

Heritage Assessment



**Longtown Outdoor Education Centre
Longtown
Herefordshire
HR2 0LD**

On behalf of

Longtown Outdoor Learning Trust

September 2022

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Cover: View looking west towards Longtown from the Ewyas Harold road near Lower Bryn Farm

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Contents:

1	Executive Summary	3
2	Introduction.....	4
3	Historical and Archaeological Assessment	11
3.1	Prehistoric.....	11
3.2	Romano-British.....	11
3.3	Medieval.....	12
3.4	Post-medieval.....	14
3.5	Historic Environment Record Gazetteers	15
4	Site Assessment.....	19
5	Heritage Assessment	21
5.1	Methodology	21
5.2	Aims and Objectives	21
5.3	Criteria for Assessment of Potential and Importance of Heritage Assets.....	21
5.4	Consultation of Records relating to Designated and Non-Designated Heritage Assets.....	25
6	Description of Heritage Assets & Assessment of Significance	25
6.1	Identification of Designated Heritage Assets	26
6.2	Identification of Non-Designated Heritage Assets	26
6.3	Assessment of Designated Heritage Assets.....	27
6.3.1	Longtown Castle and Town.....	27
6.3.2	Outdoor Centre (formerly The Mountain Centre) Grade II	31
6.3.3	Former Parish Church of St Peter’s, Longtown.....	34
6.3.4	Sun Inn Cottage.....	35
6.3.5	The Ferns.....	36
6.3.6	Great Turnant	38
6.3.7	Lower Turnant.....	39
6.3.8	Rhiw Arw Cairn.....	41
6.4	Assessment of Non-Designated Heritage Assets.....	42
6.4.1	Castle Lodge.....	42
6.4.2	Castle Cottages and School House.....	43
7	Description of Proposals.....	44
8	Assessment of Magnitude of Impact.....	57
8.1	Longtown Castle and Town	57
8.2	The Outdoor Centre (formerly The Mountain Centre) (Grade II).....	60
8.3	Former Parish Church of St Peter, Longtown	61

8.4	Sun Inn Cottage	61
8.5	The Ferns	61
8.6	Great Turnant	62
8.7	Lower Turnant	62
8.8	Rhiw Arw Cairn	62
8.9	Castle Lodge (Non-Designated Heritage Asset).....	63
8.10	Castle Cottages and School House (Non-Designated Heritage Asset)	63
9	Overall Assessment of Impact and Conclusions	64
9.1	Assessment of Overall Impacts.....	64
9.1.1	Longtown Castle and Town.....	64
9.1.2	The Outdoor Centre	64
9.1.3	Former Parish Church of St Peter	65
9.1.4	Sun Inn Cottage.....	65
9.1.5	The Ferns.....	65
9.1.6	Great Turnant	66
9.1.7	Lower Turnant.....	66
9.1.8	Rhiw Arw Cairn.....	66
9.1.9	Castle Lodge.....	66
9.1.10	Castle Cottages and School House.....	67
9.2	Conclusion	67
10	Copyright	69
11	References	69
12	Appendix 1: Historic Maps.....	71

1 Executive Summary

Border Archaeology (BA) has produced a Heritage Assessment with regard to a proposed new multifunction dining facility, with kitchen, office and associated facilities, at Longtown Outdoor Education Centre, Longtown, Herefordshire, HR2 0LD. The results of this assessment, which considers the impact of the proposed development on designated and non-designated heritage assets within a 2km radius of the site, are summarised below:

The overall impact of the proposed new multi-use dining facility at Longtown Outdoor Centre in heritage terms has been assessed as **Slight to Moderate**. The key impacts of the development in heritage terms relate to the setting of the historic linear medieval settlement of Longtown, the historic core of which is designated as a Scheduled Ancient Monument.

The site is located to the immediate northeast of the Scheduled Monument, within an area which historically appears to have remained as marginal pasture land on the fringes of the core settlement throughout the medieval and post-medieval periods. The results of a field evaluation recently undertaken on the proposal site yielded no evidence of archaeological remains associated with medieval settlement.

In terms of heritage impacts, it is considered that there would be a limited impact on views looking north along the main street and adjoining fields towards the historic core of the settlement, in which the new dining facility would be partially visible overlooking the settlement earthworks to the Ssiygof of the Outdoor Centre; however these views are already restricted by the existing tree lined hedge along the southern flank of the site and could be reduced even further by appropriate enhancement of this hedge boundary.

There would be a limited impact on long-distance views looking eastwards from elevated vantage points along the Hatterrall Ridge towards Longtown and a more noticeable impact on panoramic views looking westwards from several vantage points on the eastern slopes of the Monnow Valley along the Ewyas Harold road which offer elevated, wide-ranging views of the historic settlement. From these vantage points along the Ewyas Harold road, the proposed new building would be visible to the rear of the Outdoor Centre and intervisible alongside several key heritage assets within the Scheduled Area of the medieval town (including the castle itself, the former church of St Peter and the Outdoor Centre, both of which are Grade II listed).

However, it is considered that the proposed new dining facility, due to its reduced massing, sympathetic traditional design (utilising local materials and taking inspiration from the landscape and traditional buildings in the surrounding locality) and siting to the rear of the Outdoor Centre, would be read from these long-distance views as a subservient outbuilding forming part of the existing complex of buildings associated with the Centre and would not noticeably distort the historic linear form of the settlement. It is suggested that further enhancement of the landscaping along the eastern flank of the site would further reduce potential impacts.

In terms of the National Policy Planning Framework, it is considered that the impact of the proposed development can be assessed as less than substantial harm and would rank towards the **Slight to Moderate** level of this spectrum of impact. While it is recognised that there would be an impact on historic views of the medieval settlement of

Longtown, particularly with reference to long-distance views as experienced looking W from the Ewyas Harold road, it is considered that this would be offset by the sensitive design, massing and location of the new facility.

Moreover, in terms of the planning balance, it may be argued that these impacts should be weighed against the significant public benefits which would accrue from the proposed development, in terms of providing improved, more easily accessible dining and learning facilities for schoolchildren visiting the Outdoor Centre, as well as providing continued and enhanced support for local community groups and after school clubs in the form of an improved flexible space. Taking all these factors into account, it is considered that the proposed new multi-use dining facility **can be supported in heritage terms**.

2 Introduction

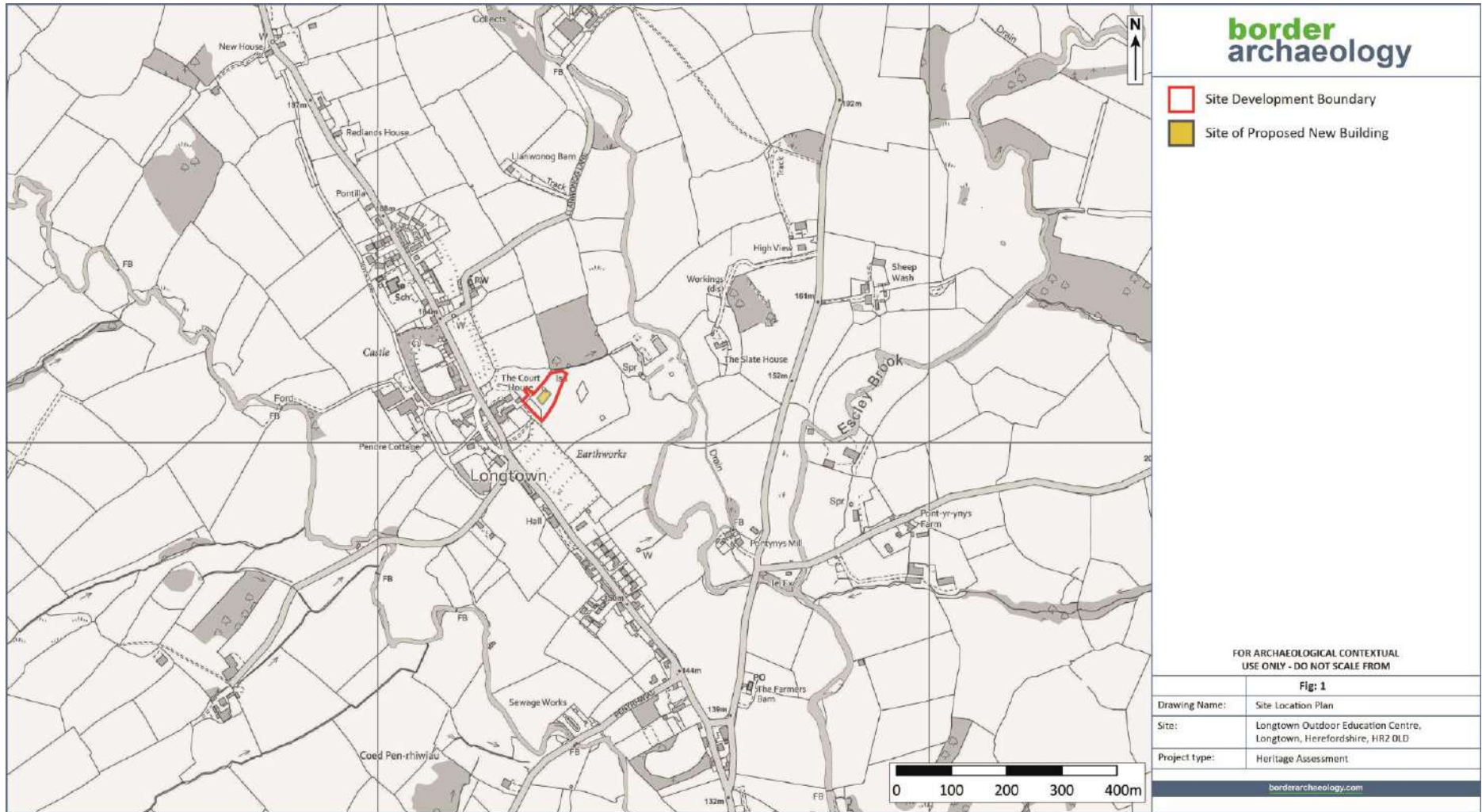
Border Archaeology (BA) was instructed by Quattro on behalf of Longtown Outdoor Learning Trust to produce a Heritage Impact Assessment regarding a proposed new multifunction dining facility, with kitchen, office, staff accommodation and associated storage facilities, at Longtown Outdoor Education Centre, Longtown, Herefordshire, HR2 0LD (*fig. 1*).

2.1 Site Location, Soils & Geology

The outline boundaries of the application site cover an approximate area of 65,131 sq. m. extending to the rear of the Longtown Outdoor Education Centre, situated within the centre of the historic village of Longtown (Herefordshire), which stands on a spur between the valleys of the River Monnow to the E and the Olchon Brook to the W.

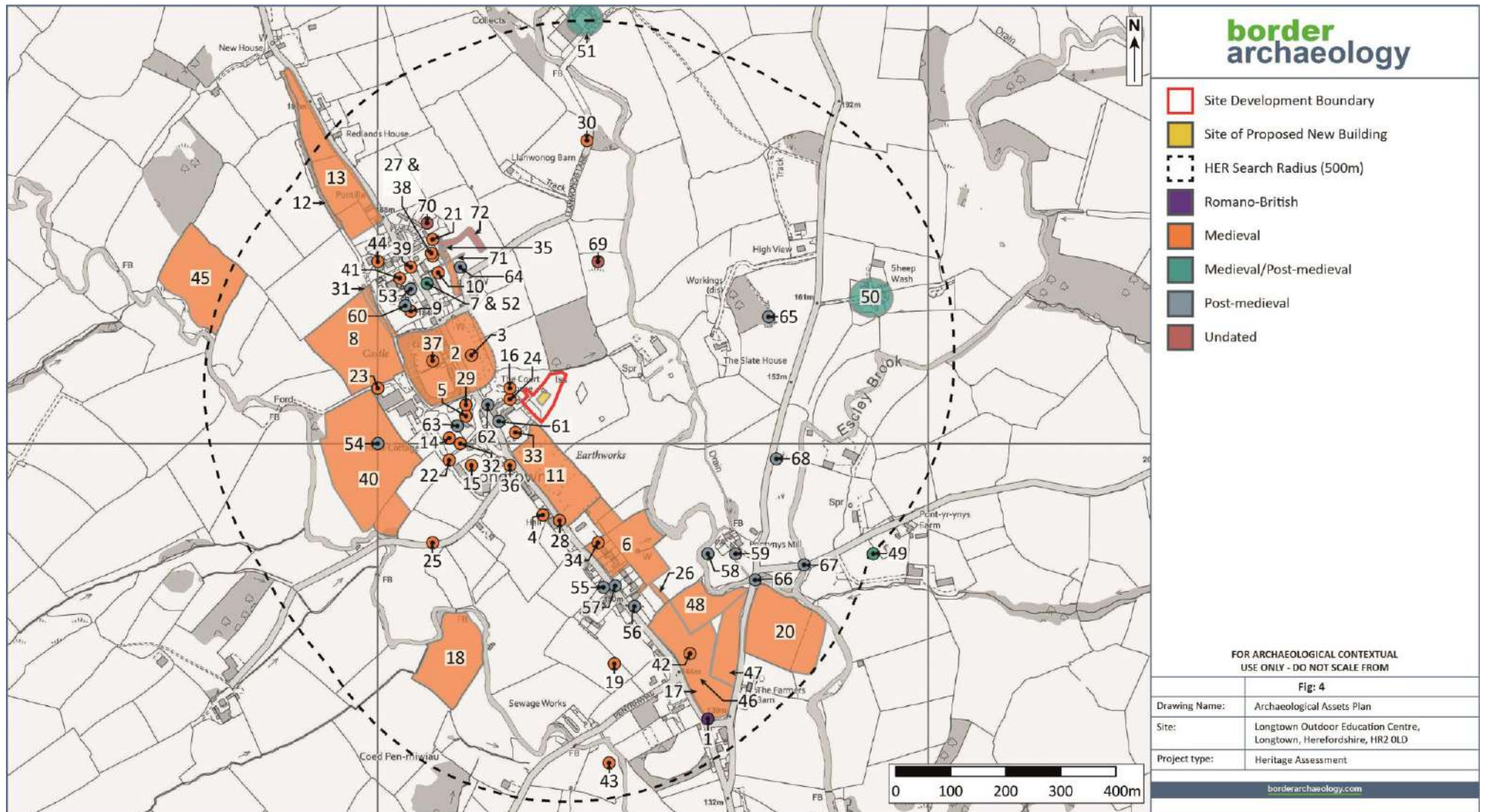
Within this outline application boundary, the site of the proposed new multifunction dining facility is located within the NW corner of a pasture field extending to the rear of the Outdoor Education Centre, about 35m NE of the Scheduled Ancient Monument relating to the medieval castle and town at Longtown (SAM: 1021347).

The British Geological Survey (BGS) records the underlying geology of the site of the proposed development as belonging to the St Maughan's Formation. This sedimentary bedrock consists of interbedded argillaceous rocks and (subequal/subordinate) sandstone, and was formed approximately 393 to 419 million years in the Devonian Period, when the local environment was dominated by rivers. No superficial deposits are recorded within the boundaries of the site, or within its immediate vicinity (BGS 2021).













3 Historical and Archaeological Assessment

The following summary historical and archaeological assessment of the site is based on an Archaeological Desk-Based Assessment produced by Border Archaeology (BA 2021a).

3.1 Prehistoric

No features of a prehistoric date have been positively identified on the Herefordshire HER within the immediate vicinity of the Site; however, prehistoric activity is recorded in the wider landscape surrounding the proposed development. The closest, located approximately 1.9km to the SE of the proposal site (NGR: SO 3400 2780), are Portable Antiquity Scheme (PAS) findspots consisting of a Neolithic/Bronze Age axe head (HER: 54117) and Neolithic/Bronze Age debitage (HER: 54982).

Prehistoric funerary/ritual activity is also recorded, with a linear cropmark of a probable Neolithic long barrow recorded approximately 2.6km to the SW of the Site (HER: 13063; NGR: SO 3126 2657). Several Bronze Age ritual and funerary monuments are recorded on the Hatterall Ridge to the W and SW of Longtown including an undated prehistoric cist about 2.2km to the SW of the site (HER: 58250), a Scheduled round cairn at Rhiw Arw about 2.5km to the SW, and a further cluster of cairns at Garreg Las about 3.7km to the SW, which lies adjacent to a defended enclosure of possible late prehistoric date on Hatterall Hill (Grinsell 1993; Olding 2000, 40). Several crouched burials of Bronze Age date have also been identified at Olchon Court Farm, approximately 4.8km to the NW of the Site on the lower slopes of the Black Mountains (Marshall 1932).

3.2 Romano-British

It has long been suggested that the Anglo-Norman castle at Longtown is situated within the site of an earlier Romano-British fort. This hypothesis was first noted by antiquarians the 19th century, and was based upon the unusual shape of the bailey, as well as various isolated findspots of a Romano-British date (not recorded on the Herefordshire HER; Duncumb 1812, 274). It has also been suggested that the settlement at Longtown is situated on the course of a Roman road between Kenchester (Magnis) and Abergavenny (Gobannium), running past Blackbush Farm (NGR: SO 3820 3270) and continuing SW towards Longtown; however, the course of Roman roads in the area is by no means certain and an alternative route for this Roman road has been proposed along the Golden Valley (Margary 1973, 342-3). Roman forts certainly existed at Gobannium and Clyro, and Longtown lies midway between them, roughly a day's march from each.

In 2003 an English Heritage archaeological investigation and analytical field survey at Longtown (EHE15993) concluded, from the plan of the castle and the form of the earthworks, that the motte was probably built upon an earlier sub-square enclosure, which served as the bailey of the earthwork castle (Smith 2003, 26). Subsequent excavations undertaken in 2016-2017 at Longtown Castle (EHE80252) confirmed this hypothesis, by demonstrating that the turf core of the Medieval rampart was of Late Iron Age or Romano-British date and that this was constructed sometime after 156 BC.

A trench excavated across the rampart on the E side revealed an early deposit consisting of alternating layers of decayed turf to a height of 0.55m above the natural surface and more than 5m wide. Charcoal from the turf core was radiocarbon dated to 209 BC +/- 20, a terminus post quem date suggesting the rampart construction could be of Late Iron Age or Early Romano-British date, the latter being considered the most likely based on its form and the absence of Iron Age pottery (Hoverd 2018, 14-15). Another trench produced Roman finds, including amphora sherds and a blue glass bead, with a charcoal sample returning an uncalibrated 14C date of 17 AD +/- 20 (ibid., 19) and it was concluded, based on this evidence, that this was the site of a Roman fort dating to the 1st century AD.

3.3 Medieval

The local settlement focus during the early Medieval period appears to have been Clodock, located approximately 1.5km S of Site (Smith 2003, 5). Whilst the earliest surviving fabric present at St Clydawg's church at Clodock dates from the 12th century, a 9th century tombstone has been identified, and the church's dedication suggests an earlier origin, being named after St Clawdwg ap Clitguin, a 6th Century Welsh king of Eryng. By the mid-10th century, when it was first documented, the area of the Anglo-Welsh border containing Longtown was known as 'Ewias', meaning 'sheep district' and by the reign of Edward the Confessor (1042-1066), Ewias appears to have been a Welsh dependency of the English Crown (Marshall 1938, 143; Copplestone-Crow 1989, 56; Remfry 1997, 1).

Archaeological evidence suggests that the present castle was probably built in the late 11th/12th century by the Norman family of de Lacy, with the defended urban settlement probably being laid out in the late 12th or early 13th century (Smith 2003; Hoverd 2018). A separate motte and bailey castle at Pont Hendre was formerly thought to be the predecessor of the existing castle at Longtown but is now (Shoesmith 2009, 206-7) although the results of recent investigations there suggest that it may in fact date from the mid-late 12th century (Hoverd 2018).

Longtown is first recorded as 'Nova Villa' in the *Curia Regis Rolls* of 1232 (Copplestone-Crow 2009, 68), and the earliest documentary reference to burgages dates from c.1234, with 100 burgages being recorded in 1310 (Beresford 1988, 451), suggesting a period of expansion during the late 13th/early 14th century when the family of de Verdon held the lordship. However, the urban settlement of Longtown was already in decline by the late 14th/early 15th century and appears to have shrunken to the status of a village by the 16th century.

The surviving remains of the castle includes a circular stone-built donjon (which replaced an earlier timber structure) atop a substantial motte c. 6m in height. The motte is located in the NW corner of the c. 20m x 40m inner bailey; this was surrounded by a curtain wall, remains of which survive. Pottery evidence and 14C dating strongly suggests that construction of the stone keep and possibly the remodelling of other elements of the early castle took place during the 1150s and that subsequent additions, including the gatehouse and inner bailey wall, were added in the 13th century. This coincided with a further enhancement of the defensive rampart (Hoverd 2018, 4).

A stone gateway connects the inner bailey with an outer bailey of c. 100m², which is defended by a bank and ditch, with a gateway on the S side. Adjoining the outer bailey to the S are the southern defences of the borough (HER: 21946), measuring c. 16m x 140m; this appears to have been fairly large compared with the average for the Medieval period and is thought to have been the most densely settled part of the borough (Buteux 1996). It contained the Medieval marketplace (HER: 19473; NGR: SO 3216 2907), which was established prior to 1232.

Adjoining the borough defences to the SE, a range of six terraces about 60m long extend back from the frontage on the eastern side of the road. Additional earthworks of agricultural enclosures and house platforms are also recorded further to the SE, possibly representing later expansion (Smith 2003, 28). The geophysical survey carried out in this area in connection with the new village hall in 2000 recorded five areas of interest, with two considered likely to represent rubble spreads associated with a number of buildings potentially both of a domestic and agricultural nature (Hoverd 2000). No earthwork remains are recorded to the W of the road, either because this area was never settled or because remains have been destroyed.

A significant number of archaeological interventions have been carried out in the vicinity of Longtown, including several located close to the development site. In 1979, limited excavations were undertaken within the large field to the E of the Outdoor Education Centre (known as Cae Mawr), which identified a series of rectilinear channel features, 0.14m deep and 0.11m wide, cut into the natural bedrock. These were recorded as Medieval terracing, drainage or quarrying features but may have also been geological in origin (Van Laun 1981); it should be noted that the proposal site is located in the NW corner of the field in which these same features were found.

In 1984 a geophysical survey was undertaken in various locations within the castle and the settlement of Longtown, including to the immediate N of the Outdoor Education Centre (HER: 5302; Bartlett 1984). This recorded a series of earthworks, most notably a slight hollow which may represent the line of the town ditch, although the results were inconclusive. This survey also targeted the terraced earthworks to the S of the Outdoor Education Centre, identifying a regular system of tenement plots.

A watching brief undertaken in 1989 to the immediate NW of the Outdoor Centre found no definite trace of the eastern line of the town defences although the occurrence of bedrock at the base of the trench at its eastern extremity might possibly indicate the presence of the eastern edge of the ditch cut (HER 22006; Edwards 1989; Topping et al., 1998, 5). Substantial quantities of 19th/20th Century pottery and building rubble were noted in the trench fill, indicating that this area had been used for the dumping of domestic debris during this period, although the footings of a masonry wall of uncertain date were noted at the W end of the trench (Dalwood 1997).

More positive evidence for the eastern alignment of the town defences was revealed during an evaluation undertaken in 1998 on land to the E of the Outdoor Education Centre. A single trench, measuring 6m x 1.5m was aligned to investigate the presumed line of the town defences. The western edge of a large feature, at least 2.4m deep and over 6m wide, was identified as the probable line of the town ditch; two fills were recorded containing sherds of 13th/14th century pottery, as well as several post-medieval sherds and clay pipes from the upper fill, giving the ditch a terminus post quem of the 13th/14th century. This suggests that the town defences may have been purposely slighted in the late Medieval period (Topping et al. 1998).

A number of recent archaeological investigations have been undertaken in the immediate vicinity of the Outdoor Centre, which have produced largely negative results. A watching brief carried out in 2007 on the erection of an electricity pole to the S of the Outdoor Centre within the Scheduled Monument of Longtown recorded bedrock at a depth of 1.3m below existing ground level with no features of archaeological significance noted (Craddock-Bennett 2007). More recently, an archaeological evaluation undertaken in May 2022 on the site of the proposed new dining facility to the E of the Outdoor Centre yielded no evidence of archaeological deposits, features or finds, with natural substrate identified at a depth of 0.7-1.0m bgl (Shurety 2002). The results of this evaluation would

appear to indicate that the site historically lay outside the main area of medieval/post-medieval settlement at Longtown, which is corroborated by the available documentary and cartographic evidence.

3.4 Post-medieval

The settlement of Longtown appears to have gradually contracted during the late medieval period, although the Hearth Tax of 1655 lists 128 hearths, showing that it was still a sizeable village even if its borough status had dwindled. Some building activity appears to have taken place within the settlement during the 17th/18th centuries, as evidenced by several Grade II listed properties including Sun Inn Cottage (List Entry No. 1067711; NGR: SO 32159 29034) and The Ferns (List Entry No. 1067683; NGR: SO 32200 29012); the former building may incorporate fabric of late medieval date. The Outdoor Education Centre itself (HER: 20612), also known as Court House, was originally built in the 18th century as The New Inn (List Entry No. 1356613; NGR: SO 32224 29044).

The Ordnance Survey drawing of 1814 (*fig. 19*) shows the New Inn as a group of buildings within a rectangular enclosure to the E of the main street. The proposed development area is located within the field to the E of these buildings, with no evidence for activity identified within the development area itself. Further cartographic detail is provided by the 1840 tithe map of Longtown (*fig. 20*), which shows seven plots within the wider Site boundary. The New Inn itself is shown as comprising two L-shaped buildings flanking either side of a central yard with a small detached building to the E; a sale advertisement contained in the Hereford Times dated 28th November 1846 also describes a complex of outbuildings including a brewhouse, cider mill, stabling and other ancillary structures. The proposal site is specifically recorded as lying within Plot 1051, listed as 'meadow', with no evidence of building activity therein.

The layout of the New Inn, as shown on the OS 1st edition map of 1888, appears to have changed little since 1840 (*fig. 21*). No significant new features are recorded within the fields to the immediate N and E of the building, with the exception of a footpath leading ENE from opposite the church, which extends across the N boundary of the area now occupied by the present car park. The map also shows minimal changes to the field boundaries, the only exception being a slight realignment in some of the boundaries in the far NE corner of the site.

The OS 2nd and 3rd edition maps, dated 1904 and 1920 respectively (*figs. 22-23*), again record little change to the site, with the exception of a small enclosure to the immediate N of the New Inn, which is labelled 'Old Pounds' suggesting that this area was used in the late 19th or early 20th century as a pound for livestock. Later Ordnance Survey maps dated 1953 and 1964 similarly show little change; however, an Ordnance Survey 1:2500 map of 1978 shows that the New Inn had ceased to be used as a public house by that date and is now labelled as comprising a 'Mountain Rescue Post' and 'The Court House Youth Adventure Centre'. Small ancillary structures are marked to the rear of the buildings, most likely related to this change in use. LiDAR imagery of the proposal site shows little evidence for any archaeological features beyond a few faint linear depressions that may be natural and/or drainage features (*fig. 24*).

3.5 Historic Environment Record Gazetteers

#	MonUID	PrefRef	Name	Date	NGR
1	MHE14457	33816	Possible Roman Fort	Romano-British	SO 3259 2850
2	MHE543	1036	Longtown Castle	Medieval	SO 3210 2910
3	MHE544	1037	Occupation Site in the E Bailey, Longtown Castle	Medieval	SO 3217 2916
4	MHE914	2358	Occupation Site, Land adj. to Lacy Cottage	Medieval	SO 3230 2886
5	MHE916	2362	Church of St Peter	Medieval	SO 3216 2905
6	MHE6934	2899	Earthworks of Occupation, Opposite Greyhound Inn	Medieval	SO 3245 2881
7	MHE8140	4576	Occupation Site, Central Kitchens Industrial Estate	Medieval	SO 3208 2928
8	MHE1454	4577	Earthworks to NW of Longtown Castle	Medieval	SO 3195 2918
9	MHE1455	4578	Occupation Site, School Playing Fields	Medieval	SO 3206 2923
10	MHE1456	4579	Occupation Site E and N of Central Kitchens	Medieval	SO 3211 2930
11	MHE1457	4580	Crofts to the S of The Court House	Medieval	SO 3232 2894
12	MHE1765	5009	Holloway, Longtown	Medieval	SO 3187 2953
13	MHE1766	5010	Relict Medieval Burgage Occupation	Medieval	SO 3191 2952
14	MHE1982	5276	Occupation Site, Land to Rear of The Sun Inn	Medieval	SO 3212 2900
15	MHE1987	5290	Occupation Site, Land to rear of Gilbertstone/Castle Lodge	Medieval	SO 3217 2896
16	MHE1995	5302	Occupation Site, Land to Rear of Outdoor Centre	Medieval	SO 3224 2910
17	MHE2026	5454	Earthworks Opposite the Crown Inn	Medieval	SO 3256 2860
18	MHE4494	9827	Ridge and Furrow, SW of Village	Medieval	SO 3212 2860
19	MHE4495	9828	Earthworks of Ridge & Furrow	Medieval	SO 3243 2860
20	MHE4496	9829	Ridge & Furrow, SE of Village	Medieval	SO 3273 2866
21	MHE10321	19463	Standing Earthwork N of Longtown Castle	Medieval	SO 3210 2937
22	MHE10322	19464	Earthworks to SW of Longtown Castle	Medieval	SO 3212 2896
23	MHE10323	19465	Cannonballs, Longtown Castle	Medieval	SO 3190 2910
24	MHE10324	19466	Earthworks to E of Market	Medieval	SO 3224 2907
25	MHE10325	19467	Holloway to SE of Longtown	Medieval	SO 3210 2882
26	MHE10327	19469	Earthwork Bank, Parallel to High Street	Medieval	SO 3253 2869
27	MHE10328	19470	Tenement Plots to N of Castle	Medieval	SO 3200 2930
28	MHE10329	19471	Medieval Street System	Medieval	SO 3232 2885
29	MHE10331	19473	Medieval Market Place	Medieval	SO 3216 2906
30	MHE10332	19474	Holloway to NE of Longtown Castle	Medieval	SO 3238 2955
31	MHE10333	19475	Holloway to W of New School	Medieval	SO 3200 2924
32	MHE10334	19476	Tenement Plots W of Market Place	Medieval	SO 3214 2899
33	MHE10335	19477	Tenement Plots E of Market Place	Medieval	SO 3225 2902
34	MHE10336	19478	Tenement Plots to E of Main Road S of Defences	Medieval	SO 3239 2882
35	MHE10341	21945	Earthworks of Town Defences, N of Longtown Castle	Medieval	SO 3213 2931
36	MHE10342	21946	Town Defences to S of Longtown Castle	Medieval	SO 3224 2896
37	MHE10344	22003	Masonry Wall Footings Within Inner Bailey	Medieval	SO 3210 2914
38	MHE10346	22005	Medieval Occupation Site	Medieval	SO 3210 2934

#	MonUID	PrefRef	Name	Date	NGR
39	MHE10348	22008	Medieval Occupation Site	Medieval	SO 3206 2931
40	MHE8139	22058	Field Boundaries SW of Longtown Castle	Medieval	SO 3198 2896
41	MHE1453	24829	Occupation Site, School Site, N of Castle	Medieval	SO 3204 2930
42	MHE13631	30547	Two-Celled Rectangular Structure, near Longtown Castle	Medieval	SO 3256 2861
43	MHE13725	31927	Boundary Bank, possibly C8	Medieval	SO 3241 2842
44	MHE13995	32848	Medieval Occupation, Pontilla	Medieval	SO 3199 2933
45	MHE18880	44327	Ridge and Furrow, 300m W of Longtown Castle	Medieval	SO 3168 2929
46	MHE24132	53307	Parchmarks of Buildings, North of the Crown Inn	Medieval	SO 3258 2859
47	MHE28676	56905	Ridge and Furrow, Pigeon House Field	Medieval	SO 3263 2864
48	MHE28677	56906	Ridge and Furrow, Pigeon House Field	Medieval	SO 3260 2870
49	MHE4394	9535	Pont-yr-Ynys	Med./PM	SO 3290 2870
50	MHE4395	9536	Grove Farm	Med./PM	SO 3289 2926
51	MHE4396	9537	Llanwonnog	Med./PM	SO 3237 2977
52	MHE8403	25963	Stone Debris, Central Kitchens Industrial Estate Evaluation	Med./PM	SO 3208 2928
53	MHE2025	5453	Old School	Post-med.	SO 3206 2927
54	MHE4375	9516	Pen y Dre	Post-med.	SO 3100 2800
55	MHE4376	9517	Greyhound Inn	Post-med.	SO 3241 2873
56	MHE4377	9518	Post Office	Post-med.	SO 3246 2870
57	MHE10317	17527	Milestone, Opposite The Old Greyhound	Post-med.	SO 3243 2874
58	MHE10319	17529	Pontynys	Post-med.	SO 3250 2870
59	MHE10326	19468	Mill Site, Pontynys	Post-med.	SO 3265 2879
60	MHE10330	19472	Tenement plots to the N. of the castle, Longtown	Post-med.	SO 3205 2924
61	MHE7269	20612	Outdoor Education Centre	Post-med.	SO 3221 2903
62	MHE10347	22006	C19 Refuse Tip	Post-med.	SO 3219 2906
63	MHE13590	31796	Sun Inn Cottage	Post-med.	SO 3210 2900
64	MHE13596	31802	Salem Baptist Church	Post-med.	SO 3214 2931
65	MHE13103	40997	Quarry	Post-med.	SO 3271 2923
66	MHE16933	42011	Pont ar Ynys Bridge	Post-med.	SO 3268 2875
67	MHE16934	42012	Longtown Bridge	Post-med.	SO 3277 2877
68	MHE28289	56532	Milestone, 225m N Pont-yr-Ynys Bridge	Post-med.	SO 3272 2897
69	MHE2029	5458	Cropmarks, E of Village	Undated	SO 3239 2933
70	MHE10339	22009	Report of Stone Rubble	Undated	SO 3208 2940
71	MHE10320	22059	Earthworks NE of Central Kitchens	Undated	SO 3213 2933
72	MHE13302	31382	Cropmark 100m N of Longtown Castle	Undated	SO 3215 2936

Table 2: Gazetteer of archaeological monuments recorded in the immediate vicinity of the site on the Herefordshire Historic Environment Record

#	EvUID	Name	Date	NGR
E1	EHE31062	Excavations: Longtown Castle	1978	SO 3210 2910
E2	EHE22007	WB: The Old Church	1983	SO 3216 2905
E3	EHE22004	Geophys.: Longtown	1984	SO 3214 2914
E4	EHE22006	WB: Longtown Defences	1989	SO 3219 2906
E5	EHE1036	DBA: Display Panels, Longtown Castle	1989-1991	SO 3216 2909
E6	EHE15991	WB: Remedial Works	1994	SO 3213 2912
E7	EHE1001	Central Marches Historic Towns Survey	1995-1997	SO 4784 4868
E8	EHE31818	WB: Green Cottage	1996	SO 3216 2926
E9	EHE25963	Eval.: Central Kitchens Industrial Estate	1997	SO 3208 2928
E10	EHE26824	Eval.: Extension 1, Longtown Outdoor Education Centre	1998	SO 3250 2940
E11	EHE26884	Eval.: Longtown	1998	SO 3250 2949
E12	EHE30546	Geophys.: Village Hall	2000	SO 3254 2865
E13	EHE31727	Eval.: Greyhound Farm & Glyneath House	2001	SO 3239 2843
E14	EHE32847	Eval.: Land S of Pontilla	2001	SO 3199 2933
E15	EHE32117	WB: Great House	2002	SO 3253 2851
E16	EHE32824	Eval.: Land Adjacent to Longtown Village Hall	2002	SO 3230 2882
E17	EHE15993	Survey & WB: Longtown Castle	2003	SO 3235 2886
E18	EHE80090	WB: Land Adjacent to Longtown Primary School	2005	SO 3190 2930
E19	EHE44733	WB: Land Adjacent to The Court House	2007	SO 3227 2896
E20	EHE1994	WB: Post Box Cottage	2012	SO 3246 2872
E21	EHE12134	Drone Survey: Longtown Castle	2016	SO 3212 2914
E22	EHE80252	Excavation: Longtown Castle	2016-2017	SO 3217 2917
E23	EHE80358	WB: Longtown Castle	2017	SO 3210 2913
E24	EHE80412	WB: Longtown Castle	2019	SO 3209 2915
E25	EHE80442	Eval.: Detached Garage, Sun Inn Cottage	2020	SO 3230 2887

Table 3: Gazetteer of Archaeological Events recorded in the immediate vicinity of the site on the Herefordshire Historic Environment Record

#	NHLE Ref	Name	Grade	NGR
B1	1343662	Llanwonnog Farmhouse & Adjoining Shed	II	SO 3237 2977
B2	1078156	The Old Greyhound	II	SO 3241 2873
B3	1356543	Pontynys	II	SO 3296 2884
B4	1342119	Grove Farmhouse	II	SO 3288 2928
B5	1078153	Church of St Peter	II	SO 3216 2905
B6	1078155	Milestone on W side of Road c.15m W of The Old Greyhound	II	SO 3243 2874
B7	1356613	The Mountain Centre	II	SO 3222 2904
B8	1067683	The Ferns	II	SO 3220 2900
B9	1067711	House c.5m S of Church of St Peter	II	SO 3216 2903
B10	1078163	Pontynys Mill	II	SO 3263 2883
B11	1078154	The Crown Inn	II	SO 3262 2847

#	NHLE Ref	Name	Grade	NGR
B12	1078190	Pontynys Bridge	II	SO 3268 2875
B13	1078150	Church of St Clodock	I	SO 3264 2751
B14	1342121	Old Court	II*	SO 3375 3027
B15	1067726	Group of 4 Chest Tombs Approx. 1m from S Wall of Church of St Clodock	II	SO 3263 2750
B16	1067734	Sundial Approx. 7m S of Church of St Clodock	II	SO 3265 2749
B17	1067740	Cornewell Arms PH	II	SO 3263 2746
B18	1075156	Barn Approx. 15m E of Lower Ponthendre	II	SO 3266 2799
B19	1075159	Shelter Shed Approx. 20m NE of Lower Ponthendre	II	SO 3266 2801
B20	1076683	Barn Approx. 30m S of Old Court	II	SO 3376 3022
B21	1076993	Tanhouse	II	SO 3265 2832
B22	1078148	Barn Approx. 40m SW of Wain Farmhouse	II	SO 3301 3084
B23	1078149	Cow Shed Approx. 20m NW of Wain Farmhouse	II	SO 3310 3087
B24	1078151	Group of 3 Chest Tombs Approx. 1m S of Chancel of Church of St Clodock	II	SO 3266 2750
B25	1078152	Clodock Mill	II	SO 3261 2734
B26	1078179	Great Turnant	II	SO 3064 2880
B27	1078180	Lower Turnant	II	SO 3081 2918
B28	1078185	Great Trewern	II	SO 3215 3084
B29	1078187	Barn Approx. 35m NE of Lower Ponthendre	II	SO 3266 2803
B30	1078188	Barn Approx. 15m W of Old Bryn	II	SO 3386 2922
B31	1078189	Lower Hall & Upper Hall Approx. 6m S of Old Court Farmhouse	II	SO 3374 3024
B32	1342120	Middle Ponthendre	II	SO 3265 2807
B33	1342142	Wain Farmhouse	II	SO 3306 3086
B34	1342144	Upper Ponthendre	II	SO 3267 2824
B35	1342157	(Old) Brook Farmhouse Approx. 100m W of (New) Brook Farmhouse	II	SO 3355 2802
B36	1343662	Llanwonnog Farmhouse & Adj. Shed	II	SO 3236 2978
B37	1356107	Olchon House	II	SO 3065 2993
B38	1356543	Pontynys	II	SO 3296 2884

Table 4: Gazetteer of listed buildings recorded within a 2km radius of the site on the Herefordshire Historic Environment Record and the National Heritage List for England

4 Site Assessment

Several site visits were undertaken to ascertain potential impacts on heritage assets both in the immediate and wider vicinity of the site. The site of the proposed new dining facility is located within the NW corner of a large irregularly shaped pasture field (at about 169m AOD) to the rear of the Outdoor Centre and the adjoining complex of modern classroom buildings (*Plate 1*). Two modern containers are located against the W boundary of the field.



Plate 1: View looking SW across land to rear of the Longtown Outdoor Education Centre



Plate 2: View looking ENE across NW corner of field to E of the Outdoor Centre

The eastern portion of the field gradually descends towards the River Monnow and there are extensive views looking E towards the upper eastern slopes of the Monnow Valley (*Plates 2-4*), consisting of a landscape of pasture fields defined by heavily tree-lined hedges interspersed with discrete tracts of woodland, with occasional distant glimpses of farmsteads and outlying farm buildings on the upper slopes. Views are partially limited by a small bank of coniferous trees within the centre of the field which appears to be a recent plantation.



Plate 3: View looking E across pasture field to E of Outdoor Centre



Plate 4: View looking ESE across pasture field to E of Outdoor Centre, showing modern plantation

5 Heritage Assessment

5.1 Methodology

This section of the Heritage Assessment comprises an identification and description of the designated and non-designated built heritage assets in the vicinity of the development and an assessment of their significance in heritage terms. It has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

The Assessment has also been informed by criteria for assessing visual and physical impact on cultural heritage assets contained in the *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020).

5.2 Aims and Objectives

This Heritage Assessment seeks to identify any known or potential heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and assets (including an assessment of their character, extent and quality) within a local, regional and national context.

5.3 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in*

Heritage Assets Historic England Advice Note 12 (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (MCHLG 2021)’.

This assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological and built heritage assets, in particular Policy LD4 (Historic Environment and Heritage Assets) contained in the *Herefordshire Local Plan Core Strategy 2011-2031* (Adopted October 2015), which reads as follows: ‘*Development proposals affecting heritage assets and the wider historic environment should:*

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

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

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2015).

In more detail, the assessment process can be described as comprising the following elements

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Herefordshire Historic Environment Record and the National Heritage List for England.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (HE 2017b) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
 - 2/ Presence of other heritage assets
 - 3/ Formal design
 - 4/ Historic materials and surfaces
 - 5/ Land use
 - 6/ Trees and vegetation
 - 7/ Openness, enclosure and boundaries
 - 8/ History and degree of change over time
 - 9/ Integrity
 - 10/ Surrounding townscape character
 - 11/ Views from, towards and across the asset (to including the asset itself)
 - 12/ Visual prominence & role as focal point
 - 13/ Intentional inter-visibility with other historic and natural features
 - 14/ Sense of enclosure, seclusion, intimacy or privacy
 - 15/ Accessibility, permeability and patterns of movement
 - 16/ The rarity of comparable survivals of setting
 - 17/ Associative relationships between heritage assets
 - 18/ Cultural associations
-

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials. architectural style or design
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

Table 4: Overall Significance of impact on heritage assets					
<u>Magnitude of impact.</u>	<u>Importance of heritage asset.</u>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Slight/Moderate	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

5.4 Consultation of Records relating to Designated and Non-Designated Heritage Assets

In order to fully appreciate the significance of the designated heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known heritage assets within a 2km study area around the area of the proposed development.

The research carried out for this Heritage Assessment consisted of the following elements:

- Consultation of the Herefordshire Historic Environment Record (HER). The Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys (*Tables 2-4; figs. 2-4*).
- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- Collections of documentary records, census returns, historic maps and photographs were consulted using records held by Herefordshire Archives, the National Archives and the British Library.
- Site visits were undertaken in February, July and November 2021 and August 2022 and a photographic record of the site, the nearby built heritage assets and their respective settings was undertaken from key vantage points (*figs. 5 & 6*).

6 Description of Heritage Assets & Assessment of Significance

The assessment of significance is primarily based on the criteria for the assessment of heritage assets contained in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), which considers their significance in terms of their evidential, historical, aesthetic and communal values.

Evidential value derives from the potential of a place to yield evidence about past human activity, which tends to be diminished in proportion to the extent of its removal or replacement.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and tends to be either illustrative or associative.

Aesthetic value may be said to be derived from the ways in which people draw sensory and intellectual stimulation from a place, which can be the result of formal design or gradual, organic changes over time.

Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

6.1 Identification of Designated Heritage Assets

Two Scheduled Ancient Monuments (Longtown Castle and Town and Pont Hendre Mound) and 38 listed buildings were identified within a 2km radius of the site, based on consultation of the Herefordshire Historic Environment Record and the National Heritage List for England.

Following a series of site visits to determine potential impacts on settings, seven of these designated heritage assets were identified as having potential to be affected by the proposed development, namely Longtown Castle and Town, the Outdoor Centre (formerly the New Inn), the former Church of St Peter, Sun Inn Cottage, The Ferns and two historic farmhouses on the Mountain Road W of Longtown at Great Turnant and Little Turnant.

It should be noted that views were also considered from three historic farmsteads on the upper slopes E of Longtown at Pont-yr-Ynys, Old Bryn Farm and The Grove, all of which are Grade II listed buildings; however, following a site visit, in all three cases it was determined that due to the intervening land form, tree and hedge cover that there would be no discernible impact on the settings of these designated heritage assets.

In terms of monuments within Wales which might potentially be affected by the proposed development, there are three (which are designated by Cadw as Scheduled Ancient Monuments) situated close to the Offa's Dyke footpath on the Hatterall Ridge to the SW of the site, from where it was initially considered that there could potentially be long distance views of the site, namely Rhiw Arw Cairn, Garreg Las Cairn and Hatterall Hill Enclosure. A site visit was undertaken to assess potential visual impacts on these specific monuments and one of these, a Scheduled round cairn at Rhiw Arw, adjacent to the Offa's Dyke Path, was determined to have long distance views looking NE towards the site

6.2 Identification of Non-Designated Heritage Assets

There is currently no available list of locally listed (non-designated) heritage assets for the county of Herefordshire. A total of 30 non-designated heritage assets were identified within a 2km radius of the site, primarily based on consultation of the Herefordshire Historic Environment Record.

However only two non-designated heritage assets were identified as having potential to be affected by the proposed development, namely Castle Lodge, a detached two-storey house of early 19th century date situated on the W side of the main street to the SW of the Outdoor Centre and Castle Cottages/Old School, located within the outer bailey of Longtown Castle.

6.3 Assessment of Designated Heritage Assets

6.3.1 Longtown Castle and Town

- **Description of Heritage Asset and its Setting**

The following description of Longtown Castle and Town is chiefly based on the Scheduling description contained in the National Heritage List (List Entry No. 1021347) and informed by the results of recent survey work and archaeological investigations (Smith 2003; Hoverd 2018). The Scheduled Monument comprises a motte and bailey castle with associated earthworks and settlement remains lying on a spur at the confluence of the River Monnow and Olchon Brook in Herefordshire, overlooked by the Black Mountains close to the border with Wales. The castle and earthworks comprise a linear development running north west-south east and lie in four separate areas of protection. At the north west end is a keep, located in the north west corner of the inner bailey (*Plate 5*). The inner bailey, in turn, lies in the north west corner of the outer bailey, which is now bisected by the modern road (*Plates 6 & 7*).



Plate 5: View looking NW from the outer bailey towards the inner bailey gatehouse, curtain wall and circular keep at Longtown Castle

Adjoining the outer bailey of the castle to the N and S are the remains of two sub-rectangular enclosures, defended by a substantial bank and ditch, which appear to represent the core of the medieval urban settlement (HER 21945; HER 21946). The southern enclosure, which encompasses the church and triangular market place and the buildings of the former New Inn (now the Outdoor Education Centre) can still be largely traced and is defined by a scarp still standing to over 1m high for most of its S extent, with a series of shallower scarps and banks to the W. The

settlement enclosure to the N of the castle is less well-defined (probably as a result of the construction of late 20th century housing and a primary school in this area) although its partial alignment can be traced to the E of the main street and archaeological and documentary evidence attests to the existence of tenement plots in this area during the medieval period. Views from the keep and the outer bailey towards the proposal site are blocked by a substantial tree screen running along the N boundary of the Outdoor Centre site.



Plate 6: Elevated view looking SE from the castle keep across the inner and outer baileys (with the Victorian former School House to left of picture) towards the site of the Outdoor Centre, hidden by a mature tree screen



Plate 7: View SSE across the eastern portion of the outer bailey (previously used a village green) with the Outdoor Centre concealed by existing tree lined banks

Beyond the southern limit of the town defences, to the S of the Outdoor Education Centre are further substantial earthworks of terraced burgage plots or crofts, consisting of six or seven terraces or platforms each measuring between 20m to 30m wide and about 60m long which extend back from the frontage on the E side of the road, with additional earthworks of agricultural enclosures and house platforms recorded further to the SE near the Crown Inn.

Recent archaeological excavations have now established that there was a fortification, possibly a marching camp or auxiliary fort at Longtown during the Roman period, possibly established during the Roman military incursions into Wales during the mid-late 1st century AD. However, the present motte and bailey castle was probably established by the de Lacy family during the late 11th/early 12th century with the defended urban settlement being laid out in the late 12th or early 13th century (Smith 2003; Hoverd 2018). Longtown is first recorded as 'Nova Villa' in the *Curia Regis Rolls* of 1232 (Coplestone-Crow 2009, 68), and the earliest documentary reference to burgages dates from c.1234, with 100 burgages being recorded in 1310 (Beresford 1988, 451), suggesting a period of expansion during the late 13th/early 14th century when the family of de Verdon held the lordship. However, the urban settlement of Longtown was already in decline by the late 14th/early 15th century and appears to have shrunken to the status of a village by the 16th century.

- **Assessment of Significance**

The significance of Longtown lies in the fact that it represents a very well-preserved example of an Anglo-Norman castle borough, occupying a defensive site which recent archaeological investigations have demonstrated to have been occupied since the Roman period. The motte and bailey castle represents a very good example of its type, with a fine circular masonry keep (now dated to c.1150-60) and inner curtain wall and gatehouse of early 13th century date and forms a prominent landmark in the surrounding landscape. Its significance is further enhanced by the survival of the original plan of its adjacent medieval town in the form of earthworks clearly showing the extent of the borough and associated town defences. The extent and linear form of the medieval settlement, from which the name Longtown is evidently derived, remains essentially intact and well-defined in spite of limited late 20th century infill to the NW and SE.

Its linear form remains highly legible both in terms of views looking along the main street of Longtown and long-distance, elevated views looking from the Hatterrall Ridge to the W and the Ewyas Harold road to the E (*Plates 8 & 9*). These long-distance views are particularly important as they eloquently illustrate the historical role of Longtown as a frontier settlement, dominated by the remains of its imposing castle and framed against the Black Mountains to the west, demarcating the historically turbulent border with Wales.

The castle and planned settlement of Longtown provide valuable information on the colonisation of this part of the Welsh Marches during the 11th to 14th centuries. There is good documentary evidence to show the history of the castle and its associated town and archaeological investigations in recent years have demonstrated that there is good potential for stratified deposits and features, including remains of the town defences and masonry structures, to be identified within the Scheduled area. Longtown also has significant amenity value as an attraction for tourists visiting the Monnow Valley and Black Mountains and walking the Offa's Dyke Path. Based on the above assessment, it may be regarded as a heritage asset of **Very High** importance.



Plate 8: Elevated view looking E from Hatterrall Ridge towards the village of Longtown, clearly showing its historic linear form (with approximate site circled in red)



Plate 9: Elevated view looking W towards Longtown from the field gate on the Ewyas Harold road, between Lower Bryn and Bryn Farm, with the proposal site to the rear of the Outdoor Centre visible (circled in red)

6.3.2 Outdoor Centre (formerly The Mountain Centre) Grade II

- **Description of Heritage Asset and its Setting**

The Outdoor Centre, formerly known as The Court House and originally termed the New Inn, is a prominent two storey building of sandstone rubble construction (externally roughcast) and slate roofed with attics and cellarage, occupying a prominent, slightly sloping site within the centre of the historic settlement of Longtown. It was designated as a Grade II listed building in 1986 (List Entry No. 1356613). The original house, built in the mid-18th century as the New Inn and also used during the 19th century as a court house for holding manorial courts, was altered during the late 19th century and was extended during the late 20th and early 21st century with the construction of several accommodation buildings, classrooms and utilitarian structures associated with its current usage as an Outdoor Education Centre (*Plate 10*).

The principal west-facing elevation of the building has two 20th century gabled dormers with three-light casement windows, with three 6 × 6 sash windows at first floor level and two 6/6 sash windows at ground level flanking either side of a gabled porch with a timber superstructure resting on dwarf stone walls (*Plate 11*). A partially mutilated stone plaque to left of window on the first-floor bears inscription with name "New Inn". The interior of the building has been much altered but retains some original features including a late 18th/early 19th century dog-leg staircase with turned balusters.



Plate 10: View NW towards the Grade II listed Outdoor Centre (formerly the New Inn) with modern extension visible to rear

In terms of setting, the Outdoor Centre features prominently in views looking N along the main street of the village, featuring noticeably in the backdrop to views of the Scheduled settlement earthworks extending to the S of the Centre (*Plate 12*). Due to its slightly elevated, exposed setting in the centre of the village, the complex of buildings features in long-distance views of Longtown, looking both E and NE from the Hatterall Ridge and W from vantage points along the Monnow Valley Walk and the unclassified roads leading N to Michaelchurch Escley and E towards Ewyas Harold (*Plates 13 & 14*).

- **Assessment of Significance**

The Outdoor Centre may be assessed as a heritage asset of **High** importance, reflecting its Grade II listing and historic interest as an 18th century inn and court house, retaining significant evidence of original fabric in spite of later extensions and occupying an important position within the nucleus of the historic settlement of Longtown.



Plate 11: View looking N towards the principal front elevation of the Outdoor Centre (formerly the Mountain Centre, formerly known as the New Inn), a Grade II listed building



Plate 12: View looking N from the main street towards the Outdoor Centre showing the Scheduled settlement earthworks in foreground, the proposal site is largely screened by an existing tree-lined hedge boundary to the S (to right of picture)



Plate 13: Distant view of Longtown looking NE from Hatterall Ridge near trig point (with site circled in red)



Plate 14: View looking W towards Longtown and rear of Outdoor Centre from Michaelchurch Escley road with site of proposed development circled in red

6.3.3 Former Parish Church of St Peter's, Longtown

- **Description of Heritage Asset and its Setting**

Sited on a slightly raised slope overlooking the main street and the Outdoor Centre to the E is the former parish church of St Peter's (*Plate 15*). The church appears to have been established in the 12th century as a chapel of ease to Clodock; the existing building dates back to the 13th century and was substantially restored in the 1860s; it was converted into a private house in 1983-4.

St Peter's Church, which is Grade II listed (List Entry No. 1078153), is constructed of sandstone rubble with ashlar dressings and a stone slate roof. The building comprises a nave and chancel with bellcote and a gabled south porch. The chancel is the oldest surviving portion of the church and appears to be 13th century in date, with wide lancets in the N and S walls and a two-light E window of probable 14th century date in the E wall, while the nave mostly dates from the restoration of the church by Thomas Nicholson in 1868-9. The interior is recorded as containing traces of an earlier building evidenced by a 12th century scalloped capital forming the basis of a piscina in the chancel, while the chancel roof, of braced collar-beam type has the date 1640 inscribed in the N wall plate (RCHME 1931, 181; Brooks & Pevsner 2007, 488).



Plate 15: View SW towards former parish church of St Peter from main street opposite entrance to Outdoor Centre car park

In terms of its setting, the former church occupies a prominent, gently sloping site on the W side of the main street, to the immediate S of which is a small open space flanked by several historic properties which appears to represent evidence for a market place of probable medieval origin. The bellcote is a noticeable feature in historic views of the town, particularly looking W from the Ewyas Harold Road and the Michaelchurch Escley Road.

- **Assessment of Significance**

The former church of St Peter may be regarded as a heritage asset of **High** significance reflecting its status as a Grade II listed building, forming a key component of the medieval planned settlement of Longtown and retaining significant evidence of medieval fabric in spite of an extensive Victorian restoration and subsequent conversion into a private house in the late 20th century. Its importance is enhanced by the fact that it occupies a prominent, slightly elevated setting within the historic centre of the village and has group value with the cluster of historic properties adjoining it (Sun Inn Cottage, The Ferns) representing the core of the medieval and post-medieval settlement.

6.3.4 Sun Inn Cottage

- **Description of Heritage Asset and its Setting**

Located about 5m S of the former parish church of St Peter is Sun Hill Cottage (*Plate 16*), comprising a single storey dwelling with attic, of sandstone rubble construction with a stone slate and Welsh slate roof (List Entry No. 1067711). The core of the building, which was used as an inn during the 18th and 19th centuries, appears to be of early 17th century date but remodelled during the 18th century; it is rectangular in plan with a probable through-passage, with a S gable end stack (incorporating a stone winder staircase) with a lateral stack to the west front. The interior retains traces of a square panelled timber framed internal partition and a heavy beam in the room to the right of the entrance on the E front of the cottage, as well as evidence of a malt kiln and a bake oven in the kitchen. Although the existing cottage appears largely to date from the 17th century, the survival of a door jamb of late 15th/early 16th century date suggests that its origins may date back to the late medieval period.



Plate 16: View looking SW towards Sun Inn Cottage, to S of former parish church

The cottage occupies a somewhat recessed setting set well back from the street frontage, overlooking a small area of open space immediately S of the parish church which appears to represent an historic market place associated with the medieval planned settlement of Longtown.

- **Assessment of Significance**

Sun Inn Cottage may be considered to be a heritage asset of **High** significance, reflecting its status as a Grade II listed dwelling of 17th/18th century date (with possible earlier medieval origins) retaining significant evidence of original fabric, both internally and externally and retaining its original plan form in spite of modern alterations and refurbishment works. Its significance is enhanced by its location within the historic core of the medieval town of Longtown, forming one of a cluster of historic buildings within the nucleus of the planned small town of Longtown and overlooking the former market place.

6.3.5 The Ferns

- **Description of Heritage Asset and its Setting**

Located on the W side of the main street roughly opposite the Outdoor Centre is The Ferns, a Grade II listed house of late 17th or early 18th century date, with 20th century alterations and additions and recently sub-divided into two dwellings (List Entry No. 1067683). The main house is of two-storeys, rectangular in plan (aligned NW-SE) and of sandstone rubble construction with a 20th century tiled roof, while attached to the NW end is a single-storey service wing with a stone slate roof (*Plates 17 & 18*).

The main house has a large axial chimneystack and an end stack at the NW gable end, with the principal entrance located slightly left of centre on the NE facing elevation which has a gabled porch with a heavy wooden framed doorway with edged door flanked by casement windows (*Plate 13*). A two-light stone diamond mullioned window survives on the rear (SW-facing) elevation. The interior of the house has been heavily altered but retains some chamfered ceiling beams.

In terms of its setting, The Ferns occupies a prominent position within the centre of the historic settlement of Longtown, slightly set back from the street frontage but nevertheless featuring noticeably in views looking NW along the main street. It has significant group value with the other historic properties in this area, including the Outdoor Centre, the former parish church of St Peter and Sun Inn Cottage, all of which are Grade II listed.

- **Assessment of Significance**

The Ferns may be regarded as a heritage asset of **High** significance, reflecting its listed status and the fact that it retains significant evidence of historic fabric dating back to the 17th/18th century in spite of alterations in the late 20th/21st century. Its importance is enhanced by its prominent location on the main street within the historic core of Longtown, in close proximity to several listed buildings of historic interest including the Outdoor Centre, the former church of St Peter and Sun Inn Cottage.



Plate 17: Oblique view looking NW from the main street towards The Ferns



Plate 18: View looking N showing rear elevation of The Ferns, with former church of St Peter's visible in background

6.3.6 Great Turnant

- **Description of Heritage Asset and its Setting**

Great Turnant is a substantial Grade II listed farmhouse situated in an isolated, steeply sloping setting on the Mountain Road to the W of Longtown, about 1.6km W of the site (*Plate 19*). The farmhouse, which is designated as a Grade II listed building (List Entry No. 1078179) comprises a late 15th/early 16th century core (possibly timber-framed), remodelled in the 17th century with further alterations made in the 20th century.

The house, which is of sandstone rubble construction with stone slate and part-corrugated metal roofs, is irregular in plan, comprising an earlier building (of one storey with attic) aligned E-W with a later gabled cross-wing (of two storeys with attic) at the W end and a further addition to the N side. The interior of the house was surveyed by the RCHME in the early 1930s, which recorded a cruck truss within the earlier building and traces of a former stone winder staircase against the N chimney stack (RCHME 1931, 175). The farmhouse is overlooked by Hatterrall Ridge to the W and is surrounded on three-sides by a series of single-storey agricultural outbuildings and open-shelter sheds of varying dates. There are wide-ranging elevated views from the curtilage of the farmhouse looking E towards Longtown (*Plate 20*).



Plate 19: View looking SE from Mountain Road towards Great Turnant farmhouse

- **Assessment of Significance**

Great Turnant may be assessed as a heritage asset of **High** importance, reflecting its listed status as an historic farmhouse of late medieval origin, containing significant evidence of original fabric in spite of later alterations. It forms one of a series of well-preserved, remote upland farmsteads of late medieval or early post-medieval date on the upper slopes of the Olchon Valley in Llanveynoe parish, including Lower Turnant and Olchon Court Farm, several of which are Grade II listed buildings.



Plate 20: View looking W from Mountain Road by entrance to Great Turnant towards Longtown

6.3.7 Lower Turnant

- **Description of Heritage Asset and its Setting**

Located about 1.5km WNW of the proposal site is Lower Turnant, Grade II listed L-plan farmhouse occupying a steeply sloping site on the Mountain Road W of Longtown (*Plates 21 & 22*). The farmhouse appears to have originated as timber-framed structure of late medieval date with a two-bay cruck hall and a half-timbered two-storey solar cross-wing above the hall to SW. Internal evidence of the original cruck-framed roof structure survives in the hall and the roof structure of the solar wing has survived largely intact. At some point during the early 17th century, it appears that the farmhouse was extensively remodelled and rebuilt in stone, represented by the existing chimney-stacks and their fireplace stairs, the stone walling of the hall and the insertion of an upper floor; the walls of the cross wing were later rebuilt in stone during the 18th/19th centuries.

- **Assessment of Significance**

Lower Turnant may be assessed as a heritage asset of **High** importance as representing an example of a substantial multi-phase farmhouse of late medieval origin, retaining much of its original plan form and significant evidence of timber-framed fabric, partially rebuilt in stone during the early 17th century. It represents one of a series of large, isolated historic farmsteads situated on the upper slopes of the Olchon Valley (including Great Turnant).



Plate 21: View looking W from Mountain Road towards exterior of Lower Turnant farmhouse



Plate 22: View looking WSW from Mountain Road towards converted outbuildings to S of Lower Turnant

6.3.8 Rhiw Arw Cairn

- **Description of Heritage Asset and its Setting**

Located about 2.5km SW of the site, adjacent to the Offa's Dyke Path on Hatterrall Ridge (on the border between England and Wales) are the heavily overgrown remains of a round cairn of probable Bronze Age date at Rhiw Arw, which is designated as a Scheduled Ancient Monument (Cadw SAM Ref. MM299). The cairn is situated within open moorland on the summit of the narrow ridge extending N of Hatterrall Hill (*Plate 23*), with panoramic, distant views to the E and NE across the Monnow and Olchon valleys towards Longtown (*Plate 24*) and to the NW across the Vale of Ewyas. The grass and heather-covered stony cairn is circular on plan and measures 7m in diameter and about 0.5m in height.



Plate 23: View NW towards Rhiw Arw cairn adjacent to the Offa's Dyke Path on Hatterrall Ridge

- **Assessment of Significance**

The cairn at Rhiw Arw may be regarded as being of **High** significance, forming one of a series of well-preserved ritual/funerary monuments located along the Hatterrall Ridge (including Scheduled cairns at Loxidge Tump and Garreg Las on Hatterrall Hill) which are considered to be of national importance as relics of an extensive later prehistoric funerary and ritual landscape in this vicinity. The cairn itself retains significant archaeological potential, with a strong probability of the presence of both intact burial or ritual deposits and environmental and structural evidence, including a buried prehistoric land surface. The significance of the cairn is enhanced by its remote ridgetop setting, with extensive, panoramic views to the E and W.



Plate 24: View NE from Hatterrall Ridge showing Rhiw Arw cairn (to left of picture adjacent to Offa's Dyke Path) with distant views looking across the Olchon Valley towards Longtown (to right of picture)

6.4 Assessment of Non-Designated Heritage Assets

6.4.1 Castle Lodge

- **Description of Heritage Asset and its Setting**

Castle Lodge is a detached two-storey house of mid-late 19th century date, prominently situated on a slight slope on the W side of the main street at the point where a narrow lane branches off leading up to the former church of St Peter and a cluster of historic properties around the site of the medieval market place (*Plate 21*). The property overlooks the earthworks of the medieval settlement to the E and the Outdoor Centre to the NE. The Lodge is of two-storeys, of sandstone construction with a hipped slate roof with end chimneystacks. The property is set slightly back from the road (the front garden demarcated by a stone wall with gate piers and railings) with a three-bay symmetrical façade in a plain, restrained Neo-Classical style with a central entrance and sash windows. Castle Lodge appears to have been constructed at some point between 1840 and 1888; it does not appear on the Longtown tithe map but is shown on the OS 1st edition-25-inch map.

- **Assessment of Significance**

Castle Lodge may be regarded as a heritage asset of **Low to Medium** significance in heritage terms; it is not designated as a listed or locally listed building but has been identified by the Conservation Officer at Herefordshire Council as a non-designated heritage asset. Its significance in heritage terms lies in its well-preserved mid-19th

century exterior, in a restrained, elegant Neo-Classical style and its prominent gateway location, featuring noticeably in views both looking N and S along the main street within the historic core of the village.



Plate 25: View looking WSW towards Castle Lodge, of mid-late 19th century date

6.4.2 Castle Cottages and School House

- **Description of Heritage Asset and its Setting**

Located on the W side of the main street within the outer bailey of Longtown Castle and overlooked by the castle keep is the former School House, a single-storey gabled edifice of sandstone rubble with a slate roof, built in 1868-69 as a Church of England School in a simple Gothic style by Thomas Nicholson, the architect responsible for the restoration of St Peter's Church. The School House was further extended in 1905 and was converted into three cottages following its closure in the late 20th century. Immediately to the N of the school is a detached two storey dwelling built as the master's house in 1902, with a rock-faced exterior, slate roof and bargeboarded gables (Brooks & Pevsner 2007, 488)

- **Assessment of Significance**

The former School House and adjacent master's house may be regarded as heritage assets of **Medium** significance in architectural and historical terms. Although not particularly distinguished in architectural terms, they represent a well-preserved grouping of late Victorian small-scale educational buildings, situated in a highly sensitive street-side location within the shadow of the medieval castle of Longtown.



Plate 26: View looking W towards the old School House (built in 1868-9) and the adjacent former master's house (1902), overlooked by the keep of Longtown Castle

7 Description of Proposals

The following summary description of the proposals is based on architects' drawings and visuals supplied by Quattro in August/September 2022 (figs. 7-18) and is assumed to be correct at time of writing. Subsequent issuing of more detailed, revised proposals and specifications for the proposed development, together with plans and elevation drawings, may require revisions to this assessment. The proposed new building is to function as a multi-use dining area for 80-100 diners with a dining hall (approximately 120 sq. m in size), entrance lobby, kitchen (45 sq. m.), office/meeting room, duty staff bedroom with ensuite shower room, along with additional shower and toilet facilities, a plant room and cleaners' store.

The proposed building itself is to consist of a large detached rectangular gabled structure, externally clad with metal panels with vertical standing seams, sitting on a local red sandstone base, with a pitched slate and photo-voltaic slate roof aligned NE-SW and an attached lean-to annexe with catslide slate roof to the NW. The proposed development also incorporates associated landscaping, biodiversity and sustainable drainage improvement works.

The site of the proposed multi-use dining area and annexe lies close to the NW corner of a large enclosed pasture field to the immediate E of the Outdoor Centre, approximately 35m to the NE of the eastern boundary of the Scheduled Monument of Longtown Castle and Town. Taking all these constraints into account, the location, form and appearance of the building has been designed with respect to the sensitive location of the site, the existing built form and character of the historic settlement of Longtown and the wider surrounding rural landscape, located close to the Black Mountains on the border between England and Wales.

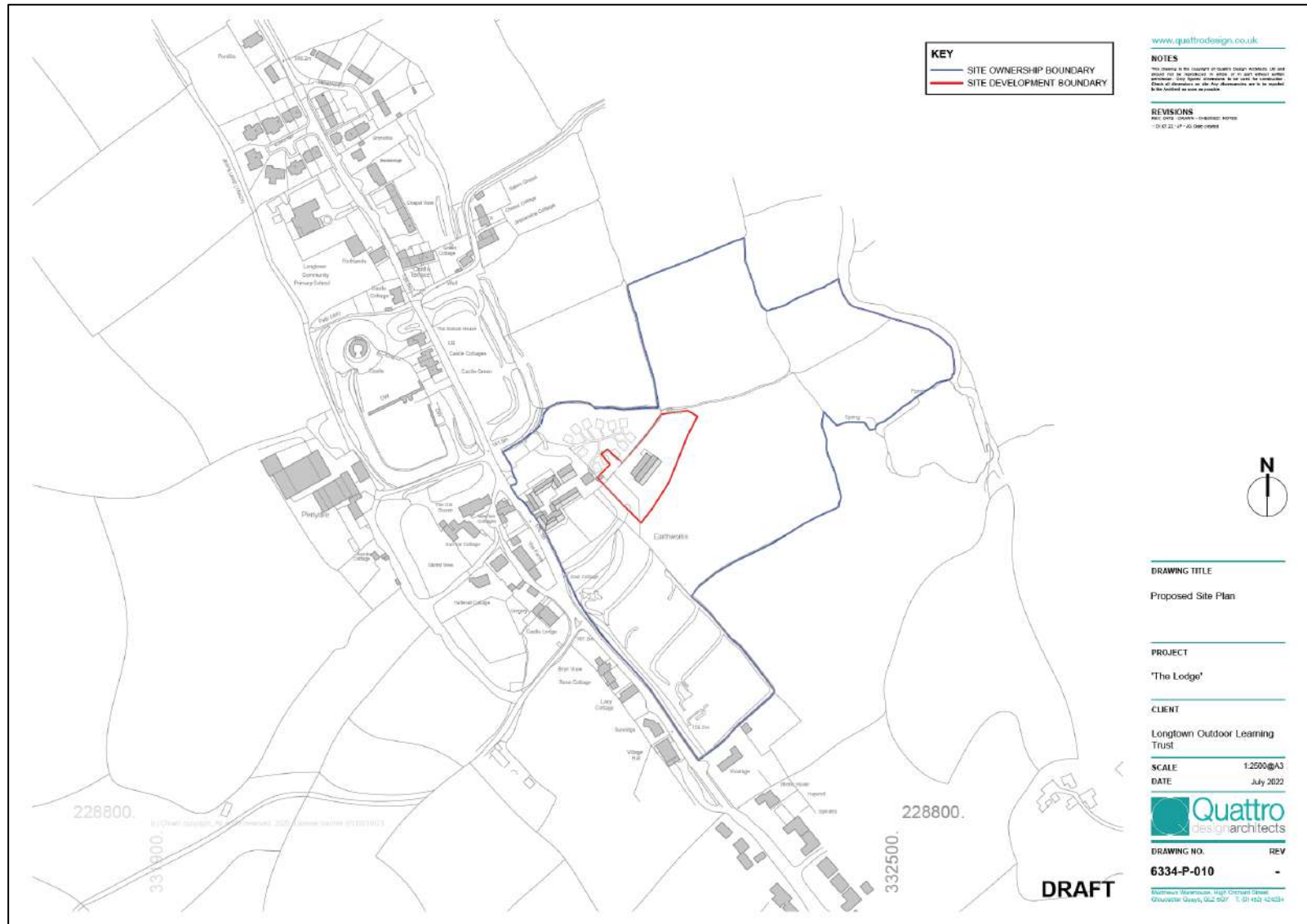
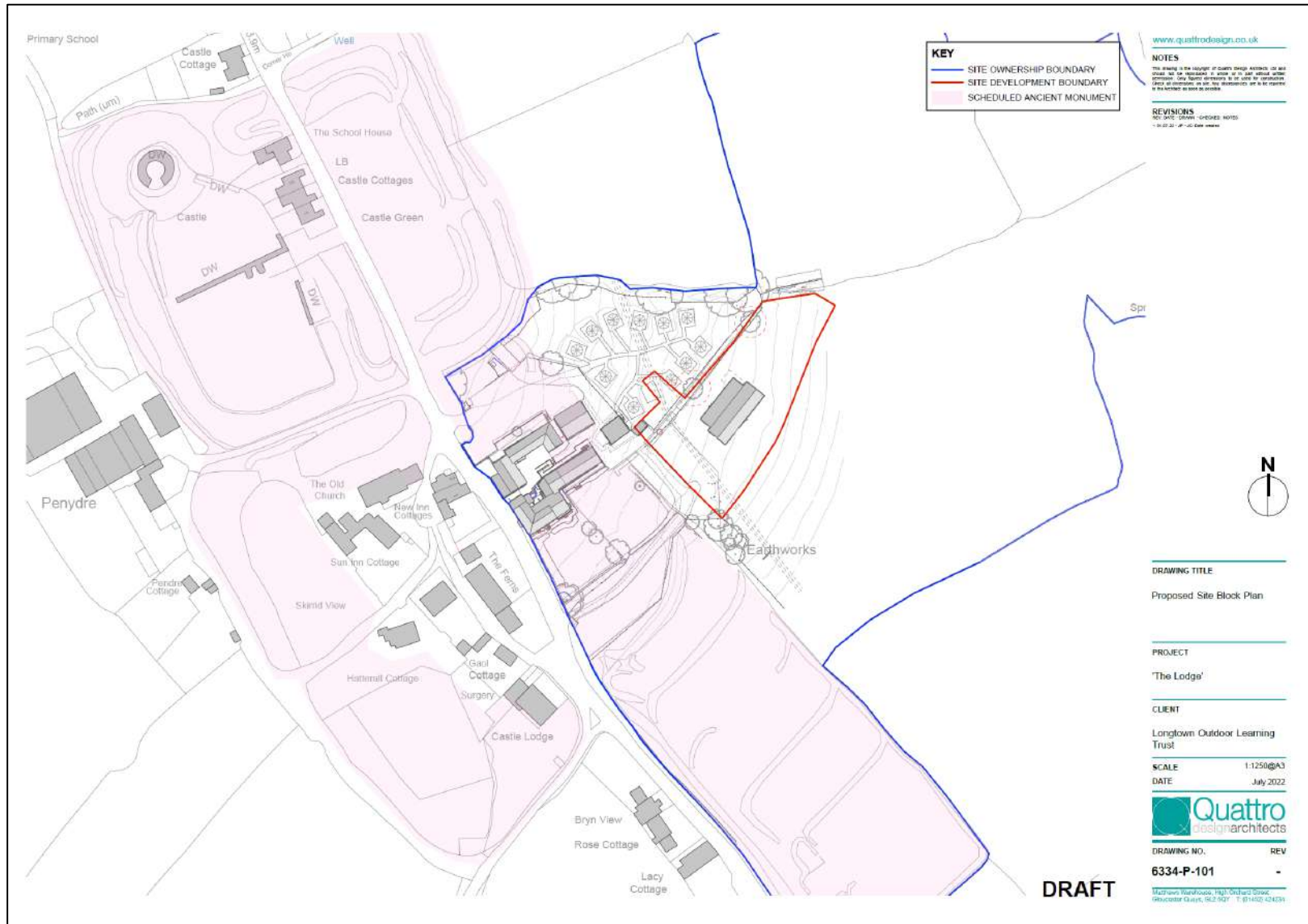


Fig. 7:
Proposed Site
Plan



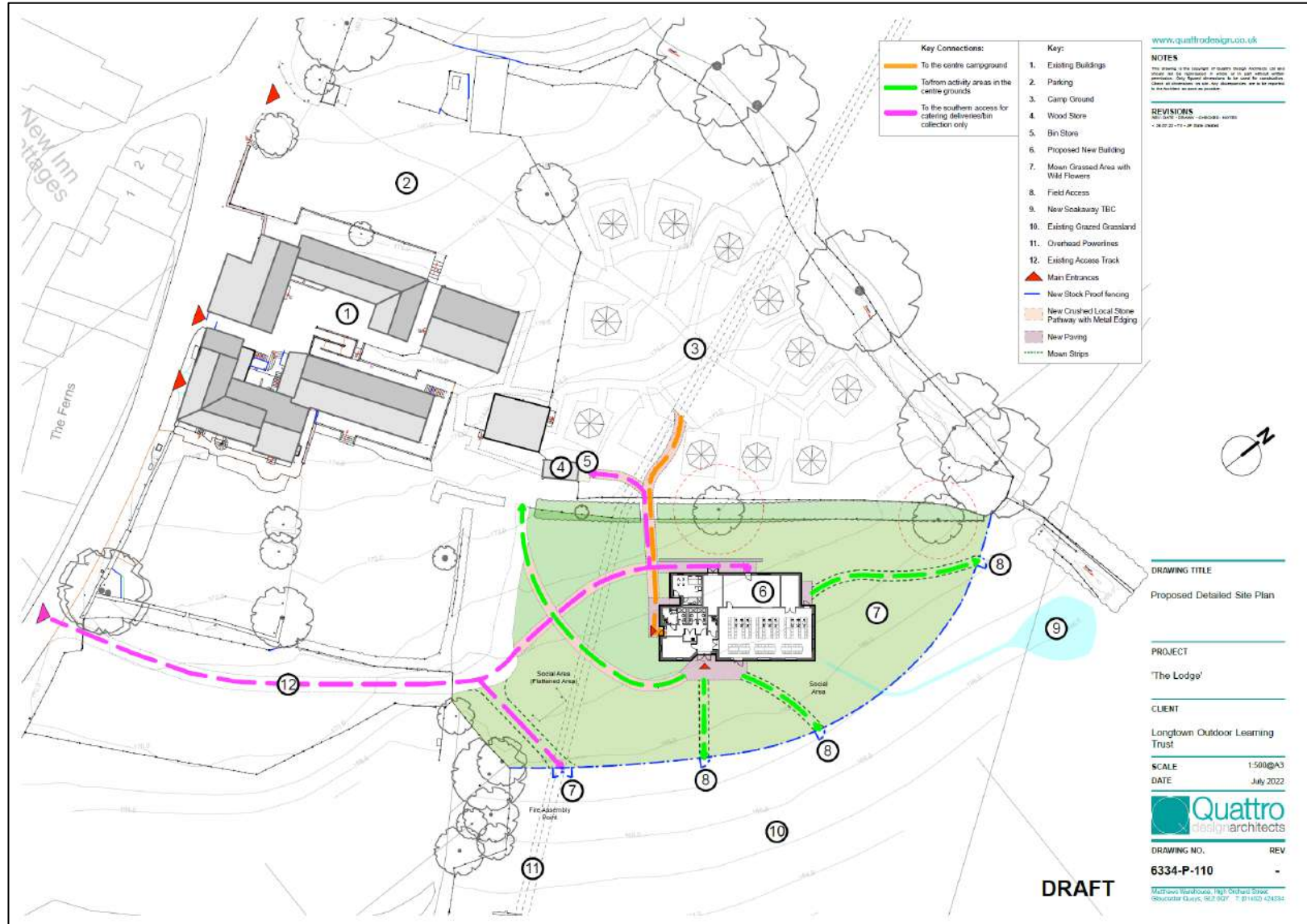


Fig. 9:
Proposed
Detailed Site
Plan

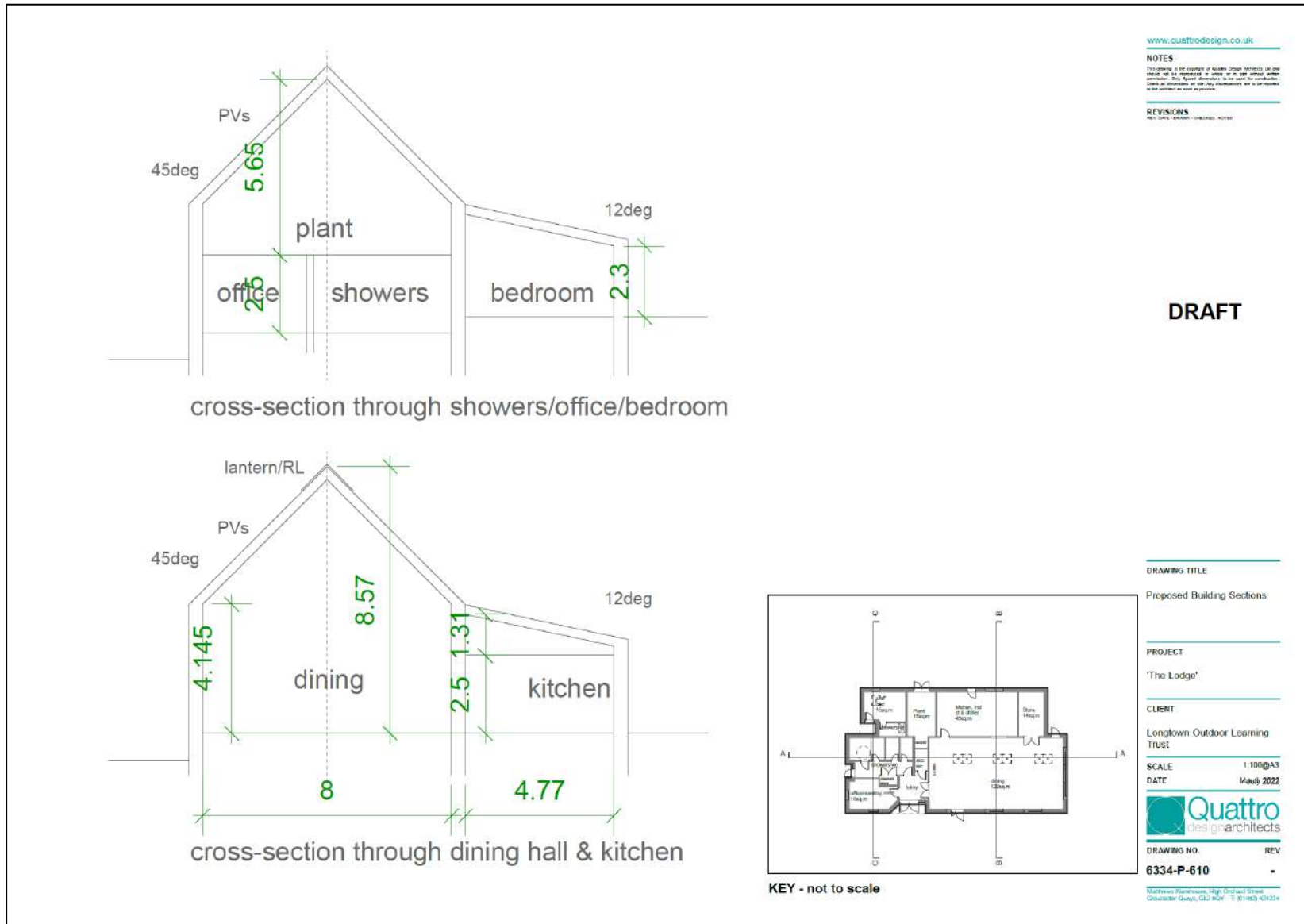


Fig. 10:
Proposed
Building
Sections

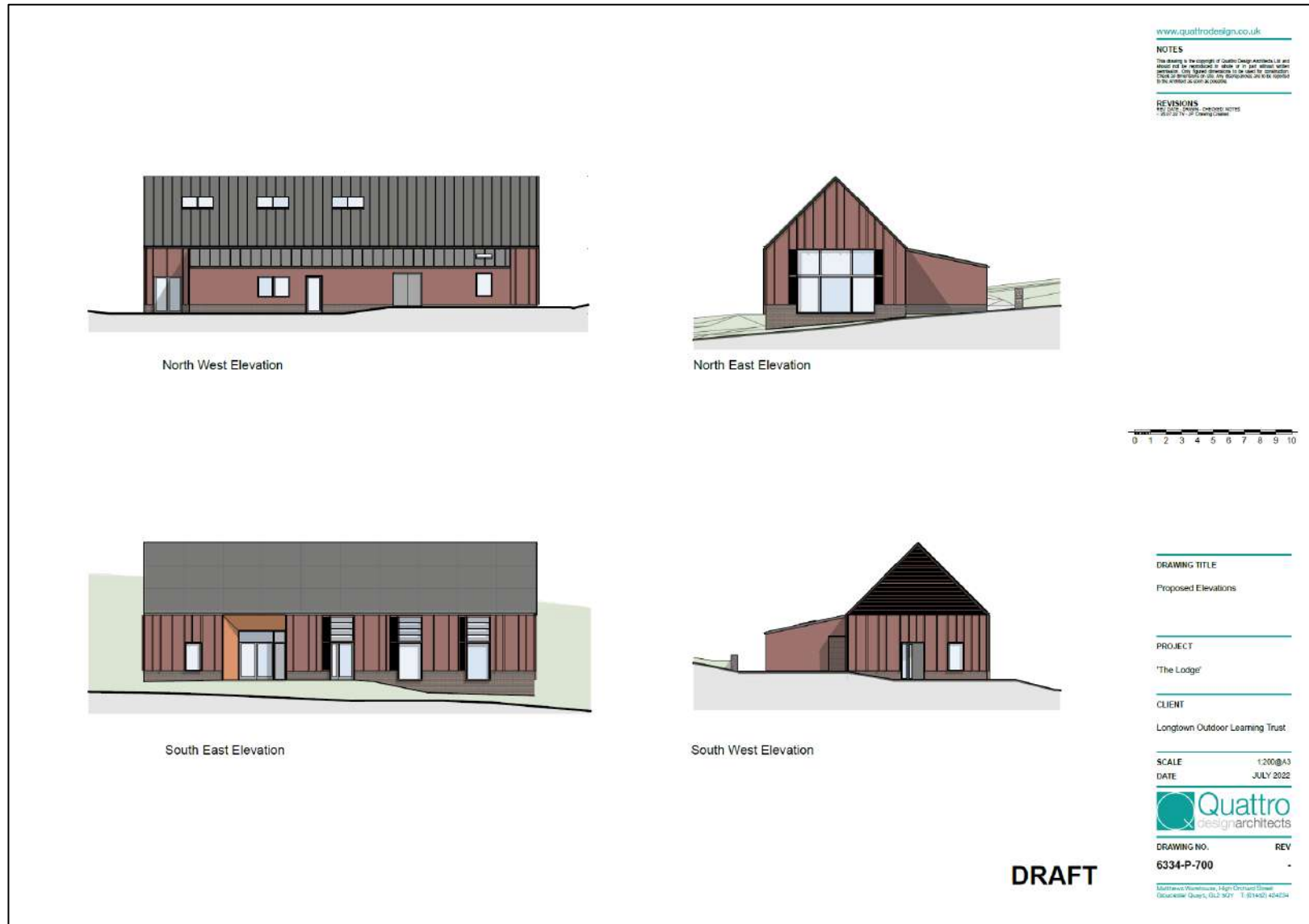
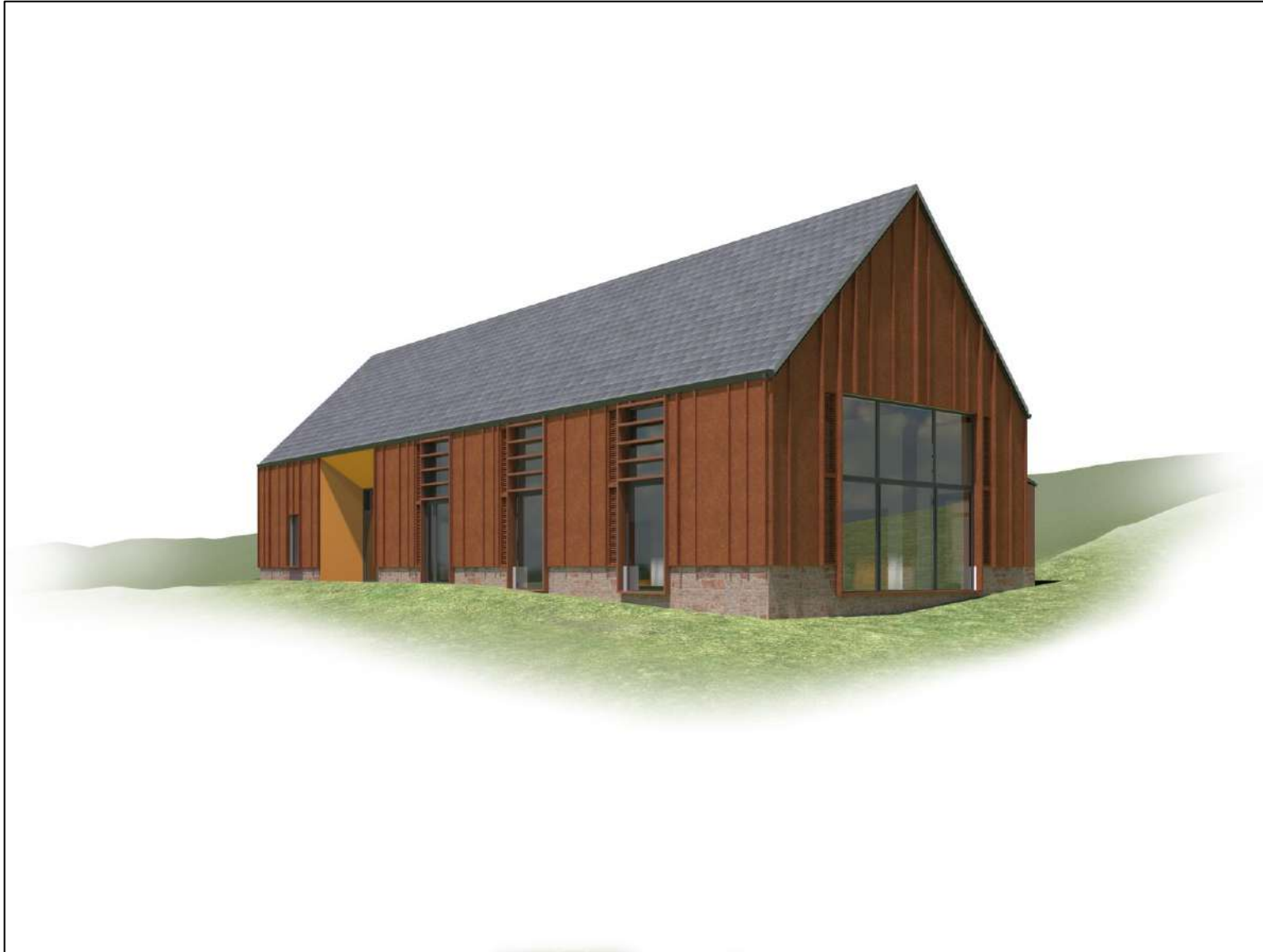


Fig. 12
Proposed
Elevations of
New Building



*Fig. 13
Proposed
View of New
Building
looking North*



*Fig. 14
Proposed
Elevations of
New Building
looking West*

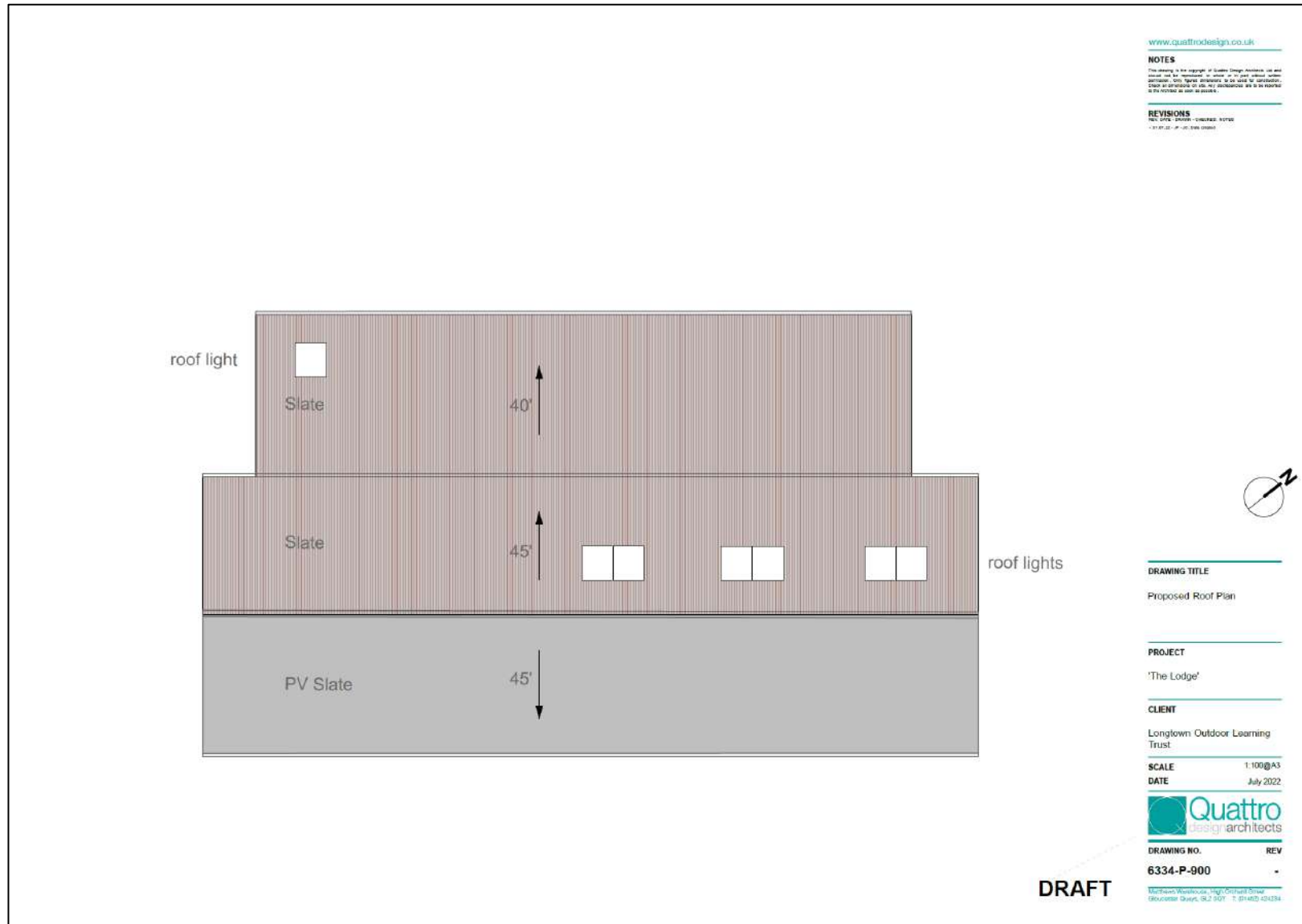


Fig. 15
Proposed
Roof Plan



Fig. 16 Rendered visual looking N from main street towards Outdoor Centre showing roofline of New Building



Fig. 17 Rendered Visual looking N from pasture field to W of main street showing New Building to rear of Outdoor Centre



*Fig. 18
Rendered visual
looking W from
Ewyas Harold
road above
Pont-yr-ynys
showing New
Building to rear
of Outdoor
Centre*

8 Assessment of Magnitude of Impact

8.1 Longtown Castle and Town

In terms of short to medium-distance views within the village itself, it is considered that the proposed new dining facility would be largely screened from elevated views looking SE from the castle keep and from the outer bailey by the existing landform, intervening buildings and the substantial mature tree screen along the N perimeter of the Outdoor Centre site.

Views of the building looking N from the main street would mostly be concealed by the tree-lined hedge that extends along the S and W boundary of the field to the E of the Outdoor Centre although the roofline would be partially visible above the existing tree-lined hedge (*fig. 16*). There would be a clearer, slightly more elevated view of the new building looking N from the large pasture field to the SW of the main street, where it would be visible to the rear of the Outdoor Centre overlooking the Scheduled settlement earthworks (*fig. 17*). It is suggested that this visibility may be reduced by appropriate tree and hedge planting along the S perimeter of the site.

There are several viewpoints to the E of Longtown, from where there are views looking westwards towards the Outdoor Centre and the village more generally. These include views from the Monnow Valley Walk footpath, extending along slightly rising ground to the E of the River Monnow and N of Pontynys Mill and looking westwards from the unclassified road running towards Michaelchurch Escley, towards the village and the rear portion of the Outdoor Centre complex.

From these vantage points, there are glimpsed, partial views of the village (notably excluding the castle which is concealed by existing landform and tree cover) and the rear portion of the Outdoor Centre, the roofline of the proposed new building would feature in these views, standing slightly apart from the main complex and rising slightly above the existing treeline. However, it is considered that the impact on wider views of the Scheduled Castle and Town from these particular vantage points would be limited and largely restricted by existing tree cover, although it may be noted that the bell turret of the former parish church of St Peter would be visible in the backdrop to these views just above the roofline of the Outdoor Centre.

In terms of long-distance views, based on the available information supplied, it is considered that the upper portion and roofline of the proposed new building would be visible in the backdrop to distant views of Longtown and the Outdoor Centre experienced looking E from the Hatterrall Ridge. From this vantage point, it appears likely that the building would be read as an extension to the existing complex of buildings, rather than as a separate structure.

However, there are more wide-ranging, elevated views of the village looking W from higher ground along the Ewyas Harold Road, in the vicinity of Lower Bryn and Old Bryn Farms. Elevated views from the road towards Longtown are to an extent concealed by tall, intermittently tree-lined hedges flanking the N side of the road, although there is a more expansive view of the settlement from the road above Pont-yr-ynys Farm (*fig. 18*). There are also several vantage points from field gates in the roadside hedge between Lower Bryn and Old Bryn Farms which afford clear, panoramic views towards Longtown. The Outdoor Centre, due to its prominent siting within the centre of the historic settlement nucleus, features prominently (albeit distantly) in these views.

It is evident that the proposed new building would be visible from these vantage points along the Ewyas Harold Road, although it would be partially obscured by the row of tall trees (a fairly recent plantation) within the middle of the pasture field; it is assumed that this would be retained as part of the proposed development and it is suggested that limited enhancement of this tree screen would further reduce the visibility of the building from this viewpoint. It is considered the new dining facility would probably be read from this vantage point as an outlier of the existing complex of buildings at the Outdoor Centre, rather than as a wholly isolated structure.

Concern has previously been expressed by the Conservation Officer at Herefordshire Council and Historic England that the siting of the proposed building could, taken together with other modern piecemeal additions to the complex of buildings at the Outdoor Centre, represent an inappropriate extension to the built form of the existing historic settlement as viewed from this vantage point.

However, it may be argued that firstly the visibility of the new building would be partially reduced by the existing landscape screen and it is suggested that further tree and-hedge planting along the E flank of the site would soften potential impacts on these wide-ranging, elevated views. The scale and massing of the proposed new building has also been reduced and it is considered that this will limit the impact on views from along the Ewyas Harold Road. Moreover, it may be argued that the removal of the existing steel containers in this area as part of the proposed scheme of works would be a positive enhancement to the setting of the Outdoor Centre.



Plate 27: Example of a Grade II listed detached 17th century barn with cow shed, 40m E of Cwmbologue Farm near Longtown

It may further be argued that, in broad terms, the simple, traditional design and layout of the building (and use of local building materials such as sandstone) would be generally in keeping with the prevailing architectural character and plan form of traditional agricultural outbuildings in this area, particularly those situated on the low-lying and more elevated slopes to the E of the Monnow Valley, which consist predominantly of loose courtyard

plan farmsteads, where there are detached barns or loose groupings of outbuildings set apart from the farmhouse, such as those at Cwmbologue (*Plate 27*) and Old Bryn Farm to the E of Longtown (Lake 2020).

It may be argued that these farmsteads share a much closer connection in historic landscape and visual terms with Longtown and the Outdoor Centre site, compared to the more remote farmsteads and isolated field barns encountered on the marginal upland slopes of the Black Mountains further to the west (such as Great Turnant and Lower Turnant). While there are isolated examples of remote field barns in this area, situated on the margins between the enclosed fieldscape of the Olchon/Monnow valleys and the unenclosed mountain slopes, it is considered that this setting is quite different in character from that of the site itself, which has much closer visual and historic connections with the pattern of settlement and fieldscape along the banks of the Monnow Valley which it overlooks.

Several examples of these loose courtyard plan complexes are either visible from the site itself or are intervisible alongside the site in views experienced looking westwards from the Ewyas Harold Road. Examples include Pontynys Mill, where there is an outlying barn of stone and weatherboarded construction (recently rebuilt in 2012) set in a sheltered location apart from the main complex of buildings associated with the Grade II listed early 19th century mill building (*Plate 28*). Other nearby examples include The Grove, a large complex of traditional farm buildings associated with a Grade II listed farmhouse of 1707 with probable earlier 17th century origins and Pont-yr-yngys Farm, a loose agglomeration of buildings associated with a Grade II listed 17th century L-plan farmhouse to the S of the Ewyas Harold road.



Plate 28: View looking SSE along Monnow Valley Walk towards recently rebuilt barn adjacent to Pontynys Mill (partly hidden by trees to right of picture)

In overall terms, it is considered that the magnitude of impact on the setting of Longtown Castle and Town can be assessed as **Minor**, representing a slight but noticeable change to the setting of the heritage asset as experienced from vantage points both within and outside the settlement of Longtown. It is considered that there would be a limited degree of change to short-to-medium distance views of the Scheduled Castle and Town, specifically in terms of views looking N along the main street and the adjacent fields towards the Outdoor Centre. These views are limited by existing landform, tree and hedge cover and it is considered that further enhancement of the existing landscape screen along the S flank of the site would further reduce visibility from these locations.

While there would be a slight but discernible change to long-distance elevated views experienced looking east from Hatterrall Ridge and (particularly) looking west from the Ewyas Harold road, it may be argued that this change will be ameliorated by the sensitive design, scale and positioning of the building (which should read as an outlier of the existing complex at the Outdoor Centre, subservient to the Grade II listed former inn) and by existing landscape screening along its eastern flank. It is suggested that impact can be further lessened by appropriate enhancement of the existing tree-lined hedge bordering the eastern part of the site.

8.2 The Outdoor Centre (formerly The Mountain Centre) (Grade II)

It is considered that the new building as proposed would not result in a noticeable change in terms of short to medium-distance views of the Grade II listed former inn as experienced looking N as one approaches along the main street, reflecting the sheltered location of the proposed new dining facility, set slightly apart from the main complex and mostly concealed from street-level views by existing tree and hedge screening.

There would however be a change to slightly more elevated views looking N across the pasture field to the W of the main street; in which the new building features more prominently to the rear of the Outdoor Centre; however, it is considered that these potential impacts can be reduced by appropriate enhancement of the existing hedge boundary along the S boundary of the field containing the proposal site.

It is considered that there would also be a slight but noticeable change to existing long-distance views of the rear of the building, as experienced looking westwards from the Monnow Valley Walk north of Pontynys Mill, from the unclassified road to Michaelchurch Escley and (particularly) from vantage points along the Ewyas Harold road. However, it may be argued that the proposed new building, due to its sympathetic traditional design and proportions would be read as a subservient outbuilding forming an outlying portion of the existing complex at the Outdoor Centre and its visibility would be further reduced by the existing tree screen along the eastern flank of the site. It is suggested that further enhancement of the tree screening along the eastern portion of the site would further limit impacts on the setting of the listed building from these sensitive vantage points.

Based on the above assessment, the impact of the proposed new multi-use dining facility on the setting of the Grade II listed former inn can thus be assessed as **Minor**, reflecting a slight change to existing views as experienced looking N towards the historic core of Longtown and a more noticeable change to views from the Ewyas Harold Road, but one which can be lessened to a certain extent by appropriate landscape mitigation measures along the southern and eastern flanks of the site.

8.3 Former Parish Church of St Peter, Longtown

It is considered that there would be no discernible change to existing views looking from the former parish church of St Peter's towards the site of the proposed development, these being blocked by the Outdoor Centre and its adjoining complex of buildings. Views looking directly towards the church from the main street to the E and the former market place to the S would also remain unaffected.

However, it is considered that there would be a slight but discernible change to existing, slightly elevated views looking N towards the historic core from the pasture field to the W of the main street, in which the proposed new dining facility would be apparent to the rear of the Outdoor Centre and intervisible with the parish church to the W. There would also be an effect on long distance views looking W towards Longtown from the unclassified road to Michaelchurch Escley and from vantage points along the Ewyas Harold road, in which the roof and bellcote of the parish church feature noticeably in views alongside the Outdoor Centre and the castle.

On this basis, the impact of the proposed development on the setting of the former parish church can be assessed as **Minor**, reflecting a slight, indirect change to existing views of the heritage asset as experienced from several vantage points both within and outside the settlement of Longtown.

8.4 Sun Inn Cottage

Due to the relatively low height and sheltered position of Sun Inn Cottage, as well as intervening buildings; it is considered that there would no discernible effect on views looking directly towards the heritage asset from various vantage points within the village itself. Views looking from the heritage asset towards the site would be blocked by intervening buildings and topography. It is considered that there would be a very slight change to long distance views looking W from the Ewyas Harold road towards Longtown, in which the roofline of Sun Inn Cottage would be partially intervisible alongside the former church of St Peter, the Outdoor Centre and the castle.

Based on the above assessment, the impact of the proposed development on the setting of Sun Inn Cottage can be assessed as **Negligible**, representing a very slight indirect change to long-distance views of the heritage asset.

8.5 The Ferns

It is considered that there may be a slight change to views looking directly NE from The Ferns, in which the roofline and SW gable end of the proposed new building would be partially discernible to the rear of the Outdoor Centre although obscured by a stone boundary wall and existing tree and hedge cover along the E side of the road and by an existing boundary hedge to the immediate SW of the site. It is considered that further enhancement of the boundary hedge to the SW of the site would limit views from the heritage asset towards the proposed new building.

There would also be a slight change to existing long-distance views as experienced looking W from the Ewyas Harold road in which the roofline of The Ferns would be intervisible in views alongside the proposed new building.

On this basis, the impact of the proposed new dining facility can be assessed as **Minor**, reflecting a slight change to existing views of the heritage asset as experienced both within and outside the settlement of Longtown.

8.6 Great Turnant

Due to its isolated location at some considerable distance from the site, it is evident that the immediate setting of the Grade II listed farmhouse at Great Turnant would not be directly affected by the proposed development. However, it is considered that there may be a very slight change to distant expansive views looking E from the curtilage of the farmhouse towards the settlement of Longtown (specifically in terms of views from the Mountain Road adjacent to the farmhouse and a public footpath crossing the farmstead), in which the roofline of the proposed new dining facility may be slightly (albeit distantly) visible within the field to the rear of the Outdoor Centre site, although these views would be limited by the prevailing topography, intervening buildings and tree cover.

Based on this assessment, the impact of the proposed development on the setting of Great Turnant can be assessed as **Negligible**, reflecting a very slight change to existing long-distance views from the heritage asset.

8.7 Lower Turnant

It is clear that the immediate setting of the Grade II listed farmhouse at Lower Turnant would not be directly affected by the proposed development, due to its remote upland location some 1.6km to the W of the site. It was not possible to fully assess views from within the property itself (as a private dwelling which is not crossed by any public rights of way); however in view of its elevated location there may well be distant views looking E from the heritage asset or its curtilage towards Longtown in which the roofline of the proposed new dining facility may be slightly (albeit distantly visible) within the field to the rear of the Outdoor Centre site, although these views would be restricted by existing landform, intervening buildings and tree cover.

On this basis, the magnitude of impact from the proposed development on the setting of Lower Turnant is considered to be **Negligible**, reflecting a probable minimal change to existing panoramic views from the heritage asset.

8.8 Rhiw Arw Cairn

The immediate setting of the cairn, set within a remote moorland ridge, would not be affected by the proposed development. However, there are extensive, panoramic views looking E and NE from several vantage points on Hatterrall Ridge in the vicinity of the Rhiw Arw cairn, extending across the Monnow and Olchon valleys, in which the settlement of Longtown is distantly visible. The cairn lies adjacent to the Offa's Dyke path so these are views which would be experienced by walkers using this well-known long-distance route. It is possible that the roofline of the new dining facility would be partially visible from this location, to the rear of the Outdoor Centre, although

it would only be distantly glimpsed from this viewpoint and views would be obscured by intervening buildings and tree cover.

Based on this assessment, it is considered that the impact of the proposals on the setting of the Scheduled round cairn may be assessed as **Negligible**. The immediate, remote upland setting of the cairn would not be affected however, there may be a minimal change to long-distance views looking towards Longtown from this vantage point.

8.9 Castle Lodge (Non-Designated Heritage Asset)

Due to the prominent location of Castle Lodge on the W side of the main street opposite the field to the S of the Outdoor Centre, it is considered that there could potentially be views from this vantage point looking NE towards the SW gable end and roofline of the proposed new dining facility. However, it is considered that these views would be limited by the existing stone boundary wall and tree-lined hedge along the E side of the main street and by the existing hedge line demarcating the W boundary of the site. It is suggested that further enhancement of this hedge line would limit potential views of the proposed new building from this vantage point.

There is also potential for a slight change to long-distance views looking westwards from the Ewyas Harold road in which Castle Lodge features alongside a cluster of historic buildings including the Outdoor Centre, The Ferns and St Peter's Church, forming part of the settlement nucleus of Longtown.

Based on the above assessment, it may be argued that the impact of the proposed development on the setting of Castle Lodge can be assessed as **Minor**, reflecting a slight change to existing views both from within Longtown itself and more wide-ranging elevated views from outside the settlement.

8.10 Castle Cottages and School House (Non-Designated Heritage Asset)

It is considered that views looking SE from Castle Cottages and School House towards the proposed development site are effectively screened by the substantial tree-lined bank along the SE end of the outer bailey enclosure and by the intervening modern buildings to the rear of the Outdoor Centre. Elevated views looking SE towards the development site from the castle keep, in which Castle Cottages and School House also feature, would also be blocked by the same tree screen. There would be a slight change to panoramic views looking W from the Ewyas Harold road towards Longtown in which the upper portions of these two buildings are distantly visible beneath the castle and would be intervisible alongside the new dining facility.

Based on this assessment, the impact of the proposed development on the setting of these two non-designated heritage assets can be assessed as **Negligible**.

9 Overall Assessment of Impact and Conclusions

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

9.1 Assessment of Overall Impacts

9.1.1 Longtown Castle and Town

It is considered that the proposed new dining facility would have a **Slight to Moderate** impact on the setting of the Scheduled Monument of Longtown Castle and Town. This assessment reflects the significance of the heritage asset, assessed as being of **Very High** importance as an outstanding, well-preserved example of an Anglo-Norman motte and bailey castle and defended town, designated as a Scheduled Ancient Monument, its distinctive linear plan form surviving largely intact, cross-referenced against the magnitude of impact, assessed as **Minor**.

There would be a limited change to views looking N from the main street at the southern approach to the settlement nucleus, in which the roofline of the proposed new dining facility would be partially visible to the rear of the Outdoor Centre, and a slightly greater degree of change to views looking N from the pasture field to the W of the main street, in which the new building would feature more noticeably in the view. However, it is considered that this increased visibility can be mitigated by appropriate enhancement of the existing hedge boundary defining the S flank of the site.

The proposed new building would result in a slight but noticeable change to existing long-distance views of the historic settlement of Longtown and the Grade II listed former inn, as experienced looking both eastwards from Hatterall Ridge and westwards from the unclassified road to Michaelchurch Escley and (particularly) from vantage points along the Ewyas Harold road. However, it may be argued that the proposed new building, due to its traditional design and massing would be read as a subservient outbuilding forming an outlying portion of the existing complex at the Outdoor Centre. It is suggested that impact can be further lessened by enhancement of the existing tree-lined hedge bordering the eastern part of the site.

9.1.2 The Outdoor Centre

It is considered that the construction of the proposed new dining facility would have a **Slight to Moderate** impact on the setting of the Grade II listed Outdoor Centre (formerly the Mountain Centre or the New Inn). This assessment takes into account the **High** importance of the building as a Grade II listed former coaching inn of 18th century date, occupying a prominent position in the centre of the historic settlement, cross-referenced against the magnitude of impact, assessed as **Minor**.

There would be a slight but discernible change to existing long-distance views of the historic settlement of Longtown and the Grade II listed former inn, as experienced looking both eastwards from Hatterall Ridge and westwards from the unclassified road to Michaelchurch Escley and (particularly) from vantage points along the Ewyas Harold road. However, it may be argued that the proposed new building, due to its traditional design, proportions and appropriate siting would be read as a subservient outbuilding forming an outlying portion of the existing complex at the Outdoor Centre. Moreover, its visibility would be further reduced by the existing tree screen along the eastern flank of the site. It is suggested that a further enhancement of the tree screen along the eastern portion of the site would further reduce potential impacts on setting as experienced from these long-distance vantage points.

9.1.3 Former Parish Church of St Peter

The overall impact on the setting of the parish church can be assessed as **Slight to Moderate**, reflecting the **High** significance of the heritage asset as a Grade II listed medieval church (now converted to a dwelling) occupying a prominent position within the historic core of Longtown, cross-referenced against the magnitude of impact, assessed as **Minor**. It is considered that there would be no discernible change to existing views looking from the heritage asset towards the proposal site and *vice versa*, due to intervening landform and buildings; however, there would be a slight, indirect change to existing views of the listed building as experienced from several vantage points both within and outside the settlement of Longtown, in which the upper portion of the church and bellcote would be intervisible alongside the site of the proposed development.

9.1.4 Sun Inn Cottage

The overall impact on the setting of Sun Inn Cottage can be assessed as **Slight**, reflecting the **High** significance of the heritage asset as a Grade II listed former inn of early 17th century date (possibly retaining evidence of late medieval fabric) and situated within the historic core of the settlement of Longtown, considered against the magnitude of impact, assessed as **Negligible**. Due to the sheltered location of the heritage asset, set well back from the street frontage, it is considered that its immediate setting would remain intact although there may be a very slight change to long-distance views of the asset as experienced looking W from the Ewyas Harold road.

9.1.5 The Ferns

The overall impact on the setting of The Ferns can be assessed as **Slight to Moderate**, reflecting the **High** significance of the heritage asset as a Grade II listed building of 17th century date, occupying a prominent position within the settlement nucleus of Longtown, considered against the magnitude of impact, assessed as **Minor**. It is considered that there would be a slight change to views looking from the asset itself towards the proposal site and to long-distance views looking W from the Ewyas Harold road in which the roofline of the listed building would be partially intervisible alongside the proposed development.

9.1.6 Great Turnant

The overall impact of the proposed development on the setting of Great Turnant may be assessed as **Slight**, reflecting the **High** significance of the heritage asset as a substantial Grade II listed farmhouse of late medieval origin, occupying a remote upland setting and containing significant evidence of original fabric, cross-referenced against the magnitude of impact, assessed as **Negligible**. The immediate setting of the farmstead would not be affected, however there may be a very slight change to existing panoramic views from the heritage asset looking eastwards towards Longtown.

9.1.7 Lower Turnant

The overall impact of the proposed development on Lower Turnant may be assessed as **Slight**, reflecting the **High** significance of the heritage asset as a substantial Grade II listed farmhouse of late medieval date, situated within a remote upland setting and containing significant evidence of original timber-framing (including intact cruck trusses), cross-referenced against the magnitude of impact, assessed as **Negligible**. The immediate setting of the farmstead would not be affected, however there may be a very slight change to elevated views from the heritage asset looking eastwards towards Longtown.

9.1.8 Rhiw Arw Cairn

The overall impact of the proposed new building on the setting of the cairn at Rhiw Arw can be assessed as **Slight**, taking into account the **High** significance of the cairn as a Scheduled Monument of Bronze Age date, forming part of an extensive ritual and funerary landscape on Hatterrall Hill with extensive wide-ranging views across the Monnow Valley (including Longtown), considered against the magnitude of impact, assessed as **Negligible**. The immediate setting of the cairn would not be affected however, there may be a minimal change to long-distance views looking towards Longtown from this vantage point.

9.1.9 Castle Lodge

The overall impact on the setting of Castle Lodge can be assessed as **Slight**, reflecting the **Low to Medium** significance of the building as a non-designated heritage asset of mid-late 19th century date, occupying a prominent location at the S end of the historic core of the village of Longtown, cross-referenced against the magnitude of impact, assessed as **Minor**. It is considered that there would be a slight change to existing views looking NE from Castle Lodge in which the proposed new building would be partially visible to the rear of the Outdoor Centre but these would be limited by the existing boundary wall and hedge along the E side of the street.

9.1.10 Castle Cottages and School House

The overall impact on the setting of Castle Cottages and School House can be assessed as **Slight**, reflecting the **Medium** significance of the buildings as a well-defined group of small-scale educational buildings of late Victorian date (considered to be a non-designated heritage asset) comprising a former school and adjoining master's house located within a sensitive location in close proximity to Longtown Castle, cross-referenced against the magnitude of impact assessed as **Negligible**. The immediate setting of the buildings would not be directly affected by the proposed development, which would be screened by a substantial tree-lined bank to the SE and by the existing buildings of the Outdoor Centre; however there would be a very slight change to long-distance views looking W from the Ewyas Harold road in which Castle Cottages and School House would be partially intervisible alongside the development site.

9.2 Conclusion

The overall impact of the proposed new multi-use dining facility at Longtown Outdoor Centre has been assessed as **Slight to Moderate**.

In archaeological terms, the site is located within an area of limited sensitivity outside the Scheduled Area of the medieval castle and settlement of Longtown; the results of the field evaluation carried out on the proposal site have found no evidence for archaeological remains associated with medieval occupation in this area. Historically, it would appear that the site remained as marginal pasture land on the fringes of the core settlement throughout the medieval and post-medieval periods which appears to be confirmed by cartographic and documentary evidence.

The key impacts of the development in heritage terms relate to the setting of the historic linear medieval settlement of Longtown, the historic core of which is designated as a Scheduled Ancient Monument.

There would be a limited impact on views looking N along the main street and adjoining fields towards the historic core of the settlement, in which the new dining facility would be partially visible overlooking the settlement earthworks to the S of the Outdoor Centre; however these views are already restricted by the existing tree lined hedge along the S flank of the site and could be reduced even further by appropriate enhancement of this boundary hedge.

It is considered that there would be a limited impact on long-distance views looking E from vantage points along the Hatterrall Ridge towards Longtown and a more noticeable impact on elevated, panoramic views looking W from several vantage points on the E slopes of the Monnow Valley along the Ewyas Harold road which offer elevated, wide-ranging views of the historic settlement. From these vantage points along the Ewyas Harold road, the proposed new building would be visible to the rear of the Outdoor Centre and intervisible alongside several key heritage assets within the Scheduled Area of the medieval town (including the castle itself, the former church of St Peter and the Outdoor Centre, both of which are Grade II listed).

However, it is considered that the proposed new dining facility, due to its reduced massing, sympathetic traditional design (utilising local materials and taking inspiration from the landscape and traditional buildings in the surrounding locality) and siting to the rear of the Outdoor Centre, would be read from these long-distance views as a subservient outbuilding forming part of the existing complex of buildings associated with the Centre and would not noticeably distort the historic linear form of the settlement. It is suggested that further enhancement of the existing landscaping screen along the E flank of the site would further reduce potential impacts.

In terms of the National Policy Planning Framework, it is considered that the impact of the proposed development can be assessed as less than substantial harm and would rank towards the **Slight to Moderate** level of this spectrum of impact. While it is acknowledged that there would be an impact on historic views of the medieval settlement of Longtown, particularly with reference to long-distance views as experienced looking W from the Ewyas Harold road, it is considered that this would be offset by the sensitive design, massing and location of the new facility.

Moreover, in terms of the planning balance, it may be argued that these impacts should be weighed against the significant public benefits which would accrue from the proposed development, in terms of providing greatly improved, more easily accessible dining and learning facilities for schoolchildren visiting the Outdoor Centre, as well as providing continued and enhanced support for local community groups and after school clubs in the form of an improved flexible space. Taking all these factors into account, it is considered that the proposed new multi-use dining facility can be supported in heritage terms.

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12 Appendix 1: Historic Maps

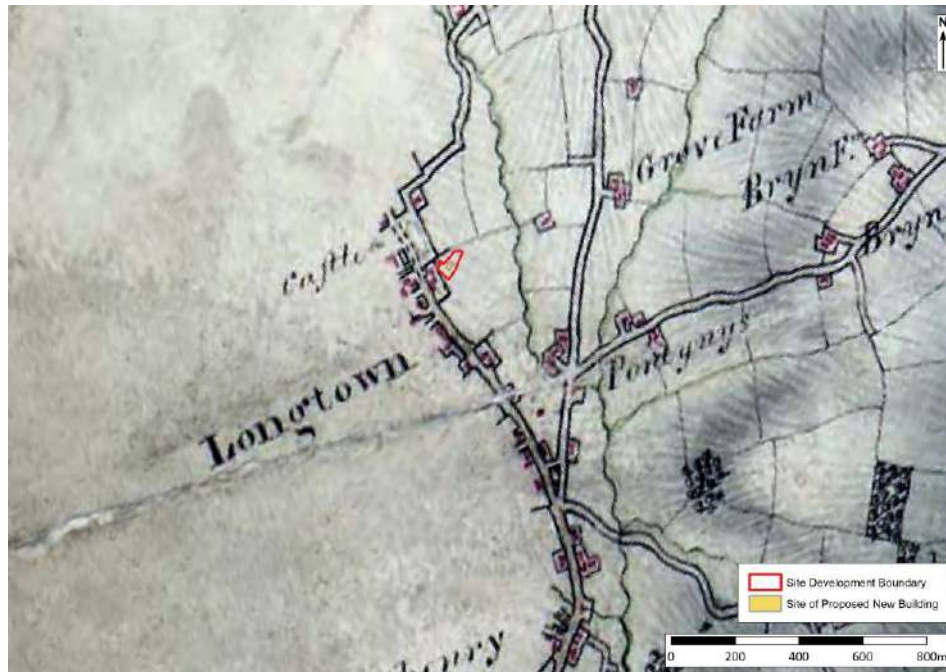


Fig.19: Extract from an OS Surveyor's Drawing of Hay and district (1814)
(Reproduced by courtesy of the British Library)

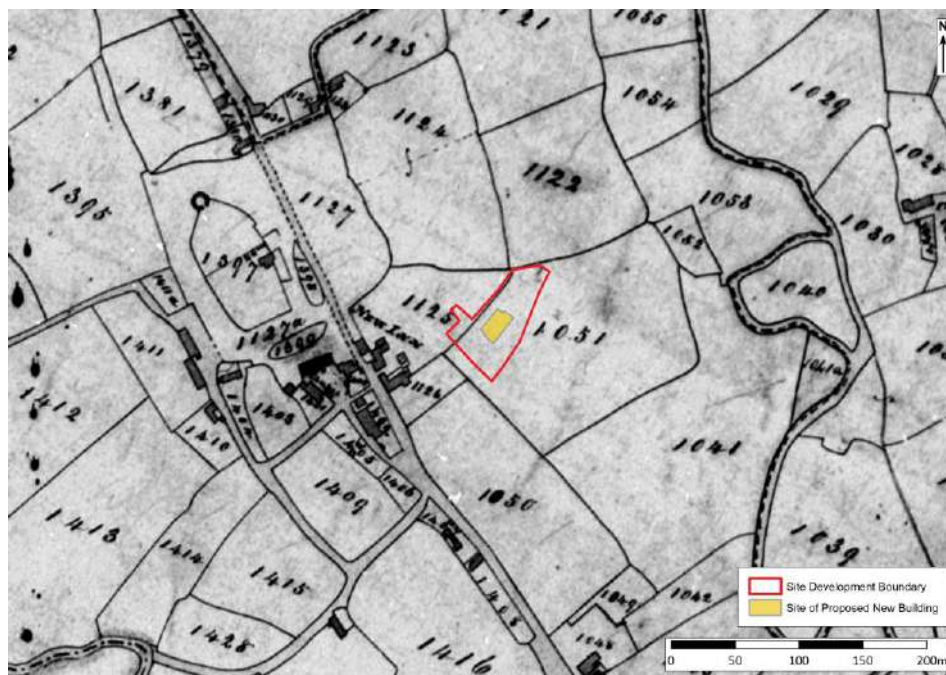


Fig.20: Extract from the Tithe Survey of Longtown in the parish of Clodock (1840)
(Reproduced by courtesy of the National Archives)

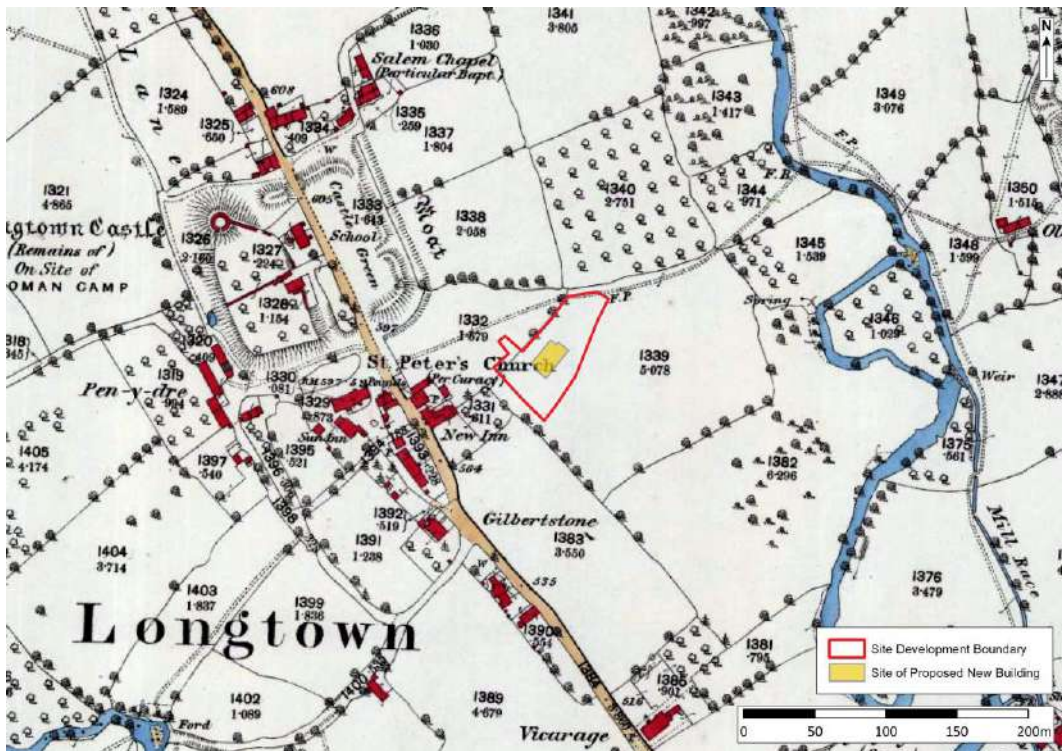


Fig.21: Extract from the OS 1st Edition 25-Inch Survey of Herefordshire (1888)
(Reproduced by courtesy of the National Archives)

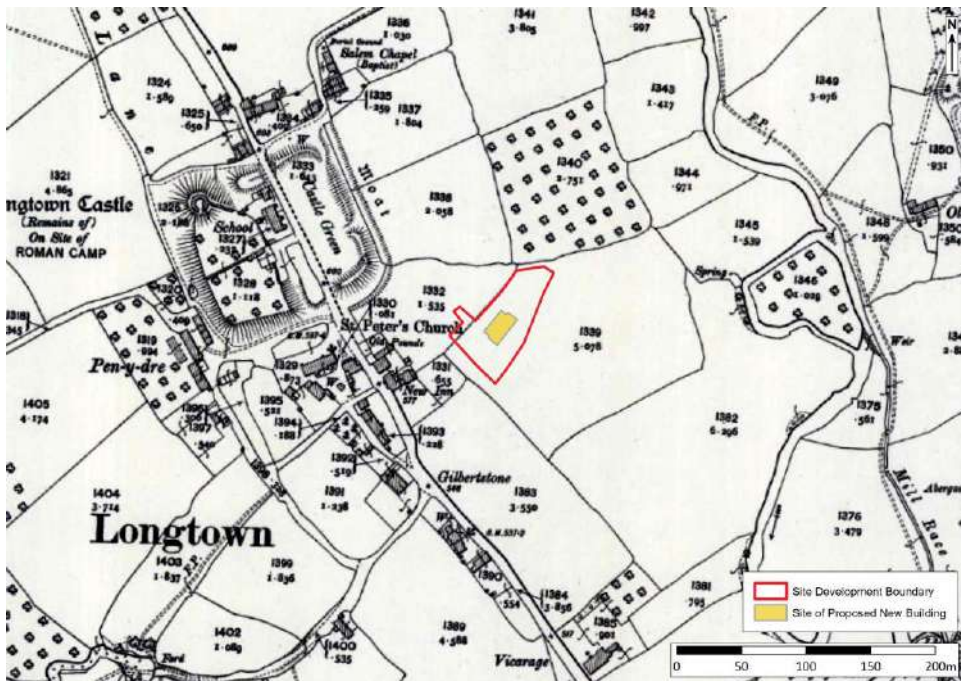


Fig.22: Extract from the OS 2nd Edition 25-Inch Survey of Herefordshire (1904)
(Reproduced by courtesy of the National Archives)

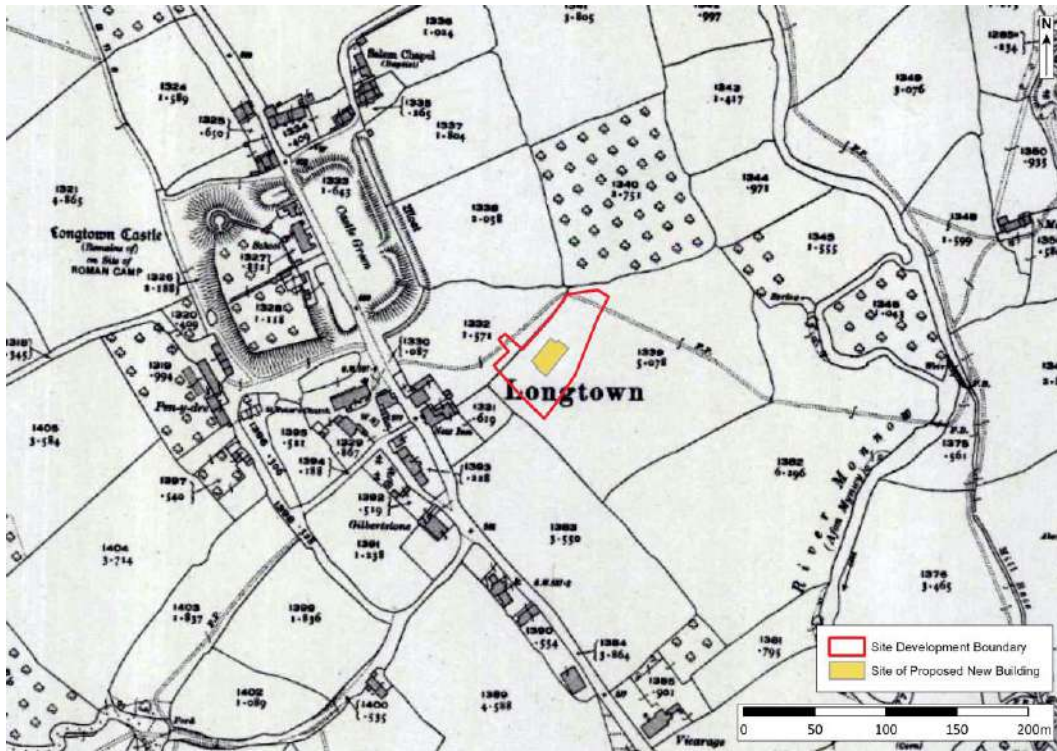


Fig.23: Extract from the OS 3rd Edition 25-Inch Survey of Herefordshire (1920)
(Reproduced by courtesy of the National Archives)

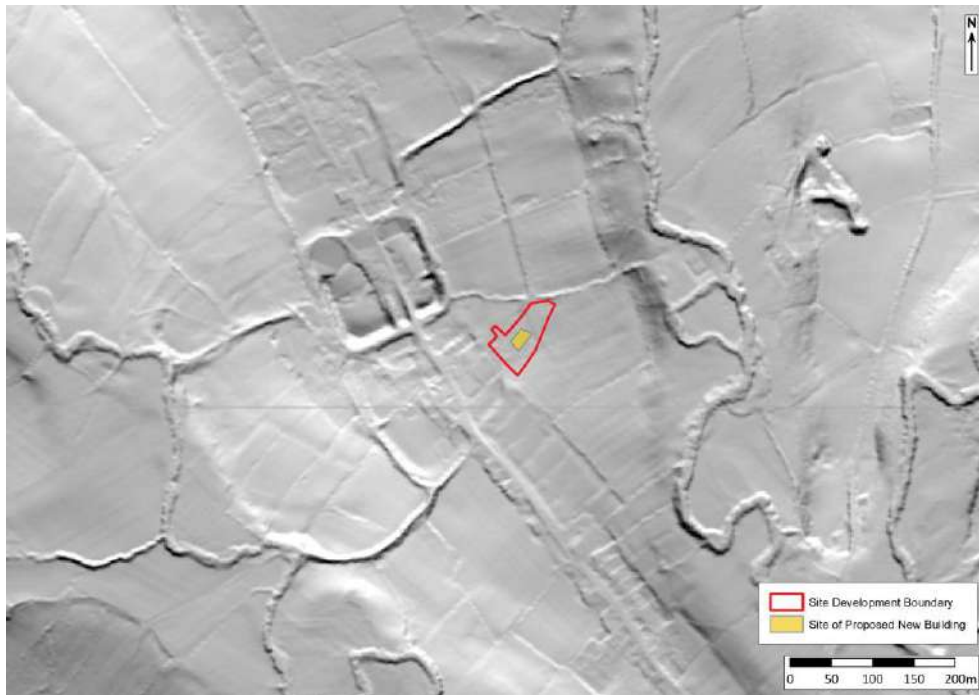


Fig.24: Extract from LiDAR 2m DTM Data
(Reproduced by courtesy of the Environment Agency)

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