*: an arrow (Bannister 1916). This topographic name would seem to refer to the ford on or near the site of the later Kerne Bridge across the River Wye (Dalwood 1997, 3).

#### Historic Ordnance survey mapping

- 1888-9, 1:2,500. Development area shown as orchard where not occupied by the historic farm. Line of existing northern boundary shown as following line of present boundary to north of track.
- 1904, 1:2,500. Orchard indicated as reduced.
- 1980, 1:10,000. Orchard not shown.
- 1980-86, 1:10,000. Eastern and western boundaries of present development site not shown.

#### 4.4.1 Priory (HSM 832; largely after Dalwood 1997, 7-9)

The general layout of medieval religious houses is known from the many sites that have been examined in detail in Britain, and the general principles of planning are well known. The core of a priory was the cloister, around which were arranged the church, the chapter house, and accommodation buildings for the religious community. Attached to this nucleus was a group of buildings related to the agricultural functions and food supply of the priory, as well as serving its wider social role, such as a granary, bakehouse, brewhouse and guest accommodation. These buildings were sometimes grouped around a regular space to form an inner court. Other agricultural and industrial buildings were located nearby within the outer court, which was enclosed by a precinct wall and entered by a gatehouse.

Flanesford Priory was founded in 1346 by Richard Talbot, the lord of Goodrich Castle. It was a house of Augustinian canons, and dedicated to St John the Baptist. The first prior, John Cosyn, was installed in 1346, and its subsequent history has been traced (Anon 1914-17, 198-9; Kerr and Manco nd, cited by Dalwood 1997). The latter has been followed in this desk-based assessment (Dalwood 1997, 3).

The surviving medieval buildings date from the mid-14<sup>th</sup> century, but contemporary documentary sources do not give any information on any other buildings. In the mid-15<sup>th</sup> century documentary sources indicate that there was building work on the church. It appears that the priory was looking

to visitors to supplement its income at this period, and this supports some of the interpretation of surviving buildings (see below). A documentary source mentions a prior and two canons, and, together with the low income of the priory this points to a small community, perhaps only three or four canons. Most of the priory's lands were situated close by in southern Herefordshire. In the immediate vicinity there was farmland (the demense), including fishponds and an orchard, documented in 1346 (Kerr and Manco, nd; cited by Dalwood 1997, 3).

The priory was dissolved in 1536, when it was one of the poorest Augustinian houses in England and Wales. A license was granted to George Talbot to found a chantry on the site in 1538, but it was probably never founded. The priory's lands remained in Talbot hands until the early 17<sup>th</sup> century. In 1655 the foundations of the church were noted by Silas Taylor, who saw "the foundations of a large church layd out yet to be seen and nothing else done to it". Although this reference should be treated with caution, it may indicate that little of the church was in fact completed before the Dissolution.

At Flanesford Priory, most of the existing information relates to the core, the cloister and its surrounding buildings. There is some information on buildings that might belong to the inner court. The fishponds survive partly as earthworks and partly as ponds to the west of the medieval buildings (Fig 4: HSM 833). This desk-based assessment is focused on the cloister and inner court, and a broader consideration of the priory precinct as a whole has not been attempted. The medieval precinct as a whole is registered on the HER as HSM 832; the individual buildings that can be identified either confidently or tentatively have separate HER records (Appendix 1).

Only a small proportion of the priory survives as standing buildings, the rest having been demolished after the dissolution of the priory in 1536. Most of the site has been in use as a farmhouse, farm buildings and farmyard since the 16<sup>th</sup> century, and no traces of earlier buildings are visible as earthworks within the farmyard area.

The majority of the priory site lies beneath post-medieval farm buildings and farmyard surfaces. Priory buildings and associated structural evidence may survive as buried remains throughout this area. Archaeological excavation has demonstrated the survival of medieval deposits in the area surrounding the standing medieval buildings, although small-scale observations to the north of the present farm buildings may indicate the absence (or destruction) of buried remains in this area.

Although the priory does not seem to have had an entirely conventional arrangement of buildings, and despite the lack of firm evidence for the location of many of the buildings that can be predicted to have been built, it is possible to indicate a provisional layout of the major elements of the medieval priory (Fig 4).

**The (?)Guest Hall (HSM 24973).** The main range of the surviving medieval buildings is an impressive structure, a first-floor hall dated to the mid-14th century. This building was formerly interpreted as the refectory (RCHME 1931), but has now been identified as the Guest Hall, intended to accommodate important visitors to the priory (Kerr 1986d). The position of the Guest Hall on the south side of the cloisters is anomalous, as this position was usually designed for the refectory, the main hall for the religious community. This building largely survives, although modified in the post-medieval period as a barn and converted into holiday accommodation. Floor levels and evidence for medieval partitions inside the building were removed during redevelopment work in 1986 (Kerr 1986d).

**Building to the west of the (?)Guest Hall (HSM 24987).** Excavation within the post-medieval barn to the west of the main range identified two phases of medieval stone buildings, including stairs to the first-floor entrance to the hall (Kerr 1986a, 1986b). Floor levels and structural evidence were removed during redevelopment work in 1986 (Kerr 1986d), but the foundations and lower wall courses survive beneath the post-medieval barn that replaced it (Fig 4).

**The "Prior's Lodging" (HSM 24973).** To the south-east of the Guest Hall is a two-storey stone building which is identified as accommodation for the prior (Kerr 1986d). Detailed survey showed that this building was originally of one build, with the main range and was built in the mid-14<sup>th</sup>



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century, although rebuilt later in the medieval period (Kerr 1986d). This building largely survives, although modified in the post-medieval period, and converted into holiday accommodation in the 1980s.

**The reredorter (HSM 24986).** The “Prior’s Lodging” has the stubs of two walls on its east face, and doorways through the wall at first-floor level (Morley 1986). A watching brief outside the building located the north wall of the building and an inner drain, aligned east to west (Kerr 1986d). The structural evidence, and the location, point to an identification as the reredorter (ie the latrine block). It is likely that a substantial part of the building survives beneath the present carpark (Fig 4). The length of the building is not known, and it may extend below the farmhouse to the east.

**The cloisters and the east range (HSM 24984, 24985, 24999, 25261).** The north wall of the main range shows evidence of where the roof of a lean-to building, identified as the cloister, abutted the building (Morley 1986; HSM 24985). There is no evidence for a building forming the west range of the cloisters (there is no building scar on the main range). However, it is at least probable that Flanesford Priory had a full cloister and therefore the dimensions of the south cloister walk have been extrapolated to indicate the plan of the entire structure (Fig 4). The cloisters lie beneath the post-medieval foldyard (now partly grassed over) and post-medieval farm buildings (see above: HSM 24985). The foundations of this structure are likely to be insubstantial. The interior of the cloisters (the cloister garth) was usually used as a garden and this area may also contain buried remains.

At the north-east corner of the main range (the Guest Hall) there survives the footing for a junction with a wall aligned south to north, which is probably evidence for either a screen wall or another building forming the east range that only abutted the Guest Hall at the corner (Morley 1986). A range of buildings would normally be expected on the east side of the cloisters, to include the chapter house (the administrative centre of the priory) and the canon’s dormitory, and such a range has been provisionally located (Fig 4: HSM 24984). This range might be of similar dimensions to the Guest Hall to the south of the cloister, and it is likely that any buried remains would be substantial

The archaeological watching brief in 1986 recorded a sandstone wall foundation (aligned north to south) in this area, which may be part of the east range or a separate building (HSM 24999; information from English Heritage Central Archaeology Service archives: site code 412). If this wall footing is part of a separate building, this would lie partly beneath a range of 19<sup>th</sup> century farm buildings and partly beneath the present carpark.

To the east of this building there is a substantial sandstone wall, aligned south to north (Fig 4: HSM 25261). This wall has 19<sup>th</sup> century farm buildings built against its west side, and a modern building built against its east side. It is not known what date this wall is, but it might reflect the position of a medieval building.

**The priory church (HSM 24981).** There is no direct evidence for the form of the priory church, and it can be questioned whether the building was ever completed. In the mid-15<sup>th</sup> century there is a record of building work, and in 1655 it appears that the foundation courses of the church could still be seen: “The foundations of a large church layd out yet to be seen and nothing else done to it”, although this reference should be treated with caution (Kerr and Manco nd). Whether completed or not, it is possible that the foundations of the church survive as buried remains. The interior of a priory church would be used for the burial of priors, and the more important beneficiaries of the priory, in this case the lords of Goodrich Castle. The probable site of the church lies beneath a large modern farm building, and it is not possible to judge what potential there is for the survival of deposits relating to the building.

**The priory precinct: buildings and discrete areas (HSM 24986, 24990).** The southern half of the post-medieval cider mill, to the south-east of the surviving buildings, is built of regularly coursed stonework and is probably a medieval structure (Kerr 1986d; Fig 4: HSM 24976). The medieval structure probably functioned as an agricultural or storage building, and its date and function could

be illuminated through detailed survey. This building is currently used as part of the holiday accommodation business.

The foundations of another possible medieval stone building have been identified to the north-east of Priory Farmhouse (Fig 4: HSM 24990; information from English Heritage Central Archaeology Service archives: site code 412). The size and function of this building are not known, but it was probably an agricultural or storage building. It is likely that a substantial part of this building survives beneath the present grassed areas to the east of the farm (although largely buried beneath recent dumping).

The evidence for the priory buildings discussed above points to the position of a planned inner court, around which were grouped storage and agricultural buildings. In 1986 there were two observations of wall footings in this area which may indicate the position of boundary walls relating to an inner court and closes within the priory precinct (Fig 4: HSM 25250; HSM 25251; information from English Heritage Central Archaeology Service archives: site code 412). It is inferred that there was a gatehouse at the entrance to the priory precinct, and it is likely that its position was near the present entrance from the road (Fig 4: HSM 25252).

There was undoubtedly a cemetery within the priory precinct, for both the canons and lay people, especially members of the household of Goodrich Castle. It is likely that this cemetery lay to the east and north of the priory church.

The outer areas of the priory lie partly beneath modern farm buildings (to the north of the priory), and partly beneath open areas (to the south and east) that are used for carparking or recreation.

#### **4.4.2 Farm** (HSM 24972; largely after Dalwood 1997, 5-6)

The farm is first documented in 1693 when "a dwelling house called The Priory" was leased and there are later rents and ownership changes recorded in documents (Kerr and Manco nd, cited by the HER). Documentary sources provide information on the ownership and leases of Priory Farm from the 17<sup>th</sup> century to the mid-19<sup>th</sup> century (Kerr and Manco nd; cited by Dalwood 1997, 3).

Some of the medieval priory buildings were evidently turned to use as farm buildings in the period after the dissolution of the priory in 1536, and formed the nucleus of Priory Farm. Other priory buildings had no useful function and were demolished (the priory church was evidently demolished by 1655, if indeed construction had ever been completed). Changes to the medieval buildings, however, in the 18th century have largely obscured the 16th century remodelling. A clear understanding of the changes to the medieval buildings carried out in the immediate post-dissolution period awaits detailed analysis of the building recording work in 1986. There was a thorough-going programme of building work at Priory Farm in the 18th century, including the remodelling of medieval buildings, and the construction of new farm buildings.

Three areas of the farmstead can be distinguished (Fig 3). The farmhouse lies slightly detached to the east of the site, and the tithe map of 1838 indicates a garden on the north-east side of the farmhouse (currently a grassed area). The agricultural buildings were mostly grouped around two regular spaces, on either side to north and south of the main threshing barn (the converted priory buildings). To the north were another barn, a cowshed, and shelter sheds grouped around a foldyard entered from the west. To the south of the main threshing barn was another group of buildings, including a cider mill, arranged around another foldyard entered from the south. A track passed along the west side of the farmstead. The farmstead was surrounded by enclosed fields which are documented as orchards, pasture and arable fields on a plan of 1770 and the 1838 tithe map.

Conversion of the medieval buildings and the farmhouse to holiday accommodation took place in 1986, and this usage has continued until the present, though the rest of the complex remains a farm (Dalwood 1997, 3).

The post-medieval farmstead as a whole is registered on the County HER as HSM 24972, and individual farm buildings that can be identified (either confidently or tentatively) have separate HER

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records (Appendix 1). The identified farm buildings are described below. These buildings and various identified areas of the post-medieval farm are shown on Figure 3.

**Threshing barn: remodelled medieval building (HSM 24973).** The larger surviving medieval building (interpreted as the Guest Hall: see below) was converted into a threshing barn in the mid-18<sup>th</sup> century. It was open to the roof and large doorways were inserted in the south and the north walls (Kerr 1986b). It was also used for agricultural purposes in the 16<sup>th</sup> to 18<sup>th</sup> centuries, although detailed evidence of this phase of use waits analysis of the 1986 field records (the building was in use for holiday accommodation in 1997).

**Small barn (HSM 24983).** A square stone barn built against the west wall of the medieval structure, with a large door in the north side (in use for holiday accommodation in 1997).

**Building: remodelled "Prior's Lodging" (HSM 24973).** The smaller surviving medieval building (the south-east extension identified as the prior's accommodation: see below) was used in the post-medieval period (in use for holiday accommodation in 1997).

**Priory Farmhouse (HSM 24974).** The farmhouse was built in the 18<sup>th</sup> century, and is shown in an engraving of 1798 (Kerr and Manco nd). The building is of sandstone rubble with ashlar facings on the main elevation, and a rear service wing. This building was in use for holiday accommodation in 1997.

**Farm buildings, north of farmhouse (HSM 24989).** A range of farm buildings, open to the west with brick side walls and timber uprights. They are built as lean-toos against a substantial stone wall (discussed below: HSM 25261). This range of buildings is shown on tithe map of 1838 (HRO L95), but were slightly more extensive than the buildings that survive, and cartographic evidence suggests that parts of these buildings were demolished c 1986. These buildings were still in use as farm buildings in 1997.

**Barn (HSM 24975).** An 18<sup>th</sup> century barn to the north of the farm complex, of three bays with a central threshing floor, built of sandstone rubble and ashlar blocks which may be reused building materials from the demolished priory buildings. This building remains part of the modern farmstead, but seems to be partly disused.

**Cowshed (HSM 24977).** A stone cowshed to the north of the main threshing barn with entrances on the west side. The building abuts the medieval range to the south, and the scar of a steeper pitched roof has been recorded in the north wall of the medieval building (Morley 1986). This building remains part of the modern farmstead, but is now partly disused.

**Farm buildings, north-west of farmyard (HSM 24988).** Two open-fronted shelter sheds in the north-west part of the farmstead. These buildings are not shown on the estate plan of 1847 (HWRO E59/SP/10). The northern of the two buildings has been demolished, and the southern building appears to be used for storage as part of the modern farm.

**Cider mill (HSM 24976).** A stone building of four bays in the south-east of the farm complex, containing a cider mill and press. It has been suggested that this building may incorporate a medieval building (see below), and that the extended and converted structure may date to before 1704 (Kerr 1986d). The building was restored in the 1970s, and in 1997 was used in connection with the holiday accommodation business.

**Shelter shed (HSM 24980).** A shelter shed, built of sandstone rubble and open on the east, abuts the south wall of the small barn (cf HSM 24983). This building is not shown on an engraving of 1798, or later maps including the estate plan of 1847 (HRO E59/SP/10). However it is clearly shown on the Ordnance Survey 1:2500 map of 1904, and it probably dates to the late 19<sup>th</sup> century. In 1997 the building was used in connection with the holiday accommodation business as a store and for carparking.

**Farm buildings: demolished and replaced in 19<sup>th</sup> century (HSM 24982).** Two buildings are shown on the 1838 tithe map and 1847 estate plan in the south-west corner of the farm complex (HRO L95; HRO E59/SP/10). One of these is depicted as a long rectangular building, open to the

east, which may be identified as a shelter shed or cart shed. These buildings were apparently demolished in the late 19<sup>th</sup> century when a new building was built to the north (cf HSM 24980). It is likely that the foundations of these buildings survive.

#### **4.4.3 The study area: Prehistoric**

A mace head and flints have been found to the west of Walford Church (HSM 38473).

#### **4.4.4 The study area: Roman**

Roman pottery (HSM 8351) and a coin (HSM 828) have been found in the vicinity.

#### **4.4.5 The study area: Anglo-Saxon**

Dark Age pottery has been found to the south-west of the castle (HSM 829).

#### **4.4.6 The study area: Medieval**

The parish church of St Giles is large and the fabric dates from the 13<sup>th</sup> century, though the earliest mention of a church dates from 1196 (HSM 7312). A medieval road (HSM 7311) to the south-west of the castle and an undated cemetery to the east (HSM 5715) have also been identified. Medieval pottery has been found in the village of Goodrich (HSM 8351), and to the north-west of the castle (HSM 7355). One medieval house dating to the 14<sup>th</sup> century survives in the village (HSM 33553). There is also a settlement at Walford (HSM 25876).

#### **4.4.7 The study area: Post-medieval**

The HER search identified a number (25) of historic farms within the study area, together with four quarries, a mill (HSM 10979) and a limekiln (HSM 12537). There are also numerous historic buildings.

#### **4.4.8 The study area: Modern**

Two pillboxes date from the Second World War (HSM 25070, 25071).

## **5 Heritage assets**

### **5.1 Designated heritage assets**

#### **5.1.1 Scheduled ancient monuments**

There are three ancient monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979 within the study area. None are within the development area.

**Flanesford Priory** (English Heritage list entry number 1001764; HER reference HSM 832)

The list entry includes a plan showing the scheduled area (Fig 6). This clearly does not cover the likely area of the priory (compare Fig 6 with Fig 4), but the extents of the priory have not been firmly established. The scheduled area lies outside of the development area and its northern extent lies to the south of the historic barn that adjoins the modern barn intended for demolition.

**Kerne Bridge** (English Heritage list entry number 1005534; HER reference HSM 838)

Built in 1828 by BD Jones. It is a stone bridge with five arches, and which was the only bridge on the Wye built to accommodate barge traffic (Johnson and Giles, 1933, 130, cited by the HER).

**Goodrich Castle** (English Heritage list entry number 1014904; HER reference HSM 349)

The keep is the earliest part (c 1160-70) with later additions in the 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> centuries. The castle saw action in the English Civil War, and was slighted (RCHME 1931, 349). The castle is in the guardianship of English Heritage, and a new visitor centre was completed in 2007 (Harding 2008). The main attractions of the castle are the castle itself (including murder holes), its history (especially the English Civil War) and "wonderful views from the battlements" along the Wye Valley (English Heritage web site). The castle won regional visitor attraction of the year for 2008-9 (English Heritage 2009, 13). The castle (and the development site), are within an Area of

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Outstanding Natural beauty. A detailed description of the castle is given in RCHME 1931, and the monument's guidebook (English Heritage 2005).

### **5.1.2 Listed buildings**

There are 48 listed buildings within the study area, of which one is connected to the modern barn identified for demolition. Only those where settings are likely to be affected have been identified below.

**Barn at Flanesford Priory** (English Heritage list entry number 1348918, HER reference HSM 24975)

This is assigned a grade II status, and is an 18<sup>th</sup> century barn which possibly reuses stone from the former priory church. It has a pantiled roof and has three bays, central threshing floor, flanking loop vents, and inserted doorway to the eastern bay. The northern wall has been joined to the adjacent modern barn, and a narrow roofed corridor exists between the two (see Plate 5).

#### **Other listed buildings forming the Flanesford Priory complex**

There appears to be only two building ranges (HSM 24973) with medieval origins in the present complex, a Guest Hall, a first floor hall (previously interpreted as the refectory, running east to west) and a two storey wing (prior's lodging) to the south-east. These buildings have been ascribed a grade I status (English Heritage list entry number 1157248). These lie some distance to the south of the development area. These buildings contain medieval fabric and features (mostly mid 14<sup>th</sup> century and later), as well as later alterations (conversion to a barn with a threshing floor in the 19<sup>th</sup> century). There are also other 19<sup>th</sup> century buildings.

There are several other listed buildings that form the Flanesford Priory complex, a cider mill (English Heritage list entry number 1157257, grade II, HSM 24976), and the present farmhouse (English Heritage list entry number 1099458, grade II, HSM 24974), both late 18<sup>th</sup> or early 19<sup>th</sup> century. The latter is possibly on the site of an earlier building.

There are a number of other historic buildings registered with the HER but not specifically listed. These are, however, presumably within the curtilage of the listed buildings. They are various sheds (cow, shelter, cart, barn and others; HSM 24977, 24980, 24982, 24983, 24988, 24989). They date to the site's use as a farm. Others are fragments of the medieval priory buildings (cloister, east side HSM 24984, south side HSM 24985), reredorter (HSM 24986), building with stairs (HSM 24987). Other fragments of medieval buildings have also been identified (HSM 24990, 24999 graphic material 1986, in the Flanesford Priory archive (CEU 412), English Heritage, drawing no 19, cited in the HER).

#### **Other listed buildings close to the development site**

Kerne Bridge (English Heritage list entry number 1099459, grade II) and Goodrich Castle (English Heritage list entry number 1348917, grade I) are also both scheduled ancient monuments.

### **5.1.3 Parks**

There are two unregistered parks within the study area (Fig 2), Goodrich Court (HSM 24527) and Hazelhurst Landscape Park (HSM 31253).

### **5.1.4 Other designated heritage assets**

There are no other designated assets (battlefields, Conservation Areas, or wrecks) in the study area.

## **5.2 Undesignated heritage assets**

A priory church (HSM 24981) has already been mentioned above. The church may survive as buried remains under the barn that is proposed for demolition.

A gatehouse to the priory precinct has also been inferred (HSM 25252; Dalwood 1997), as has a cemetery (Dalwood 1997, 9 and fig 4).

Other medieval walls, presumably also related to the priory have also been located (HSM 25250, 25251, graphic material 1986, in the Flanesford Priory archive (CEU 412), English Heritage, drawing no 19, cited in the HER; HSM 25261, Napthan and Hurst 1997). Three reportedly medieval fishponds lie to the south-west (HSM 833). These were dry or marshy in 1972 and infilling with rubbish was recorded. There may also be a fourth to the south-west, which is shown on an early map (Ordnance Survey 1972, cited by the HER).

### 5.3 Potential heritage assets

The priory has been subject to some investigation.

- 1917 site visited by the Woolhope Naturalists Field Club (Anon 1914-17, 197-8).
- 1930's the medieval standing buildings were surveyed by the Royal Commission (RCHME 1931, 78-9).
- 1981 site visited by the Woolhope Naturalists Field Club, when a search was conducted for loose or reused medieval masonry, without success. The Royal Commission account was enhanced and some suggestions were made for the demolished medieval buildings. The extant medieval buildings were recorded as being in a poor state of repair (Kay 1981).
- 1986 archaeological investigation and building recording by English Heritage. No report appears to exist but an archive is kept by English Heritage (EHE 1565). The extents of the investigation are indicated in Dalwood 1997(fig 2).
- 1994 notes of a watching brief by Helena Kelly. This was apparently during the construction of the existing barns and recorded no significant archaeological deposits - modern deposits over natural clay was observed in foundation trenches (HSM 1564).
- 1997 archaeological evaluation (including geophysical survey). Prehistoric flints (four items) and Roman pottery (four sherds) recovered. Medieval deposits were interpreted as a yard surface of an outer court, Five sherds of medieval pottery were recovered (HSM 1567; Napthan and Hurst 1997). The area investigated lies just to the south-east of the development area.
- 1997 desk-based assessment (incorporates results of 1997 evaluation). Comprehensive account of the priory (HSM 1567; Dalwood 1997) and from which much of this report draws.
- 1998 watching brief identified the same medieval made ground (interpreted as yard surface) as identified in the 1997 evaluation (and was in the same location), but no other significant deposits (HSM 947; Topping 1998).

These investigations demonstrate that significant archaeological deposits do exist in the vicinity of the development area, and it is reasonable to anticipate that such deposits exist in the development area. These are likely to relate to the priory church, any cemetery (see Fig 4) and any precinct boundaries. The area has, however, been subject to groundworks when the present barns were constructed. The eastern end of the barns appears to be roughly the point at which these groundworks changed from excavation (cut) and deposition (fill) to achieve a level farmyard area within the generally sloping topography (see Fig 5). The area under the present barns and to the west is very unlikely to contain any significant deposits as these will have been removed at the time of the barns' construction. Only very deep archaeological features may survive (such as wells), though the likelihood of survival of significant deposits increases to the east as the present ground level approaches the historic ground level. Any significant archaeological deposits are likely to be remain preserved, as from the eastern end of the barns eastwards, the ground level has been made up to form a level area.

The prehistoric flint and Roman pottery from the 1997 evaluation (Napthan and Hurst 1997), together with evidence of other pre-medieval activity in the area (such as HSM 38473, 8351, 828, and 829), suggests there may also be potential for occupation before the priory was constructed.

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## **6 Assessment of the significance of heritage assets**

### **6.1 Designated assets**

#### **6.1.1 Scheduled ancient monuments**

By definition scheduled ancient monuments are of the greatest importance at a national level. Whereas no scheduled ancient monument is directly affected by the proposed development, three are readily visible to and from the development area (Goodrich Castle, Flanesford Priory and Kerne Bridge).

For Goodrich Castle, views from the castle in particular are important to its present day function as a visitor attraction. The Wye Valley (also an Area of Outstanding Natural Beauty) has historically been associated with an appreciation of landscape, and was itself a formative area for the Picturesque Movement of the 18<sup>th</sup> century. The most intrusive feature of the modern landscape around the castle is the "plasticulture", enveloping a number of fields.

Flanesford Priory is not publically accessible but does attract visitors for the self-catering accommodation, and has the potential to continue a successful role within the local economy. Despite identification as a nationally important site, Flanesford Priory did not attract a mention in one national survey (see Butler and Given-Wilson 1979; Dalwood 1997, 4), though this does not in itself diminish the monument's significance. The presence of a scheduled ancient monument within the Flanesford Priory complex does lend significance to any archaeological deposits, especially were they to be of medieval date and relate to the priory.

Kerne Bridge is part of the current highway and the opportunities for views from the bridge are limited to passengers and any visitors crossing the bridge on foot. Both the priory and castle are significant features of the landscape when viewed from the bridge.

#### **6.1.2 Listed buildings**

Grade I listed buildings are of the greatest importance at a national level. Both the castle and priory buildings are grade I in status but the comments regarding setting above are also relevant here.

The only grade II listed building to be physically affected by the proposed development is the Barn at Flanesford Priory (English Heritage list entry number 1348918, HER reference HSM 24975). The presence of a building that is grade I in status within the complex of Flanesford Priory and Farm, does lend significance to the others, be they designated or undesignated, though the status is likely to be ascribed on the basis of the medieval origins. It is difficult to believe that this status would be ascribed, had the complex been a purely post-medieval farm. Nevertheless the later history of the complex is important to the understanding of the medieval priory.

### **6.2 Undesignated assets**

#### **6.2.1 Historic buildings**

The presence of listed of buildings (one of which is grade I) within the priory/farm complex indicates that other historic structures would fall with the curtilage of those designated assets.

#### **6.2.2 Sites of archaeological interest**

*Nature of the archaeological interest in the site*

The presence of a scheduled ancient monument within the Flanesford Priory complex does lend significance to any archaeological deposits, especially were they to be of medieval date and related to the priory, and it is likely they would be of schedulable quality if they are of medieval date and related to the priory or farm complex. Were this to be the case, it would be appropriate to treat the deposits as a designated asset under any policies for planning purposes (DCLG 2012 section 139). Monastic sites are highly characteristic of the medieval period, playing an important role in religious, and economic affairs. The nature of archaeological deposits is, however, still largely to be expressed as potential, as not enough fieldwork has been undertaken to date. Very few structures

have been identified with certainty and their state of preservation is largely unknown. The importance of the artefact assemblages and environmental indicators cannot yet be established. The presence of a cemetery would mean there are other sensitive issues to be addressed. The importance of the setting of buried deposits is limited in this circumstance, though there is continuity of use as a farm.

#### *Relative importance of the archaeological interest in the site*

On the basis of present information (and there is not much available) there does not appear to be much that makes Flanesford Priory of exceptional research interest. Monastic sites are not exceptionally rare. As such, the importance of the site is in the contribution it can make to the whole picture of medieval monastic life, though further investigation may identify avenues of research that make this priory of particular interest. Such questions as, why the layout appears to differ from the standard model, and why was the church not completed (if the indication is true), could be asked?

#### *Physical extent of the archaeological interest in the site*

The survival of significant deposits has not yet been comprehensively tested across the site, though it can be predicted that they have been removed in modern times in some substantial areas (Fig 5). Where evaluation has been undertaken significant deposits have occurred at a shallow depth and the standing structures are more evident.

## **7 The impact of the development**

The development area is indicated in Figure 5, no works are understood to be undertaken outside of this area. The development will consist of the following parts.

- Demolition of a modern barn, to include careful dismantling where this barn is attached to a historic barn. There is also a small modern extension (the fan house) to a historic cowshed (HSM 24977) which will be retained. The existing concrete floor will remain in situ to provide a working surface for the farmyard.
- Construction of a new workshop and grain store.
- Extension of the level farm yard to the north of the two new barns to allow access to the eastern yard. This will involve lowering of the existing ground level to that of the existing yard area by c 1.75m to the north-west to 0m at the eastern end.
- Construction of a weighbridge, which will involve lowering of the existing ground level to that of the existing yard by c 1.75m and the construction of a retaining wall. This will be subject to a separate planning application to the works described above.

### **7.1 Impacts during construction**

Construction of the proposed development will affect the following heritage assets and the impact has been categorised as described in Table 1.

#### **7.1.1 Barn at Flanesford Priory**

(English Heritage list entry number 1348918, grade II, HER reference HSM 24975)

The proposed development will have a **not significant** effect on this heritage asset. It is likely that the demolition of the adjacent modern barn can be accomplished with minimal physical change to the listed barn (details of which will be contained in the consent application). Listed building consent will be obtained from the local planning authority.

#### **7.1.2 Known and potential archaeological deposits relating to the priory and farm**

The proposed development will have a **not significant** effect on these heritage assets. The modern lowering of ground levels for the construction of the existing barns will have removed any significant archaeological deposits that may be affected by foundations for the proposed workshop



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and grain store. The concrete floor of the barn to be demolished will remain as a hard surface for the farmyard and no groundworks will be undertaken here. Any significant archaeological deposits that may exist will remain *in situ*, protected by the concrete surface. The evaluation has demonstrated that there are no significant deposits in the area of the ground reduction to provide access to the eastern part of the farmyard, nor are there any significant deposits affected by the construction of the weighbridge.

The modern fan house will also be retained to avoid any physical effect on the cowshed (HSM 24977).

### 7.1.3 Scheduled ancient monuments and listed buildings

The construction phase of the proposed development will have impacts on setting caused by such things as cranes, scaffolding, noise and dust. These have not been considered in detail but their impact is considered to be **not significant** for the following reasons.

- The construction period for this form of development is anticipated to be relatively short.
- The castle and bridge are too distant to be affected by noise and dust.
- With the exception of the nearby self-catering accommodation, access and opportunities for appreciation of the historic aspects of the site are very limited.

## 7.2 Impacts on sustainability

The NPPF emphasises the importance of sustainability (DCLG 2012, section 131). The proposed development will affect the sustainability of the following heritage assets and the impact has been categorised as described in Table 1.

### 7.2.1 Flanesford Priory

(English Heritage list entry number 1001764 grade I and others grade II; HER reference HSM 832 and others, including undesignated historic buildings)

The proposed development will have a **major beneficial** effect on these heritage assets. The demolition of the modern barn will provide a distinct separation of the historic priory and farm, from continuing modern farm uses. This will further enhance the continued viable use of the self-catering accommodation within the medieval priory buildings, by improving their attractiveness to customers, and with the working life of the farm being a little more distant. This will also enhance the viability of future reuse of the historic farm buildings that presently have little function, for instance in tourism related activities. This meets the requirements of policy RA5 of the draft local plan.

### 7.2.2 Kerne Bridge

(English Heritage list entry number 1005534 grade II; HER reference HSM 838)

The proposed development will have a **not significant** effect on this heritage asset. It is considered that there would be neither positive, nor negative effects on the sustainability of the bridge.

### 7.2.3 Goodrich Castle

(English Heritage list entry number 1014904 grade I; HER reference HSM 349)

The proposed development will have a **major beneficial** effect on this heritage asset. Views of the Wye Valley are an important part of the visitor experience. The demolition of the modern barn will provide a distinct separation of the historic priory and farm, from continuing farm uses. This will improve the view of the priory from the castle by making historic and modern features of the landscape more distinct (see Plate 7 for an enhanced photograph showing the effects of the proposed development). The proposed tree screening will also soften, but not remove, the bulk of the modern buildings.

### 7.3 Residual impacts

The proposed development will have the following impacts on setting of heritage assets outside of the development area.

#### 7.3.1 Flanesford Priory

(English Heritage list entry number 1001764 grade I and others grade II; HER reference HSM 832 and others, including undesignated historic buildings)

The proposed development will have a **major beneficial** effect on the setting of these heritage assets. The demolition of the modern barn will provide a distinct separation of the historic priory and farm, from continuing farm uses. It will enable the visitor to appreciate more readily the complex of historic buildings.

The modern barns and those proposed will not be visible from the road, when looking at the medieval core buildings (Plate 4).

#### 7.3.2 Barn at Flanesford Priory

(English Heritage list entry number 1348918, grade II, HER reference HSM 24975)

The proposed development will have a **beneficial** effect on the setting of this heritage asset. The modern barn which is proposed for demolition currently encloses part of the historic barn, and its removal will enable views (see Plate 5 for the character of the historic fabric to be exposed) of its northern elevation.

#### 7.3.3 Kerne Bridge

(English Heritage list entry number 1005534 grade II; HER reference HSM 838)

The proposed development will have a **not significant** effect on the setting of this heritage asset.

##### Views from the bridge

Views from the bridge towards the castle and priory include screening of the new workshop and grain store, by an existing hedge and trees. Plate 6 is the existing view, from a point between the bridge and the priory, towards the priory and castle, enhanced to show the proposed new buildings, and the tree/hedge screen. The present view from the bridge is shown in Plate 1.

##### Views to the bridge

Plate 2 shows the existing view from the castle towards the priory and bridge, and Plate 7 is the existing view, from a point between the priory and the castle, enhanced to show the proposed new buildings, the tree screen and the historic barn exposed by the demolition of the modern barn, with the bridge in the background.

#### 7.3.4 Goodrich Castle

(English Heritage list entry number 1014904 grade I; HER reference HSM 349)

The proposed development will have a **major beneficial** effect on the setting of this heritage asset.

##### Views from the castle

The demolition of the modern barn will provide a distinct separation of the historic priory and farm, from continuing farm uses. This will improve the view of the priory from the castle by making historic and modern features of the landscape more distinct. The proposed tree screening will also soften, but not remove, the bulk of the modern buildings. Plate 7 is the existing view, from a point between the priory and the castle, enhanced to show the proposed new buildings, the tree screen and the historic barn exposed by the demolition of the modern barn.

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**Views to the castle**

Plate 6 is the existing view, from a point between the priory and the bridge, enhanced to show the proposed new buildings, the tree screen and the historic barn exposed by the demolition of the modern barn, with the castle in the background.

**7.4 Unknown impacts**

The evaluation has demonstrated beyond reasonable doubt that no significant archaeological deposits exist within the two main areas of ground reduction (to provide access to the eastern part of the farmyard and for the weighbridge).

**8 Recommendations**

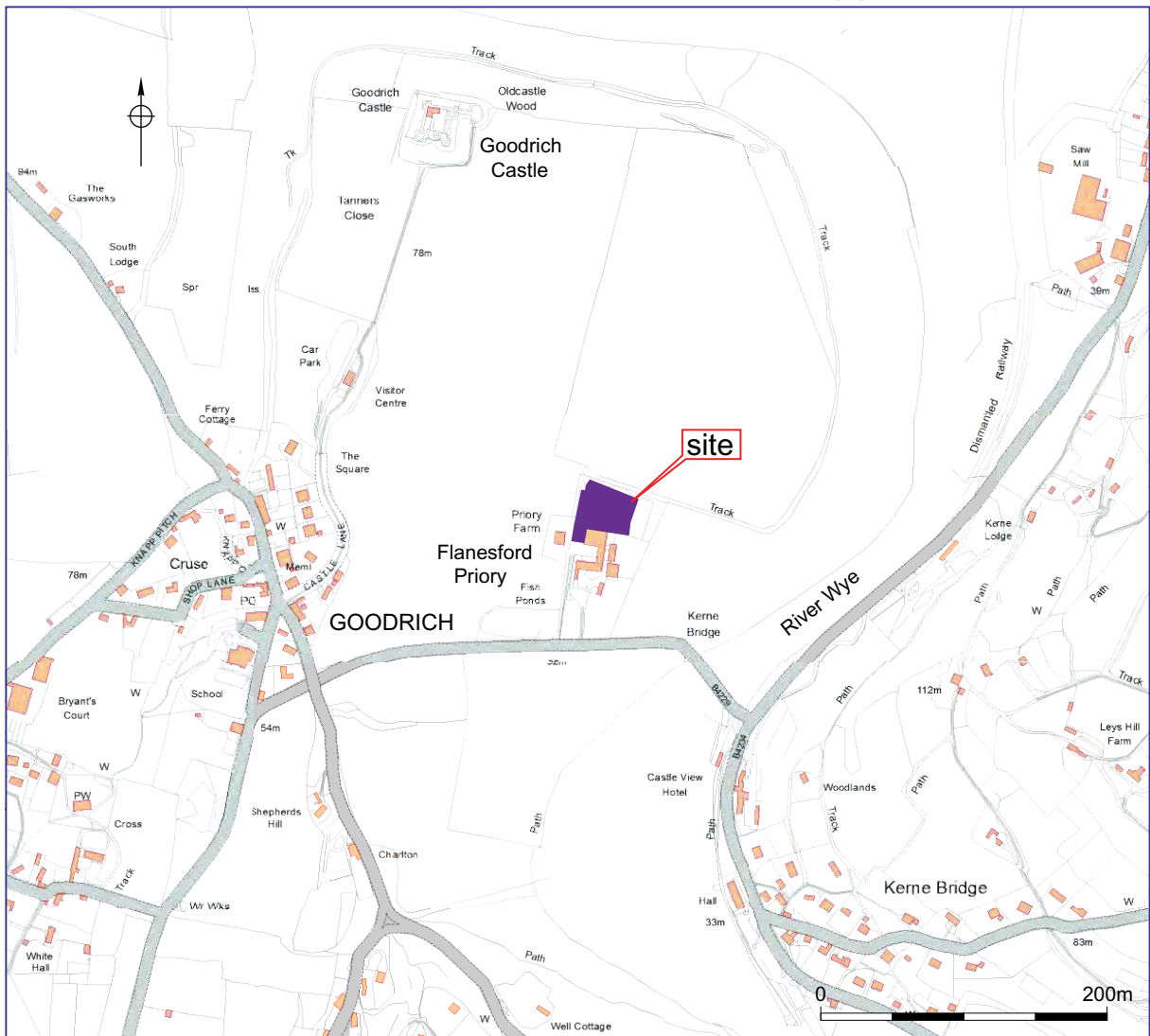
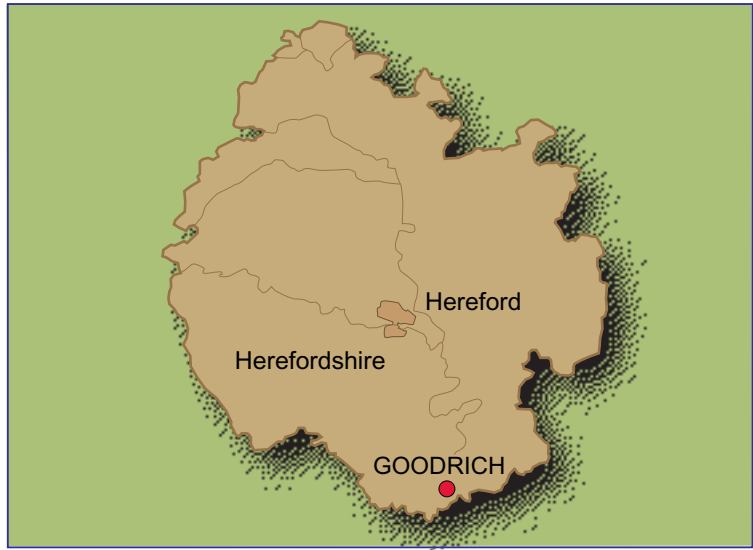
It is recommended that the proposed development meets the requirements of policy LD5 of the draft local plan. Specifically, that it positively contributes to the conservation of heritage assets in and around Flanesford Priory, its design is sympathetic to those heritage assets, and it will enhance the scope for sustainable future reuse of those assets.

It is recommended that no archaeological conditions be placed on planning applications relating to the both the demolition of a barn and construction of a workshop and grain store, and that for the weighbridge.

**9 Acknowledgements**

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, the client Mr Nigel Roper, and his advisors Edward Hemmings, and Richard C Brock of The Brock Planning Consultancy. Thanks are also due to Tony Fleming (English Heritage), and Julian Cotton and Melissa Seddon (Herefordshire Archaeology).

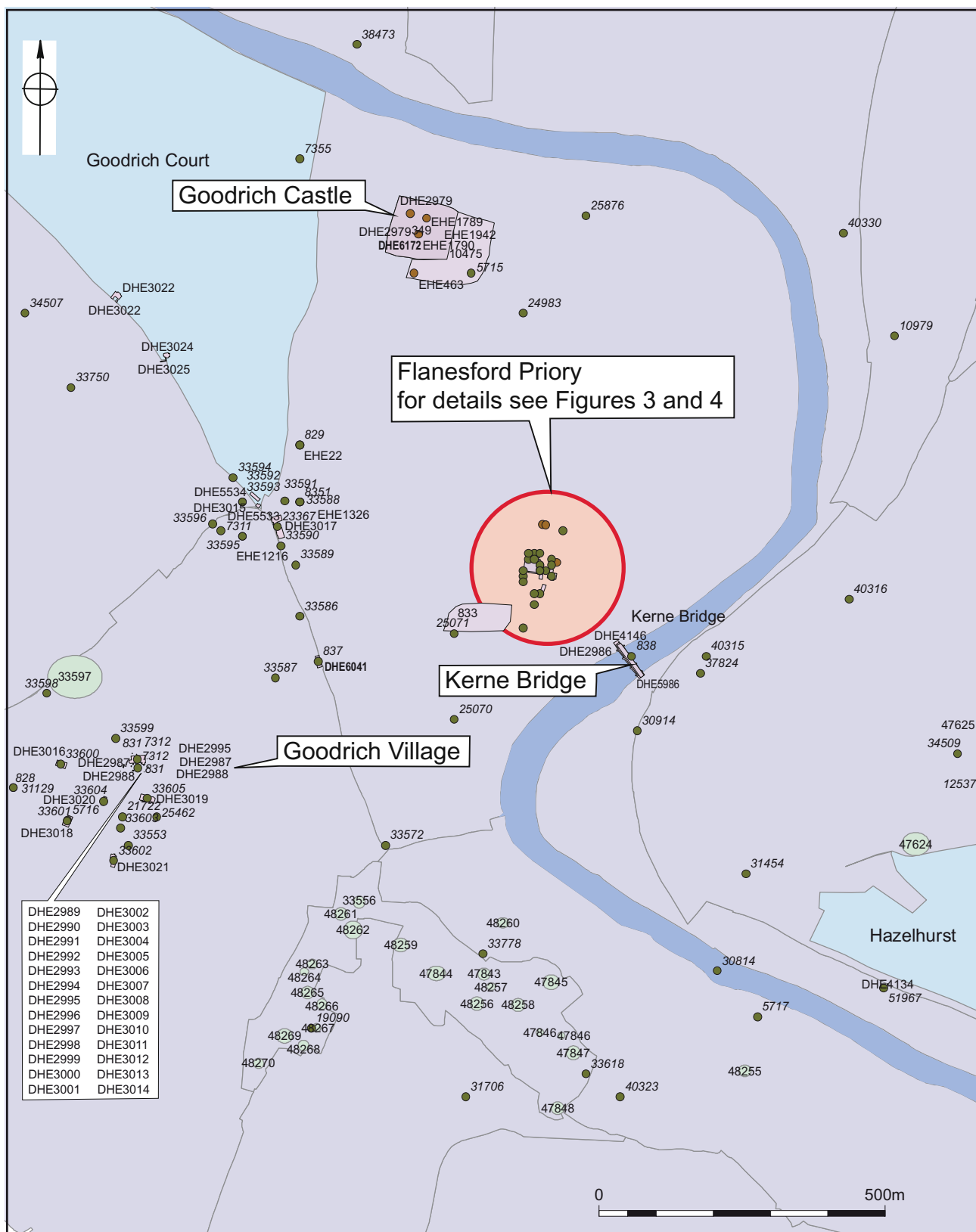




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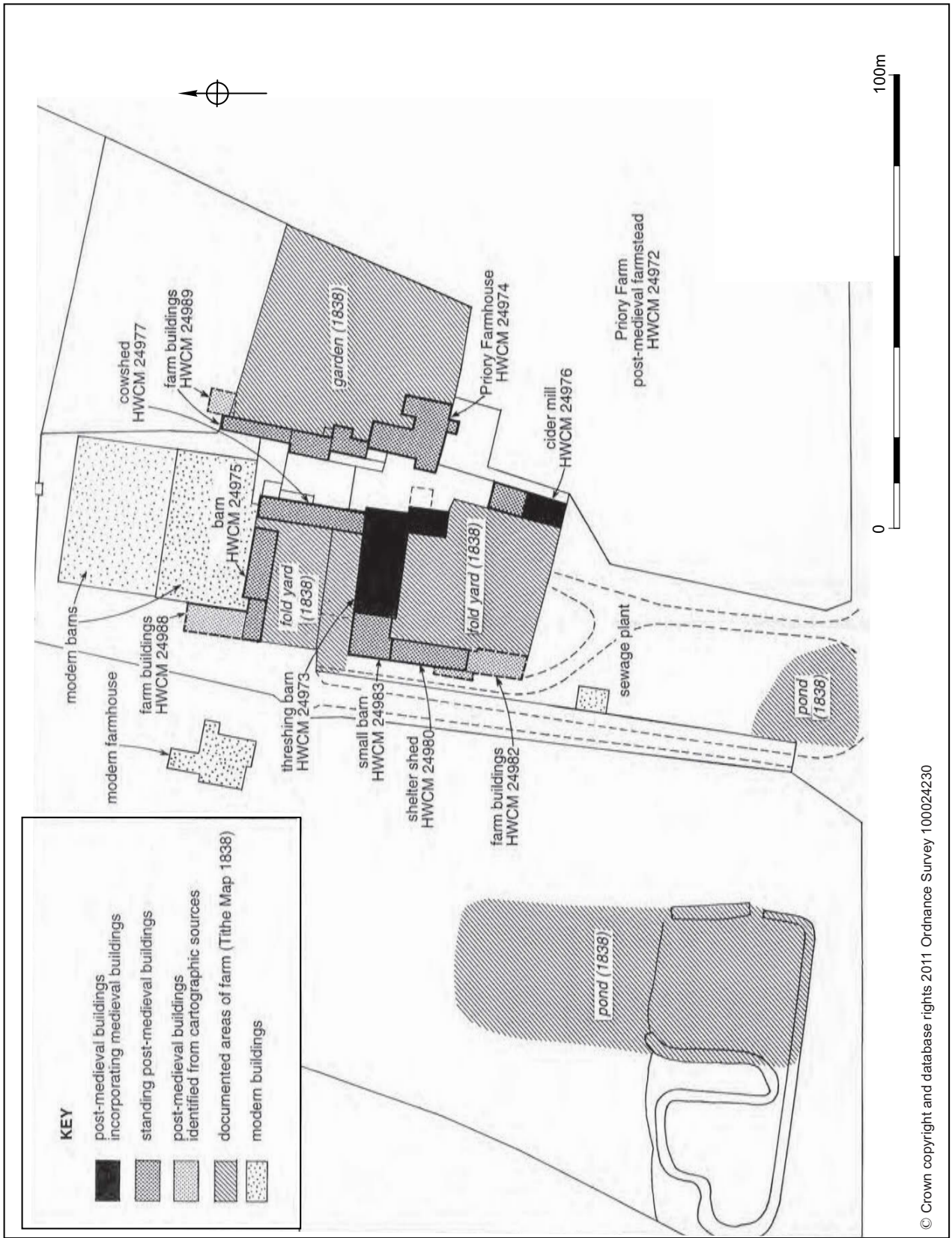
Location of the site

Figure 1



Heritage Assets

Figure 2

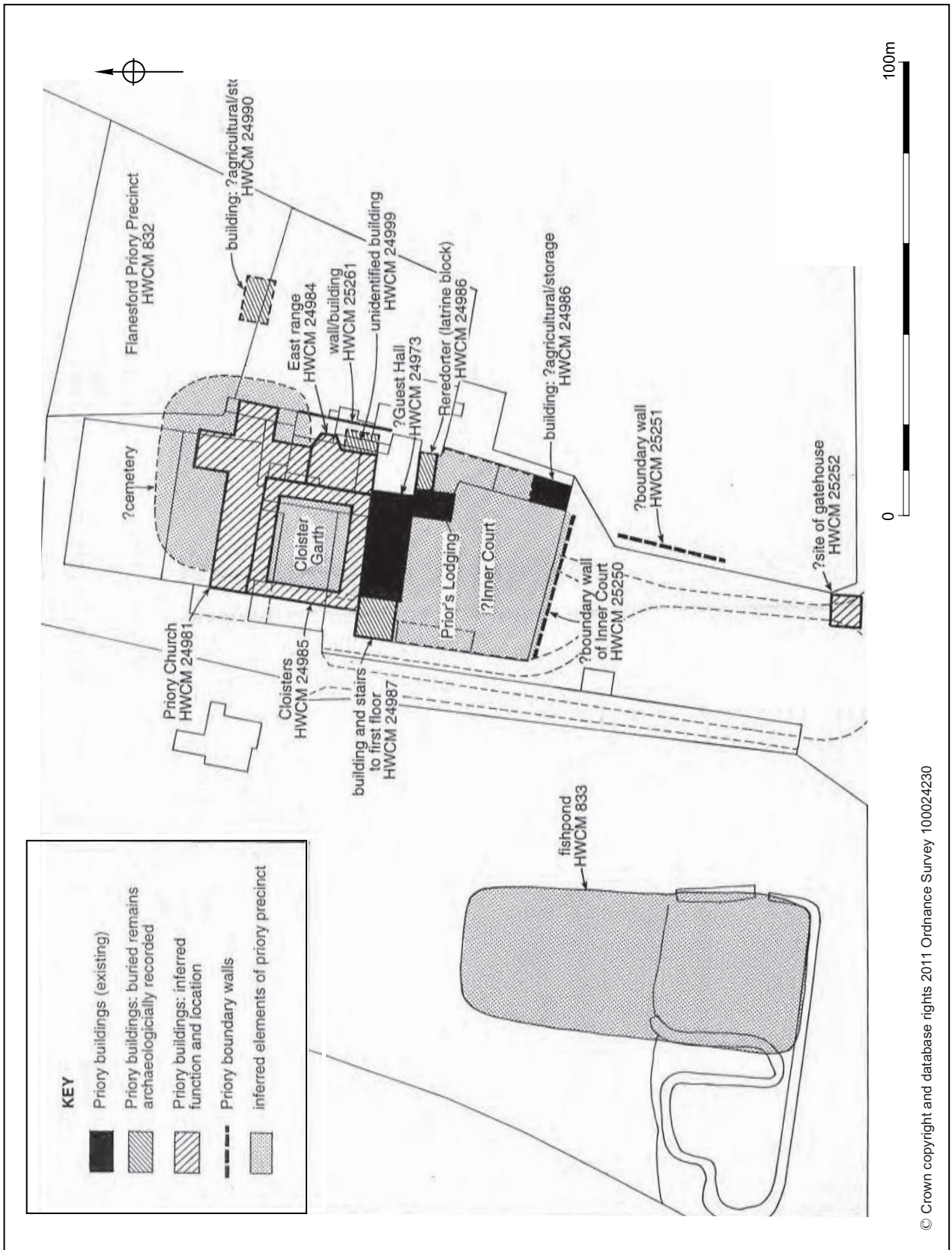


Flanesford Priory Farm: post-medieval buildings (standing and documented)

Figure 3

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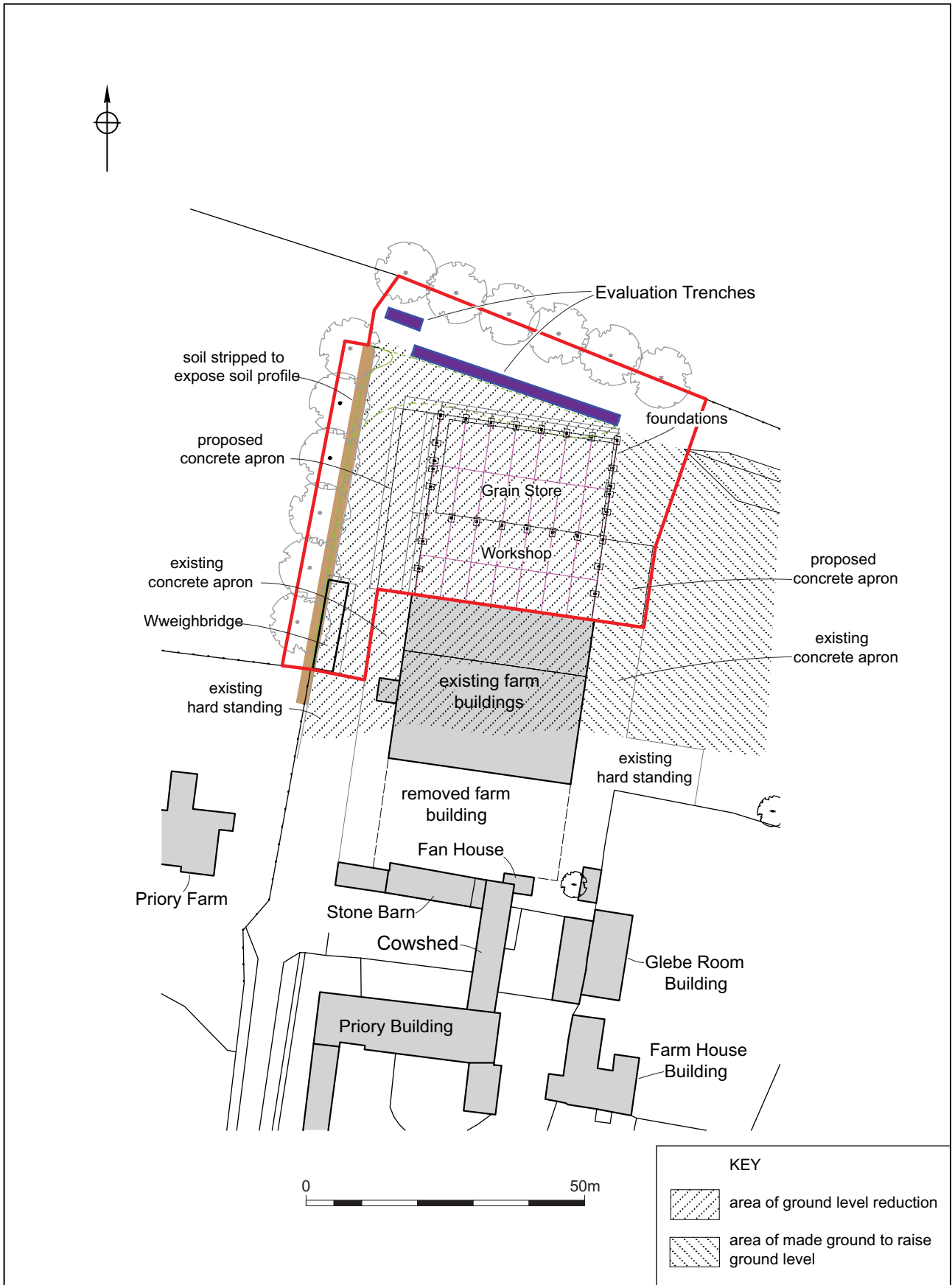




Flanesford Priory Farm: medieval buildings (standing and interpreted)

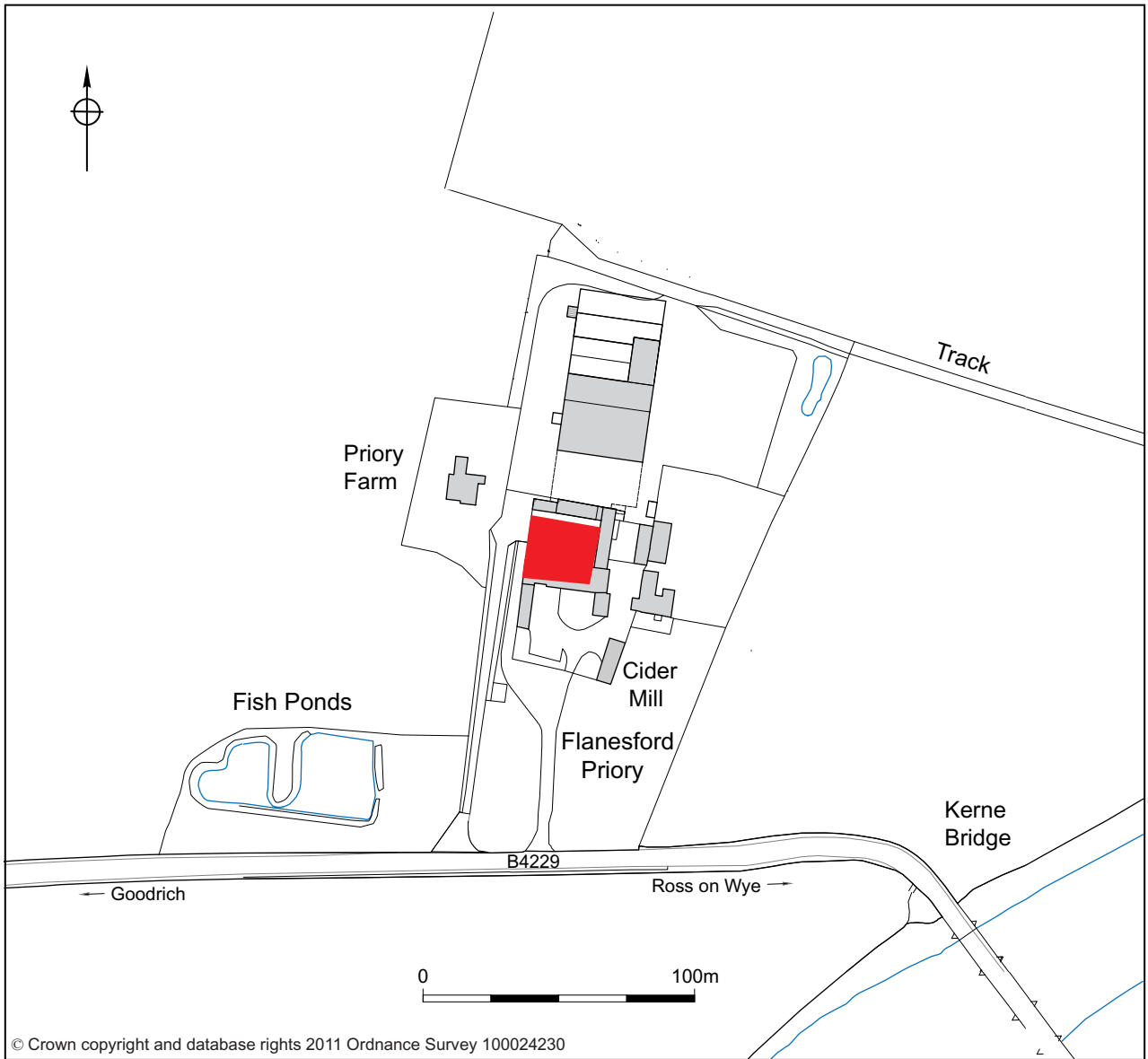
Figure 4





Flanesford Priory: proposed development

Figure 5



*Flanesford Priory Farm: Scheduled area*

*Figure 6*

**Plates**



*Plate 1 Priory and castle from the bridge*



*Plate 2 Priory and bridge from the castle keep*





*Plate 3 Castle view to the north*



*Plate 4 Priory view from the road*

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*Plate 5 Wall of historic barn on left to be exposed. Wall of modern barn on right to be demolished*

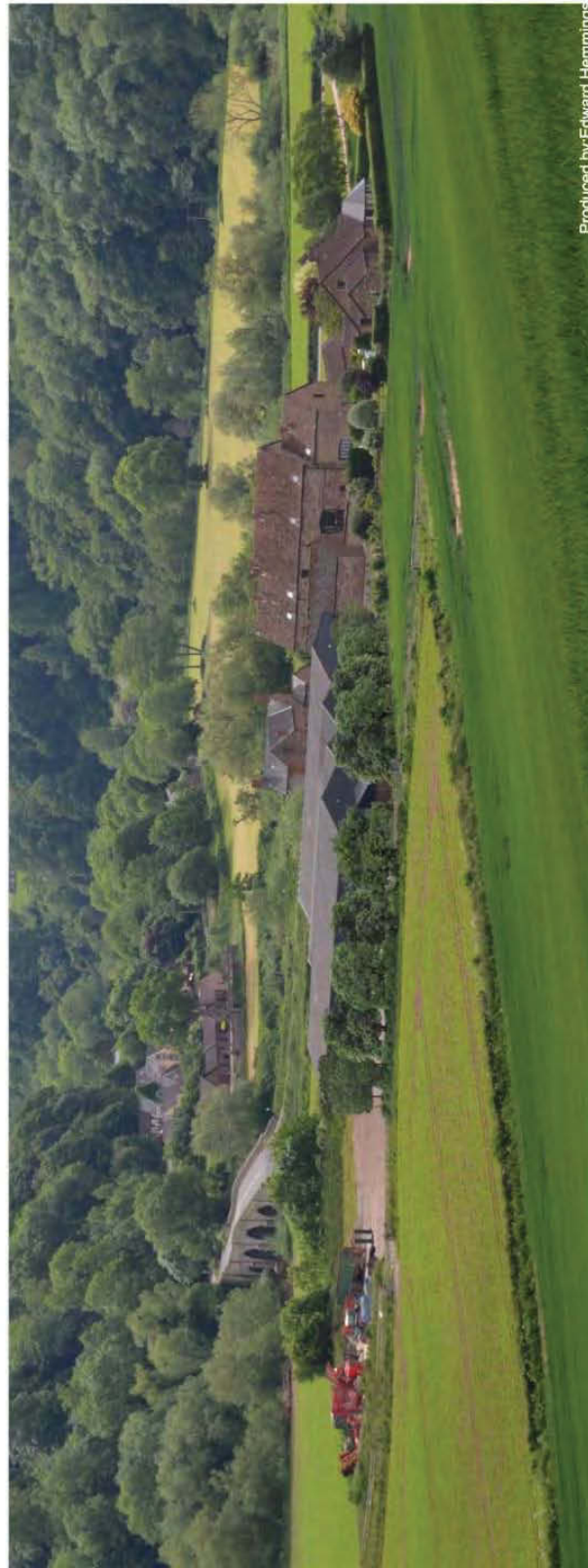
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Plate 6 The existing view, from a point between the bridge and the priory, towards the priory and castle, enhanced to show the proposed new buildings, and the tree/hedge screen, by Edward Hemmings

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Produced by: Edward Hemmings

Plate 7 The existing view, from a point between the priory and the castle, enhanced to show the proposed new buildings, the tree screen and the historic barn exposed by the demolition of the modern barn, with the bridge in the background, by Edward Hemmings





## Appendix 1 Heritage assets registered with the Historic Environment Record

HER number	Site name	Grid reference	Record type	Date	Description
HSM 828	RB coin 'at Goodrich'	SO 57 19	Monument	Roman	Coin of Maximinius
HSM 829	Dark Age pottery, south-west of Goodrich Castle, Goodrich	SO 575 196	Monument	Early medieval	Date C5 - C8, probably came from Visigothic Gaul.
HSM 831	Churchyard Cross, Goodrich	SO 5721 1903	Monument	Medieval	Cross
HSM 832	Flanesford Priory, Kerne Bridge, Goodrich	SO 5792 1938	Monument	Medieval	Extant building
HSM 833	Fishponds, SW of Flanesford Priory, Goodrich	SO 578 192	Monument	Medieval	Fishponds, partly filled-in
HSM 8351	Roman & Med pottery, The Hostelrie, Goodrich	SO 575 195	Monument	Roman	Roman & med pottery.
HSM 837	Dry Arch Bridge, Goodrich	SO 5753 1922	Monument	Post-medieval	The Dry Arch was built when Kerne Bridge was built in 1825-8.
HSM 838	Kerne Bridge, Goodrich	SO 5808 1923	Monument	19th century	Bridge
HSM 10475	Ditches, SE of Castle, Goodrich	SO 577 199	Monument	Undated	Cropmark showing possible double/triple ditches, may be siege camp.
HSM 10979	Mill, NW of Leys Hill	SO 5854 1979	Monument	Post-medieval, 18 <sup>th</sup> century	2 storey stone building, prob E C18.
HSM 12537	Limekiln, N of Brick House, Bishopwood	SO 5878 1899	Monument	Post-medieval	Limekiln

HER number	Site name	Grid reference	Record type	Date	Description
HSM 19090	Site of cottage	SO 5752 1858	Monument	Post-medieval	"Cottage and Garden" referred to on Tithe
HSM 21722	Land at Upper Granton, Goodrich	SO 5719 1895	Monument	Medieval	Proposed single dwelling. Evaluation advised because of signs of medieval settlement
HSM 23367	Ye Hostelrie Hotel, Goodrich	SO 574 194	Monument	Post-medieval	Listed building. Small building in 1839 that was extensively extended by 1869. The original building possibly 17th century.
HSM 24972	Flanesford Priory Farm, Flanesford Priory, Goodrich	SO 579 194	Monument	Post-medieval	First documented in 1693, further sources show rents and ownership of Priory farm, and lands attached, from C17th to 1847
HSM 24973	Flanesford Priory, standing medieval building, Goodrich	SO 5792 1938	Monument	Medieval	Refectory of Flanesford Priory. Squared sandstone rubble, ashlar dressings, 20th century pantiled roof. Standing buildings mostly mid-14th century with later modifications.
HSM 24974	Flanesford Priory Farmhouse, Flanesford Priory, Goodrich	SO 5794 1937	Monument	Post-medieval	Farmhouse, late C18th or C19th, sandstone rubble, ashlar facing on main elevation, slate roofs.
HSM 24975	Barn at Flanesford Priory, Goodrich	SO 5791 1941	Monument	18th century	C18th, course square sandstone rubble with large ashlar blocks, aligned east-west, parallel to and north of medieval refectory.. May include stone from demolished priory buildings.
HSM 24976	Cider Mill at Flanesford Priory	SO 5792 1934	Monument	Medieval, 18th century	Cider mill, late C18th or C19th, possibly incorporating earlier masonry. Examination of the fabric indicated two builds, earlier possible medieval.
HSM 24977	Cowshed at	SO 5792	Monument	Post-	Lean-to farm building abutts

HER number	Site name	Grid reference	Record type	Date	Description
	Flanesford Priory, Goodrich	1939		medieval	north of wall of medieval refectory.
HSM 24980	Shelter shed, Flanesford Priory, Goodrich	SO 5789 1937	Monument	Post-medieval	Rear and side walls are stone, post-dates 1798.
HSM 24981	Priory Church, Flanesford Priory, Goodrich	SO 5792 1941	Monument	Medieval	Bishop of Exeter granted indulgences for building work on the church of Flanesford Priory in mid-C15th. Site of church provisionally located to the north of surviving medieval buildings.
HSM 24982	Cartshed and buildings, SW of priory, Flanesford Priory, Goodrich	SO 5789 1936	Monument	Post-medieval	Open timber framed structure with thatched roof. Depicted in engraving 1798.
HSM 24983	Barn, W of priory building, Flanesford Priory, Goodrich	SO 5789 1983	Monument	Post-medieval	Lies to the west of and adjoining the medieval structure, incorporates medieval work in its north and south walls.
HSM 24984	Possible Priory Buildings, East Range of Flanesford Priory	SO 5792 1939	Monument	Medieval	It seems probable that there was an east range, possibly including a chapter house and the dormitory, although detailed evidence is slight.
HSM 24985	Cloister (site of), Flanesford Priory, Goodrich	SO 5791 1940	Monument	Medieval	Along the north face of the surviving medieval priory building is a line of corbels which took wallplate for cloister or pentice roof, with string course above which ran along top of roof. Cloisters ran to far east end of building.
HSM 24986	Reredorter (site of), Flanesford Priory, Goodrich	SO 5792 1938	Monument	Medieval	Watching brief in 1986 recorded N wall of reredorter and an associated inner drain (S wall not seen). Medieval pottery from drain.
HSM 24987	Medieval building,	SO 5789	Monument	Medieval	Medieval building, abuts west wall of standing medieval

HER number	Site name	Grid reference	Record type	Date	Description
	Flanesford Priory, Goodrich	1938			priory building.
HSM 24988	Farm buildings, NW corner farm complex, Flanesford Priory Farm	SO 5790 1941	Monument	19th century	Two sheds are open to west and south sides, shown on OS map 1904.
HSM 24989	Farm buildings, N of Priory Farmhouse, Flanesford Priory, Goodrich	SO 5794 1939	Monument	19th century	Range of farm buildings north of farmhouse shown on OS map of 1904.
HSM 24990	Medieval building, 35 m N of Priory Farmhouse, Flanesford Priory, Goodrich	SO 5796 1945	Monument	Medieval	Stone walling, apparently forming the corner of a stone building recorded during watching brief in 1986, in north of enclosed paddock to NW of farmhouse.
HSM 24999	Possible Medieval building, Flanesford Priory, Goodrich	SO 5793 1938	Monument	Medieval	Sandstone wall foundation, possibly relating to the medieval building
HSM 25070	Pillbox, Kerne Bridge	SO 5777 1912	Monument	20th century	The pillbox had a concrete base and roof, and was brick fronted.
HSM 25071	Pillbox, Kerne Bridge, Goodrich	SO 5777 1927	Monument	20th century	The pillbox had a concrete base and roof, and had a rear brick front of about 9 inches thick.
HSM 25250	Medieval wall (boundary wall?), E-W, Flanesford Priory, Goodrich	SO 5791 1934	Monument	Medieval	Broad, shallow wall foundation.
HSM 25251	Medieval wall (boundary wall?), N-S, Flanesford Priory, Goodrich	SO 5791 1932	Monument	Medieval	Foundation/robber trench located, co-linear with west wall of cider mill.
HSM 25252	Gatehouse, Flanesford	SO 5789	Monument	Medieval	It is inferred that Flanesford Priory had a gatehouse as

HER number	Site name	Grid reference	Record type	Date	Description
	Priory, Goodrich	1928			the entrance to the priory precinct.
HSM 25261	Stone boundary wall, Flanesford Priory, Goodrich	SO 5794 1940	Monument	Post-medieval	Has square flat end at both ends, abutted directly by other stone walls or buildings. Well made, includes ashlar and rubble.
HSM 25462	Pool Ellock at Goodrich	SO 5725 1895	Monument	Undated	Field name 'Pool Ellock'. Pond?
HSM 25876	Walford medieval settlement	SO 58 20	Monument	Medieval	Domesday reference
HSM 30814	Ferry and Ferry Cottage, Kerne Bridge	SO 5823 1868	Monument	Post-medieval	Kerne railway bridge replaced the site of a ferry called Stocking Boat, named after the cottage just to the west occupied by June Stocking on the tithe map of 1840.
HSM 30914	Kerne Bridge station	SO 5809 1910	Monument	Post-medieval	Railway station
HSM 31129	The Manor of Goodrich	SO 57 19	Monument	Medieval	Manor
HSM 31454	Wye-side cottage, Coppet Hill Common	SO 5828 1885	Monument	Post-medieval	House, probably pre 1718.
HSM 31706	Earthworks of field boundary, Coppet Hill, Goodrich	SO 5779 1846	Monument	Undated	Two straight banks join making two sides of an enclosure, probably a field. Probably medieval or earlier.
HSM 33553	Medieval house, Goodrich village	SO 5720 1890	Monument	Medieval	Secular house dated to the end of the 14th century.
HSM 33556	House - The Thatch on Coppet Hill	SO 57603 18801	Monument	Post-medieval	Historic farm and extant house
HSM 33572	Possible route of ancient trackway to Courtfield,	SO 5765 1890	Monument	Undated	Considered an ancient trackway.

HER number	Site name	Grid reference	Record type	Date	Description
	Goodrich				
HSM 33586	Cottage on Castle Lane, Goodrich	SO 5750 1930	Monument	Post-medieval	Cottage built in 1871 on Castle Lane.
HSM 33587	Arch Cottage, on corner of Kerne bridge and Goodrich road, Goodrich	SO 5745 1919	Monument	Post-medieval	Extant house
HSM 33588	'Jolly's shop', (tithe no 316), Goodrich	SO 5750 1950	Monument	Post-medieval	Extant building
HSM 33589	Village Hall, Goodrich	SO 5749 1939	Monument	Post-medieval	The village hall was built in a Jacobethan style in 1884 and is a listed red brick building. A former blacksmiths (no. 299 on the tithe map) was demolished on building the hall.
HSM 33590	James Cottage, timber-framed house, Goodrich	SO 5746 1942	Monument	Medieval	Timber-framed house
HSM 33591	'The Square', terrace of six houses (remains of Croose Farmhouse), Goodrich	SO 5747 1950	Monument	Post-medieval	A terrace of six houses, remains of Croose farmhouse.
HSM 33592	Y Crwys, building on road leading to Goodrich boat	SO 5740 1950	Monument	Medieval	Extant building. Used as a gaol in the civil war.
HSM 33593	Holly Cottage	SO 5740 1950	Monument	Post-medieval	House dating to the 17th century next door to Y Crwys.
HSM 33594	Ferry Cottage, by name only, previously called Woodland Cottage,	SO 5738 1954	Monument	Post-medieval	Extant building.

HER number	Site name	Grid reference	Record type	Date	Description
	Goodrich				
HSM 33595	The Knapp, house, Goodrich	SO 5736 1945	Monument	Post-medieval	Extant building. The site has possibly been occupied since at least 1602.
HSM 33596	Well, near The Knapp, Goodrich	SO 5734 1946	Monument	Undated	Over the road from the cottage called the Knapp there is a well.
HSM 33597	Bryant's Court Farm	SO 57107 19195	Monument	Post-medieval	Extant building.
HSM 33598	Bryant's Court Cottage, Goodrich	SO 5705 1916	Monument	Post-medieval	Extant building.
HSM 33599	Church House, Goodrich	SO 5717 1908	Monument	Post-medieval	Timber framing not visible from the outside. Possibly 17th century in date.
HSM 33600	Goodrich House	SO 5708 1904	Monument	Post-medieval	Built around 1720?
HSM 33601	Old Court House, Goodrich	SO 5709 1894	Monument	Medieval	Timber framed building, late 16th century.
HSM 33602	Whitehall House, Goodrich	SO 5717 1887	Monument	Medieval	Possibly the oldest secular building (apart from the castle) in Goodrich, dated to the end of the 14th century.
HSM 33603	Granton House, Goodrich	SO 5718 1893	Monument	Post-medieval	Extant building.
HSM 33604	Upper Granton House, Goodrich	SO 5715 1897	Monument	Post-medieval	Extant building, early 17th century.
HSM 33605	Old Vicarage	SO 5723 1898	Monument	Post-medieval	Extant building, 17th century.
HSM 33618	Settlement on Coppet hill near Lime kilns	SO 5800 1850	Monument	Undated	Reference is made to the site of a possible settlement near a limekiln.
HSM 33750	Cinder Field, area of iron slag	SO 5710 1970	Monument	Post-medieval	An area of iron slag in a field.
HSM 33778	Roadside water	SO 5782	Monument	Post-	Conduit house

HER number	Site name	Grid reference	Record type	Date	Description
	source, Coppet Hill, Goodrich	1871		medieval	
HSM 34507	Reservoir, The Knapp	SO 5702 1983	Monument	20th century	Reservoir
HSM 34509	Baptist Chapel, Warren Farm	SO 5865 1906	Monument	18th century	Documentary evidence of chapel
HSM 349	Goodrich Castle	SO 576 203	Monument	Medieval	Ruin
HSM 37824	Toll House	SO 5820 1920	Monument	Post-medieval	Documentary evidence
HSM 38473	Mace head and flints	SO 576 203	Monument	Neolithic	Artefact scatter
HSM 40315	Quarry	SO 5821 1923	Monument	Post-medieval	Documentary evidence
HSM 40316	Quarry	SO 5846 1933	Monument	Post-medieval	Documentary evidence
HSM 40323	Quarry, Goodrich	SO 5806 1846	Monument	Post-medieval	Documentary evidence
HSM 40330	Quarry	SO 5845 1997	Monument	Post-medieval	Documentary evidence
HSM 47624	Hazlehurst House (Hazlehurst Farm)	SO 58576 18902	Monument	Post-medieval	Documentary evidence
HSM 47625	Warren Farm	SO 58790 19104	Monument	Post-medieval	Documentary evidence
HSM 47843	Leesrigg	SO 57821 18675	Monument	Post-medieval	Farm? Documentary evidence
HSM 47844	Bracken Bank, Goodrich	SO 57738 18676	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 47845	Overkerne, Goodrich	SO 57939 18661	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 47846	Hillside Cottage	SO 57938 18570	Monument	Post-medieval	Farm? Documentary evidence
HSM	Quarry Cottage,	SO 57978	Monument	Post-	Smallholding, Documentary



<b>HER number</b>	<b>Site name</b>	<b>Grid reference</b>	<b>Record type</b>	<b>Date</b>	<b>Description</b>
47847	Goodrich	18537		medieval	evidence
HSM 47848	Cliff Cottage, Goodrich	SO 57950 18441	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48255	Wyeside Cottage, Goodrich	SO 58277 18506	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48256	Pool Cottage, Goodrich	SO 57809 18624	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48257	Pool House Lodge, Goodrich	SO 57834 18653	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48258	Bank View Cottage, Goodrich	SO 57881 18621	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48259	Chapel Cottage, Goodrich	SO 57676 18726	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48260	Well Cottage, Goodrich	SO 57854 18765	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48261	Garden Cottage	SO 57571 18780	Monument	Post-medieval	Farm? Documentary evidence
HSM 48262	Yew Trees, Goodrich	SO 57592 18752	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48263	Sunnyside	SO 57521 18693	Monument	Post-medieval	Farm? Documentary evidence
HSM 48264	Linden	SO 57507 18679	Monument	Post-medieval	Farm? Documentary evidence
HSM 48265	Cider Mill Cottage, Goodrich	SO 57513 18643	Monument	Post-medieval	Farm? Documentary evidence
HSM 48266	Bannut Tree, Goodrich	SO 57538 18622	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48267	Iona	SO 57528 18581	Monument	Post-medieval	Farm? Documentary evidence
HSM 48268	Wyndend, Goodrich	SO 57506 18550	Monument	Post-medieval	Smallholding, Documentary evidence

<b>HER number</b>	<b>Site name</b>	<b>Grid reference</b>	<b>Record type</b>	<b>Date</b>	<b>Description</b>
HSM 48269	High View, Goodrich	SO 57473 18567	Monument	Post-medieval	Smallholding, Documentary evidence
HSM 48270	Historic Farmstead, Goodrich	SO 57428 18519	Monument	Post-medieval	Farm? Documentary evidence
HSM 51967	Milepost on B4234 Ross to Lydbrook road, opposite entrance to Hazelhurst Nursing Home	SO 5852 1865	Monument	19th century	Metal milepost on the B4234 road between Ross-on-Wye and Lydbrook.
HSM 5715	Cemetery, immediately E of Goodrich Castle	SO 578 199	Monument	Undated	Organised rows with up to 25 clear cuts but few bones. Christian, but undated. Predates castle moat?
HSM 5716	Old Court House, SW of Church, Goodrich	SO 5709 1894	Monument	16th century, post-medieval	Extant timber framed house. Formerly Red Dog Inn.
HSM 5717	Buildings (site), Thomas Wood, Goodrich	SO 583 186	Monument	Post-medieval	House. Documentary evidence
HSM 7311	Road, SW of Goodrich Castle	SO 5740 1944	Monument	Medieval	Road, excavated feature
HSM 7312	St Giles, Church	SO 5721 1905	Monument	Medieval	Extant building, earliest part C13
HSM 7355	Med & Post med pottery, NW of Castle, Goodrich	SO 575 201	Monument	Medieval	Medieval and post-medieval pottery recovered from fieldwalking.

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**Appendix 2 Evaluation report**

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# Archaeological Evaluation at Flanesford Priory Goodrich, Herefordshire



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**Worcestershire Archaeology**  
Archive and Archaeology Service  
The Hive, Sawmill Walk,  
The Butts, Worcester  
WR1 3PB

Status Revision 1  
Date: 30 July 2013  
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Illustrator: Laura Templeton & Carolyn Hunt  
Project reference: P4150  
Report reference: R2031  
HER reference: EHE 2125



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## **Archaeological evaluation at Flanesford Priory, Goodrich, Herefordshire**

Graham Arnold

### **Summary**

An archaeological evaluation was undertaken at Flanesford Priory, Goodrich, Herefordshire (NGR SO 5790 1940). It was undertaken for Mr Edward Hemmings on behalf of his client Mr Nigel Roper, who intends to remove a barn and construct two further barns, and a weighbridge, for which a planning application has been submitted.

One 50 metre trench, divided into a 15 metre section and 35 metre section was excavated on the bank at the north end of the site which is to be reduced. The bank on the western side of the site was also excavated to test the soil profile and examine whether any features cut the bank. Only modern and natural deposits were encountered in both Trench 1 and along the western bank.

This demonstrates that the medieval occupation of the priory site did not extend this far north or west and that there is also no colluvium present on this area of the hill that the proposed development should have limited impact on the below ground archaeology of the site with very low potential for any significant archaeological deposits.



---

## Report

### 1 Background

#### 1.1 Reasons for the project

An archaeological evaluation was undertaken at Flanesford Priory, Goodrich, Herefordshire (NGR SO 5790 1940). It was undertaken for Mr Edward Hemmings on behalf of his client Mr Nigel Roper, who intends to remove a barn and construct two further barns, and a weighbridge, for which a planning application will be submitted to Herefordshire Council.

The proposed development site is considered by the archaeological advisor to the planning authority (the Curator) to have the potential to affect an archaeological site, which lies close to a monument scheduled under the Ancient Monuments and Archaeological Areas Act 1979.

The project conforms to the standard brief prepared by the Curator and for which a project proposal (including detailed specification) was produced (WA 2013).

The project also conforms to the Standard and guidance for archaeological field evaluation (IfA 2009) and the Standards for archaeological projects in Herefordshire: issue 1 (Herefordshire Archaeology 2004).

The event reference for this project, given by the HER is EHE 2125.

### 2 Aims

The aims and scope of the project are to determine the presence or absence of archaeological deposits, and if present assess their significance.

Existing information on the site indicates that significant deposits may be defined as those likely to be of medieval date, associated with the priory.

### 3 Methods

#### 3.1 Personnel

The project was undertaken by Graham Arnold (BA, MSc); who joined Worcestershire Archaeology in 2009 and has been practicing archaeology since 2002. The project manager responsible for the quality of the project was Simon Woodiwiss (BA, MIFA). Illustrations were prepared by Laura Templeton and Carolyn Hunt.

#### 3.2 Documentary research

An archaeological desk-based assessment (DBA) was undertaken as part of the project (Woodiwiss 2013). Prior to fieldwork commencing a search was made of the Historic Environment Record (HER).

#### 3.3 Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2013a).

Fieldwork was undertaken on 22 July 2013. The site reference number and site code is EHE 2125.

One trench, amounting to just over 100m<sup>2</sup> in area, was excavated over the site area. The western bank was also excavated to reveal the soil profile of the bank. The location of the trenches is indicated in Figure 2.

Deposits considered not to be significant were removed using a 360° tracked/wheeled excavator, employing a toothless bucket and under archaeological supervision. Subsequent excavation was undertaken by hand. Clean surfaces were inspected. There were no significant deposits and no significant artefactual material or environmental samples were encountered during the project. Deposits were recorded according to standard Worcestershire Archaeology practice (WA 2012a).

Mention any variation from standard practice. On completion of excavation, trenches were reinstated by replacing the excavated material and compacting. Material removed from the western slope was removed from site.

### **3.4 Structural analysis**

All fieldwork records were checked and cross-referenced. Analysis was effected through a combination of structural, artefactual and ecofactual evidence, allied to the information derived from other sources.

### **3.5 Artefact methodology,**

#### **3.5.1 Artefact recovery policy**

There were no significant artefacts apart from fragments of modern brick found during the works so no further work was required. Animal bone was left in situ and not excavated for health and safety reasons.

### **3.6 Environmental archaeology methodology**

#### **3.6.1 Sampling policy**

No sampling of any deposits was required.

### **3.7 Statement of confidence in the methods and results**

The methods adopted allow a high degree of confidence that the aims of the project have been achieved.

## **4 The application site**

### **4.1 Topography, geology and archaeological context**

The existing DBA report (Woodiwiss 2013), and previous reports on the site (Dalwood 1997) provide the topography, geology and archaeological context to the site.

### **4.2 Current land-use**

The site is currently used as a farmyard and access tracks into the adjoining arable fields.

## **5 Structural analysis**

The trenches and features recorded are shown in Fig 2. The results of the structural analysis are presented in Appendix 1.

### **5.1.1 Phase 1: Natural deposits**

The natural deposits in Trench 1 consisted of a compact yellow sandy marl with solid geology and patches of red clay (plate 1 and 2) were at a depth of 0.60m below ground level. This was overlaid by a firm dark red clay with occasional gravels and brick fragments (Plate 6). In the excavation of the western bank, natural deposits were encountered under the topsoil and vegetation due to the previous terracing on site and revealed sandy marl and some sandstone geology (203).

### **5.1.2 Phase 2: modern deposits**

A hardcore surface (Plate 1) for a farm track overlaid the red clay, consisting of imported broken stone, and gravels, with occasional concrete, charcoal and tarmac. The natural marl and clay was cut by one modern gate post in the sondage at the western end of trench 1 (Plate 5), whilst a modern animal burial was uncovered at the centre of Trench 1 (Plate 4). This was unexcavated due to health and safety issues. whilst a thin topsoil and turf mat overlaid the hardcore on the south side of Trench 1.

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A thin dark brown silty clay topsoil overlaid the red clay on the western bank and the natural deposits had been truncated by a disused water service trench.

## **6 Synthesis**

No significant archaeological features or deposits were found during the works. The evidence suggests that the activity on the medieval priory did not extend this far north or west. There was also no evidence of any hill wash or colluvial deposits from the hill to the north-west where Goodrich Castle is situated. Only natural deposits and modern intrusions were encountered during the works.

### **6.1 Research frameworks**

As the results of the evaluation were negative this only demonstrates that the medieval burial ground in Flanesford Priory and other occupation did not extend into the areas in the North and West which the development is effecting. It also shows that there was no colluvium present from the hill above to the north east, where Goodrich Castle is located. It does not add any further archaeological information to the previous works in 1997 (Dalwood, 1997; Napthan et al 1997) and 1998 (Topping 1998).

## **7 Significance**

### **7.1 Nature of the archaeological interest in the site**

Although the site of Flanesford Priory is a Scheduled Ancient Monument and is in close proximity to Goodrich Castle, no significant below ground archaeology was encountered within the area of the development.

## **8 The impact of the development**

The results of the evaluation were negative and no significant archaeology was found, Therefore the development is not going to impact upon any below ground archaeology on the site. Further mitigation is unlikely to be required.

## **9 Publication summary**

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

*An archaeological evaluation was undertaken for Mr Edward Hemmings on behalf of his client Mr Nigel Roper at Flanesford Priory, Goodrich, Herefordshire (NGR ref SO ; HER ref EHE 2125). One 50m trench was excavated along an area to the north of the site that was to be reduced. The western bank of the site was also cleaned to expose the soil profile on the site. Only natural deposits and modern intrusions were found during the works. No significant archaeology was encountered. The evaluation demonstrates that the medieval priory activity did not extend this far north or west and that no hill wash from the castle was present in the stratigraphy.*

## **10 Acknowledgements**

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Mr Nigel Roper (the client), Edward Hemmings (the agent) and Julian Cotton (Archaeological Advisor, Herefordshire County Council).

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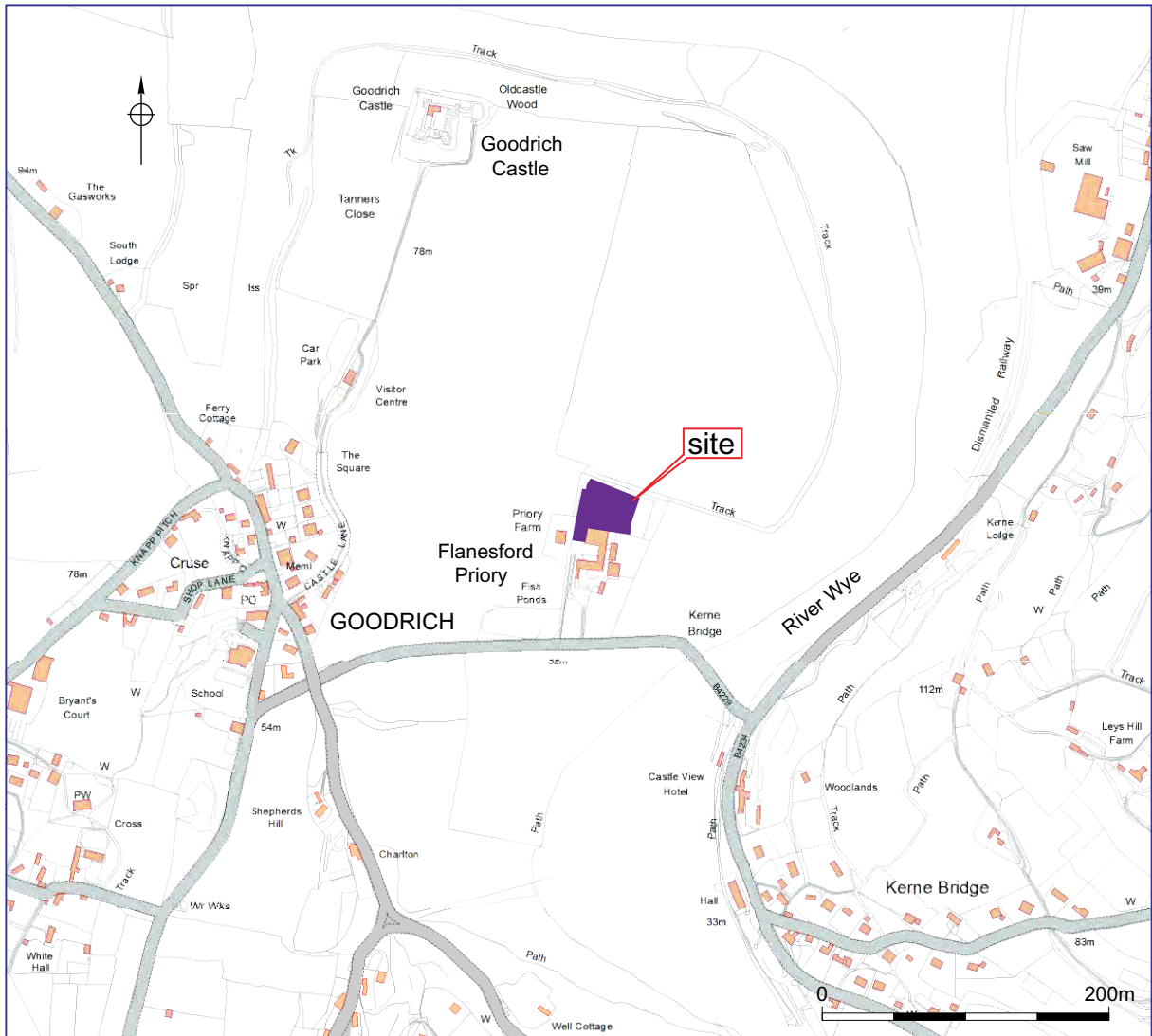
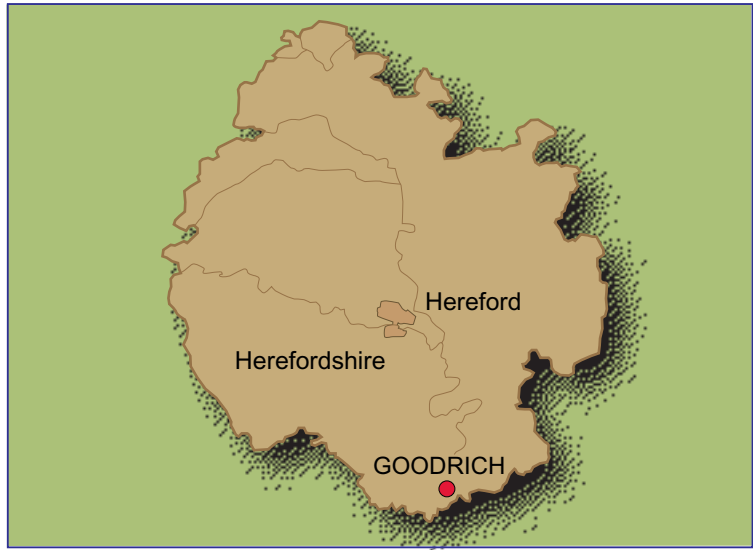
WA 2013 *Proposal for an archaeological evaluation at Flanesford Priory , Goodrich, Herefordshire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 17 July 2013, P4150

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**Figures**



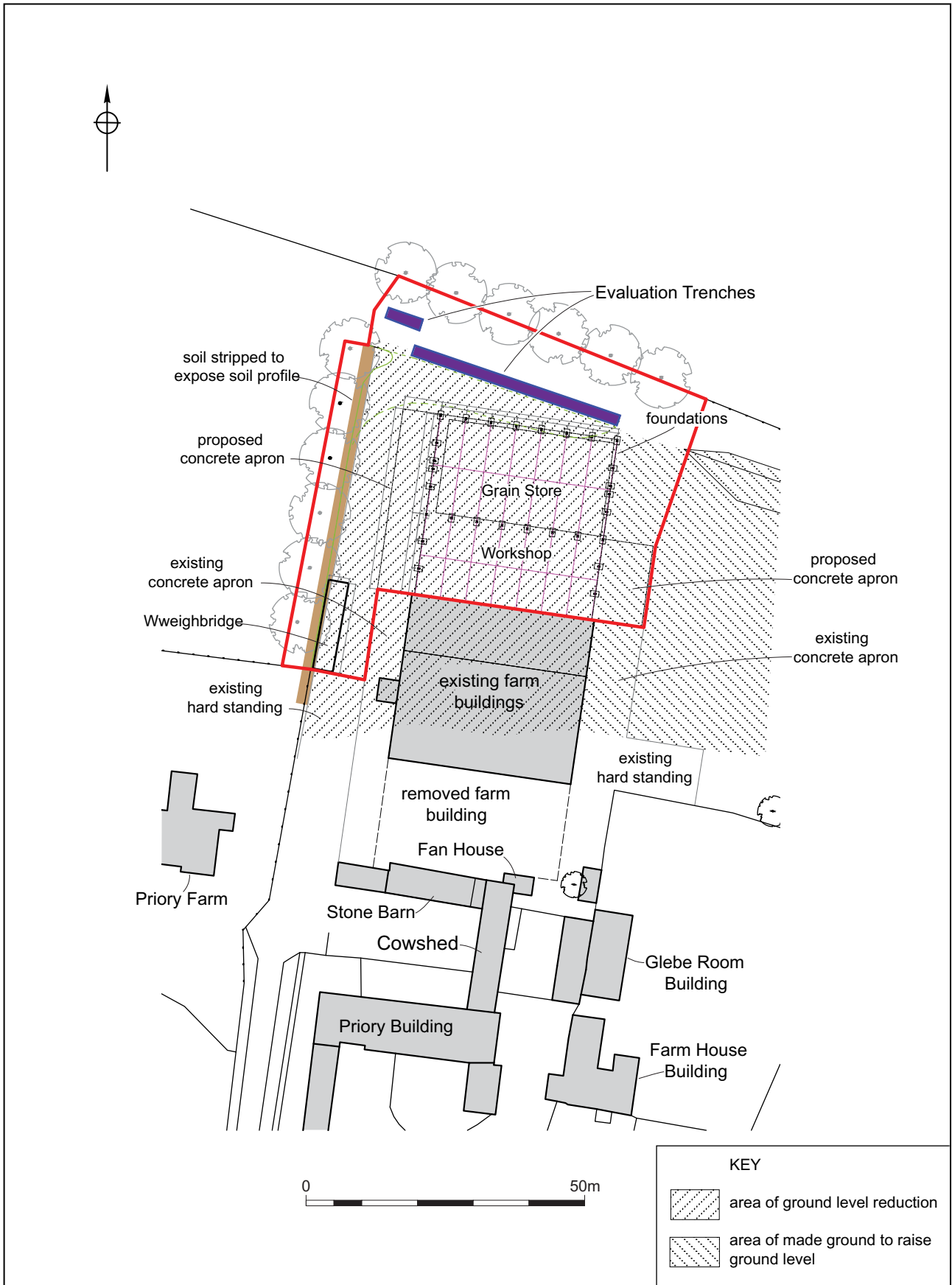




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Location of the site

Figure 1



Flanesford Priory: proposed development

Figure 2

## Plates



*Plate 1 Trench 1 location before excavation, looking west*



*Plate 2 Trench 1 15m stretch showing natural sandy marl and clay bands*

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*Plate 3 Trench 1 35m stretch showing natural sandy marl and clay bands*



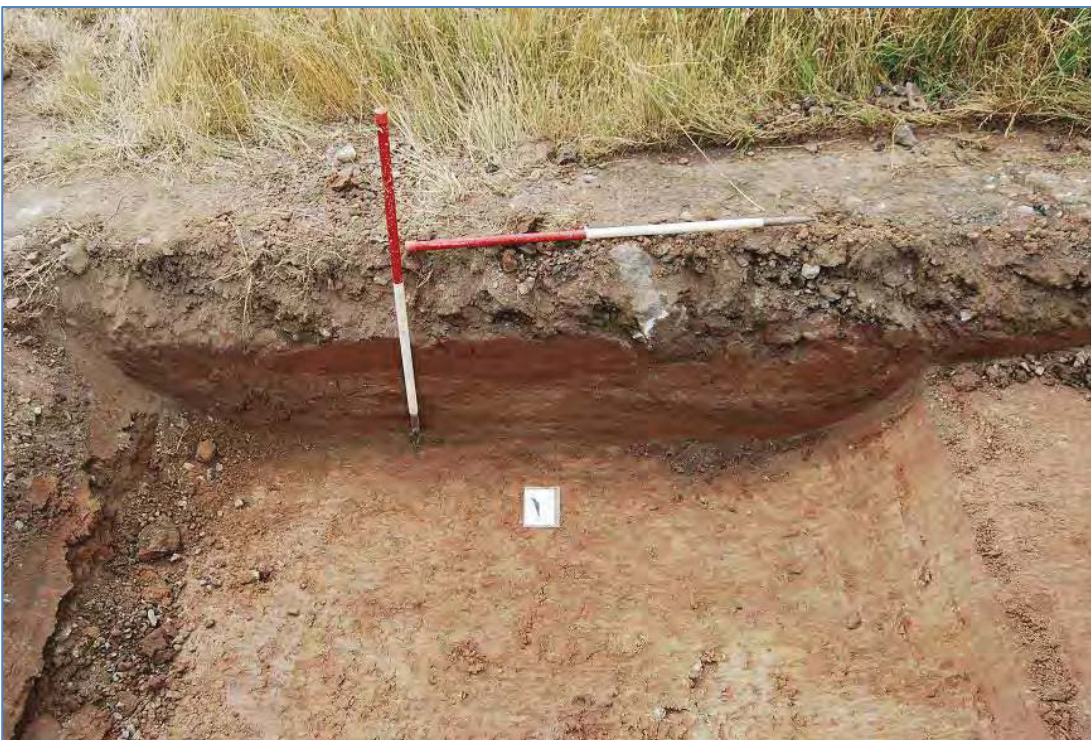
*Plate 4 Cut for modern animal burial containing sheep teeth in Trench 1. Unexcavated and bones not retained*

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*Plate 5 Modern gate posthole in western sondage south facing section*



*Plate 6 North facing section of sondage at east end of Trench 1*

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*Plate 7 Soil profile of western bank exposed showing modern disused water pipe trench. View north-west*



*Plate 8 Soil profile of western bank exposed showing natural deposits looking west*





*Plate 9 Western bank exposed looking south towards existing barns and priory buildings*



*Plate 10 View of Goodrich Castle from the east end of Trench 1, looking north-west*

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## Appendix 1 Trench descriptions

### Trench 1

Maximum dimensions: Length: 50m (15m + 35m) Width: 2.00m Depth: 0.60m (1.00m max sondage at each end)

Orientation: East - West

Main deposit description

Context	Classification	Description	Depth below ground surface (b.g.s) – top and bottom of deposits
100	Topsoil	Friable dark brown silty clay with some turf. Overlies hardcore (101) on south side of trench from 15m – 45m.	0 – 0.15m
101	Layer	Modern hardcore of broken stone and gravels with occasional concrete, broken brick, tarmac and charcoal. Imported to site.	0 – 0.40m
102	Natural	Compact dark red orange clay with occasional brick fragments and cbm. Naturally occurring bands and pockets also within compact sandy marl below.	0.20 -0.60m
103	Solid Geology	Compact yellow sandy marl and sandstone	0.40m – 0.60m +
104	Fill of modern fence post	Redeposited modern dark blackish brown topsoil with modern brick fragments	0.25 – 1,00m + not fully excavated.
105	Cut of gate post	Square cut of modern gate post with vertical sides. Not fully excavated.	0.25m – 1.00m +
106	Fill	Redeposited Red clay filling modern animal burial, that contained sheep teeth.	0.60m (not excavated)
107	Cut	Rectangular cut of modern sheep burial cut into compact sandy marl 1.50m in length, 0.50m visible in width.	0.60m (not excavated)

### Western Bank Exposing Profile

Maximum dimensions: Length: 55m      Width: 2.00m      Height: 1.75m      Depth 0.30m max

Orientation:                      North - South

Main deposit description

Context	Classification	Description	Depth below ground surface (b.g.s) – top and bottom of deposits
200	Topsoil	Friable, dark orangeish brown silty clay with frequent vegetation.	0.05 – 0.15m
201	Subsoil	Orange brown silty clay with frequent gravels.	0.10 – 0.25m
202	Natural	Compact yellow and brown sandy marl deposit	0.05 – 0.30m
203	Solid Geology	Sandstone bedrock of slope, with thin topsoil on top.	0.05m
204	Fill	Redeposited red clay for old water pipe	Unexcavated
205	Cut	Cut of service trench	Unexcavated

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## **Appendix 2 Technical information**

### **The archive (site code: EHE 2125)**

The archive consists of:

- 1 Field progress reports AS2
- 1 Photographic records AS3
- 67 Digital photographs
- 2 Trench record sheets AS41
- 1 CD-Rom/DVDs
- 1 Copy of this report (bound hard copy)

The project archive is intended to be placed at:

Hereford City Museum and Art Gallery  
Broad Street  
Hereford  
HR4 9RU

Tel. Hereford (01432) 268121 extension 207/334

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