

## **APPENDIX 2: Dilwyn Neighbourhood Development Plan**

### **Heritage Impact Assessment for Land to the south of Orchard Close and south-west of Castle Mound**

#### **1. Introduction**

1.1 Dilwyn Neighbourhood Development Plan (NDP) is a new type of plan that will form part of the Development Plan for Herefordshire when it is adopted. It is not a Local Plan prepared by Herefordshire Council but shares some similar characteristics. It has been prepared by Dilwyn Parish Council.

1.2 The NDP must conform to Herefordshire Local Plan Core Strategy. It should not promote less development than is set out in that Core Strategy. In this regard it must provide for at least 46 new dwellings over the plan period 2011 to 2031. At the time the plan was drafted there were already some 15 new dwellings either built or committed through planning permissions, leaving a minimum of a further 31 dwellings to be provided for through the NDP.

1.3 Herefordshire Council had undertaken a Strategic Housing Land Availability Assessment for the village in 2015. This looked at sites within and around Dilwyn and identified land to the south of Orchard Close and south-west of Castle Mound as the only site that had any potential for housing during the plan period (See Plan 1).

1.4 As part of the process for preparing the NDP, a 'Call for Sites' was undertaken to determine whether there were any other opportunities. A number were put forward and these were assessed against a range of environmental and other criteria. The assessment can be found at

<http://www.dilwynparishcouncil.gov.uk/UserFiles/Files/NDP/2%20Meeting%20Housing%20Requirement%20Report%20and%20Site%20Assessment%20V2%20L.pdf>

1.5 Two sites are proposed in the NDP that would form housing land allocations in order to show that the required level of proportional housing growth could be met. The sites chosen were considered the most appropriate in terms of meeting the community's needs within appropriate environmental and other constraints. With regard to proposed housing site to the south of Orchard Close and south-west of Castle Mound, it was recognised that not all of the site should be developed, in particular in order to safeguard the setting of Dilwyn Castle Moated Mound Scheduled Ancient Monument. Policy DW4 in the Regulation 14 Draft NDP set out a number of criteria that should inform any proposal, including protection for the setting of the Scheduled Ancient Monument (see Appendix 1).

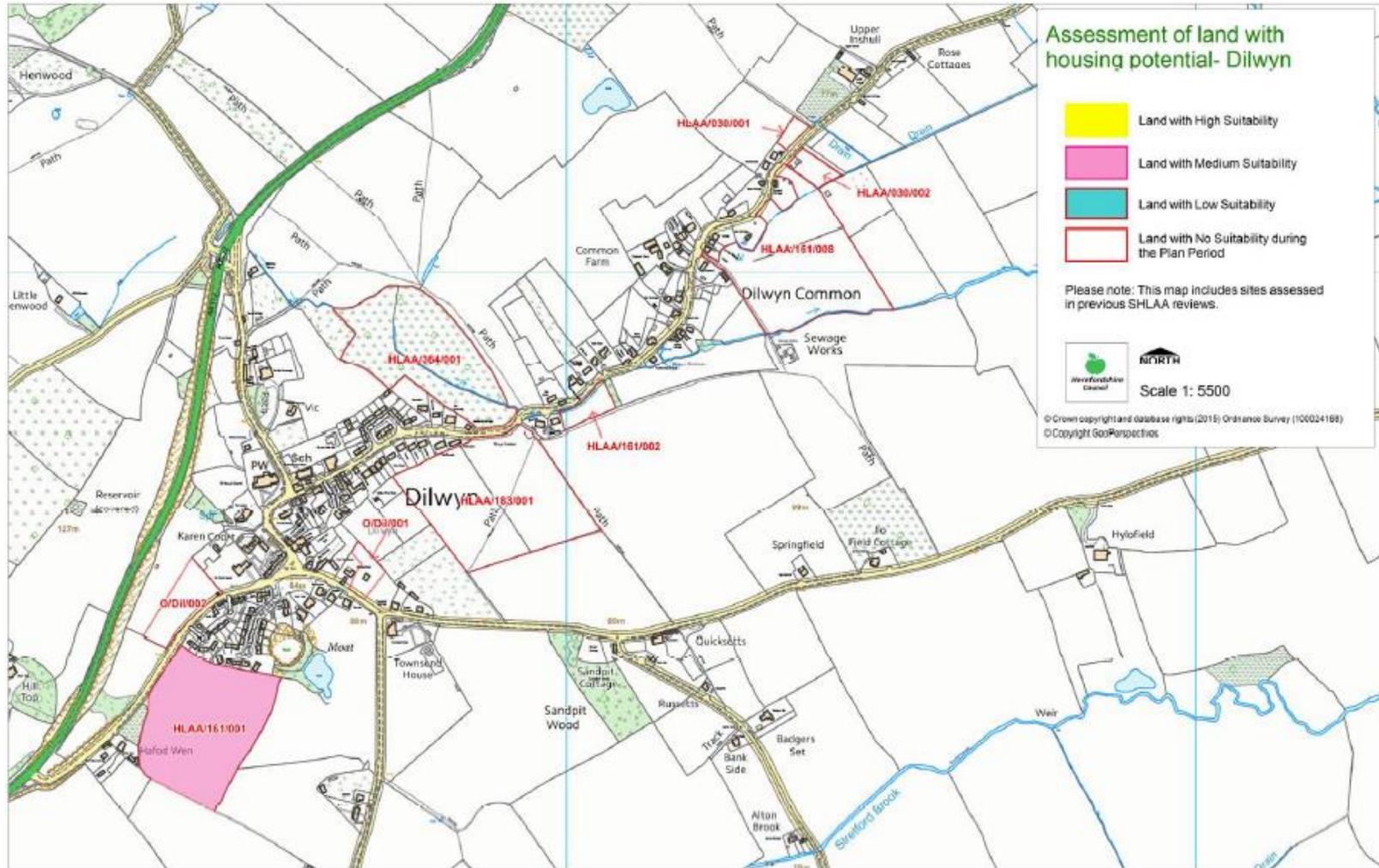
1.6 The proposed housing site covered by policy DW4 is a rectangular field sitting to the south of Dilwyn Village. Its northern edge is some 175m long and bordered by two relatively small housing estates which span some 150m of this length (including rear gardens). Dilwyn Castle Moated Mound has a common frontage of some 25m with the proposed housing site. The boundary at this point on the monument's side is an unmanaged outgrown hedge with trees behind. Similarly, the adjacent pond (historically thought to have been two ponds) is surrounded in trees.

1.7 Historic England expressed concern that no harm should be caused to the setting of the moated mound scheduled ancient monument and that development would not impact upon any buried archaeological remains that might potentially be associated with the extant

earthworks including within its wider environs. The Principal Inspector of Ancient Monuments advised that Historic England would wish to see the proposed housing site allocation accompanied by a Heritage Impact Statement. This statement has been prepared to meet that request.

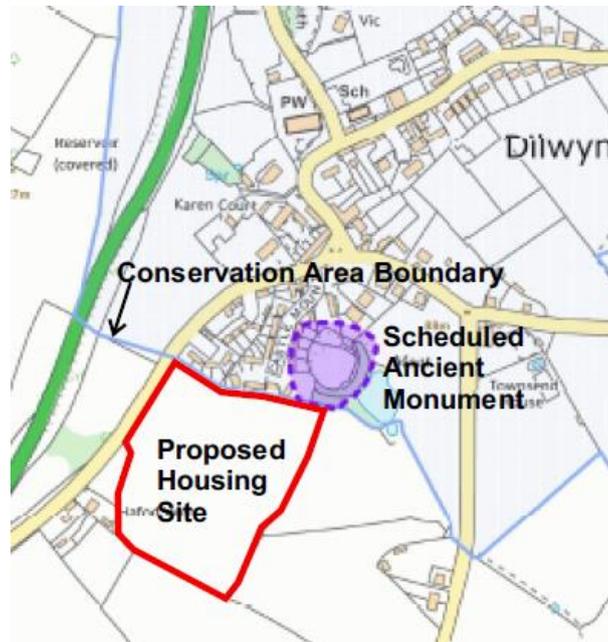
1.8 This statement has been prepared with the assistance of A Stirling-Brown and utilising the extensive local knowledge of and research by R Stirling-Brown.

# Plan 1 – Extract from Herefordshire Council's Strategic Housing Land Availability Assessment for Dilwyn, 2015



## 2. Heritage Assets Affected by the Site Allocation

- 2.1 Dilwyn Castle Moated Mound Scheduled Ancient Monument sits on the north eastern edge of the proposed housing site (see Figure 1). An extract from Herefordshire Historic Environment Record (HER) containing its description is provided at Appendix 2 (SMR/HER 2238). Dilwyn is a ringwork and bailey castle built on a low, but large, almost circular mound roughly 50 m (150 feet) across. It is surrounded by a deep man-made moat.

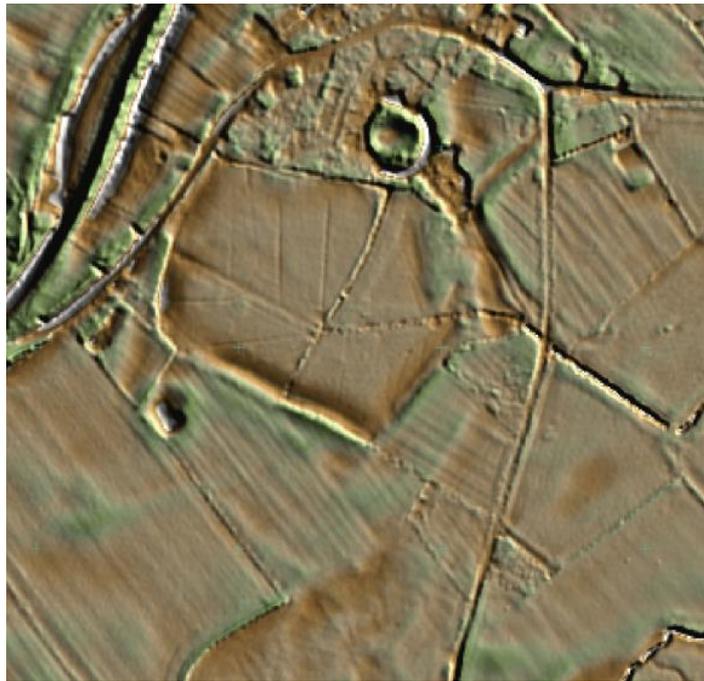


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**Figure 1: Location of Scheduled Ancient Monument in relation to Proposed Housing Site**

- 2.2 To the south-east of Dilwyn Castle Moated Mound would have been two ponds that sit beyond the moat. No evidence can be found relating to these in the HER. To the south-west, it appears to have utilised the natural defences of marshy land that extend towards Weobley in that direction. There is evidence that to the east and west were baileys, with similar likely to the north, possibly taking in some of the village green area. The village itself also added extra protection. Only the eastern side of the moat remains and continues to retain water in part of it.
- 2.3 The two ponds referred to above were cut off from the eastern side of the moat by a narrow earth and stone causeway where the first pond is thought to have been a substantial fishpond. Another causeway, now gone, would have separated this from the second smaller and narrower pool which was originally longer. This is thought to have been for water fowl.
- 2.4 Beyond the current combined pool, to the north-east, the land rises and there are traces of platforms/small earthworks (SMR/HER 53768) with disturbed ground that may have formed the site of a more comfortable moated house.
- 2.5 At the end of the 1980s planning permission for development of Castle Mount was granted and this development covered the western bailey area right up to the mound without any archaeological excavation or report.

- 2.6 A trawl of Herefordshire Council’s Historic Environment Record revealed one record upon the proposed housing site to the south-west of Dilwyn Castle Moated Mound. This is an area located in the north-east corner of the site and described as ‘A possible series of earthworks forming a large enclosure roughly surrounding Dilwyn Castle. These could possibly represent an outer enclosure or even a large outer Bailey.’ This was an assumption based on Lidar data with a note to say that a site visit was needed for verification.
- 2.7 Lidar data for the area including and surrounding the Scheduled Monument is below.



**Figure 2: Lidar data of Dilwyn Castle Moated Mound and surrounding land.**



**Figure 3: Extract from the Environment Agency's Storm Water Flood Map.**

- 2.8 The area to the south of the Castle Moated Mound was historically marshy ground. Apart from what appears to be raised ground in a small part of the north-east corner of the proposed housing site there is little evidence of any disturbance except for what appears to be drainage works that reflect the current field drainage pattern (see Figure 3). Although expert drainage advice will be required, it would appear that the water level within the pond on the eastern side of the Castle Moated Mound is part of the system associated with storm water drainage at Castle Mount.
- 2.9 Views over the proposed housing site and adjacent Dilwyn Castle Moated Mound are available from the south-west and east. To the north and west Dilwyn Castle Moated Mound is bordered by housing within the village which curtails views both towards and from the Scheduled Ancient Monument and they form its setting in those directions. To the south-west of the Scheduled Ancient Monument there is an open aspect although the monument itself is hidden behind a dense screen of vegetation, where it appears more like a small woodland copse (4 and 5). From the east views from Townsend House of both the monument and proposed housing site are masked by woodland surrounding the eastern pools referred to above (Figure 6). The proposed housing site becomes evident as you travel south from Townsend House (Figure 7). The immediate southern edge of the monument is dominated by housing and vegetation (Figures 5 and 8), with the former curving around its western edge (Figure 9).



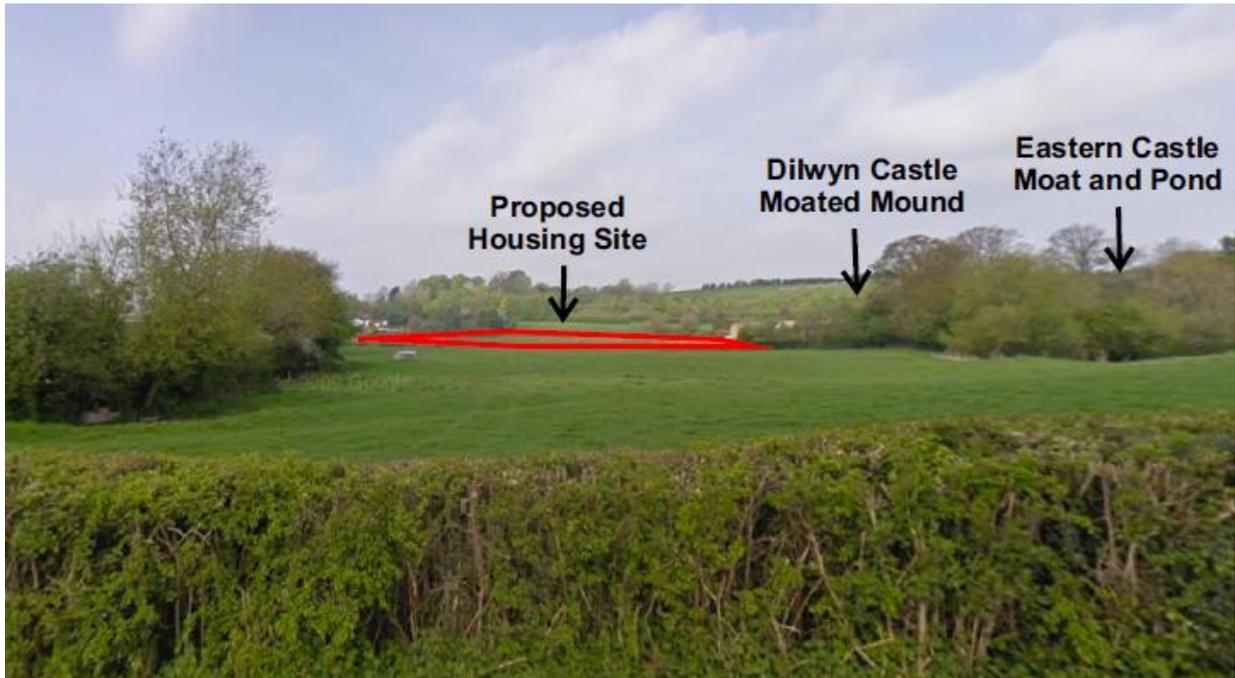
**Figure 4: Distant view across proposed housing site towards Dilwyn Castle Moated Mound from the south-west.**



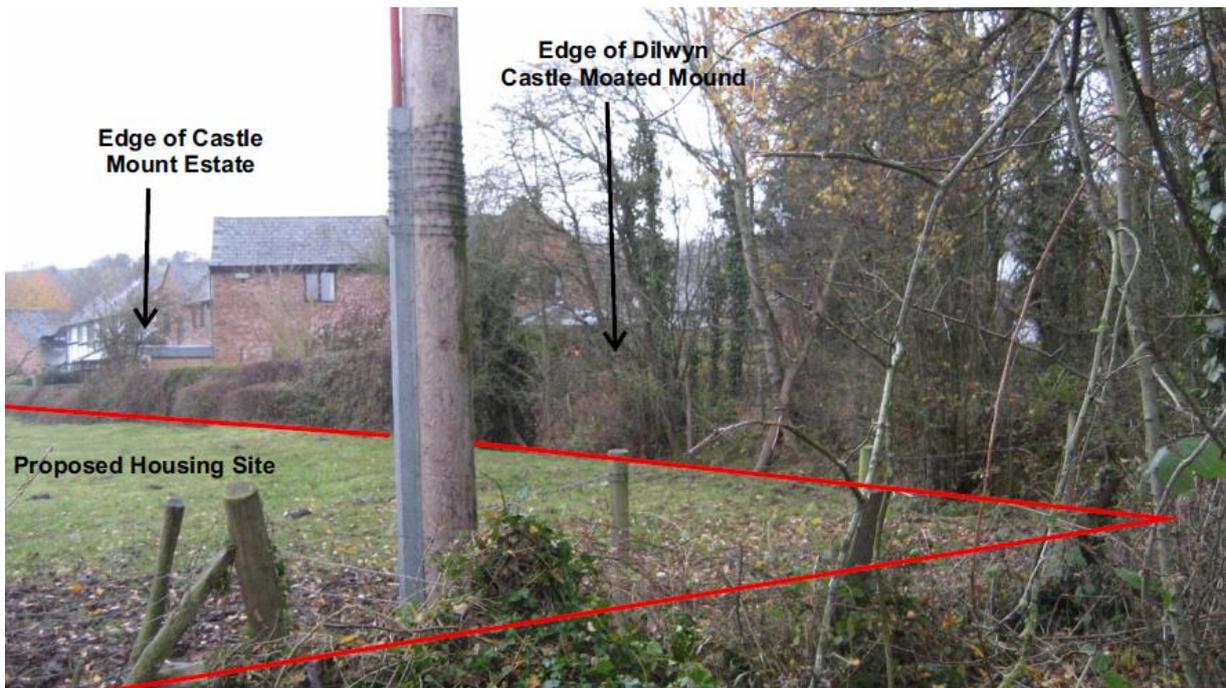
**Figure 5: Closer view across proposed housing site towards Dilwyn Castle Moated Mound from the south-west.**



**Figure 6: View from Townsend House (north-east of proposed housing site). Site hidden behind vegetation surrounding Castle Moat.**



**Figure 7: View from Due East.**

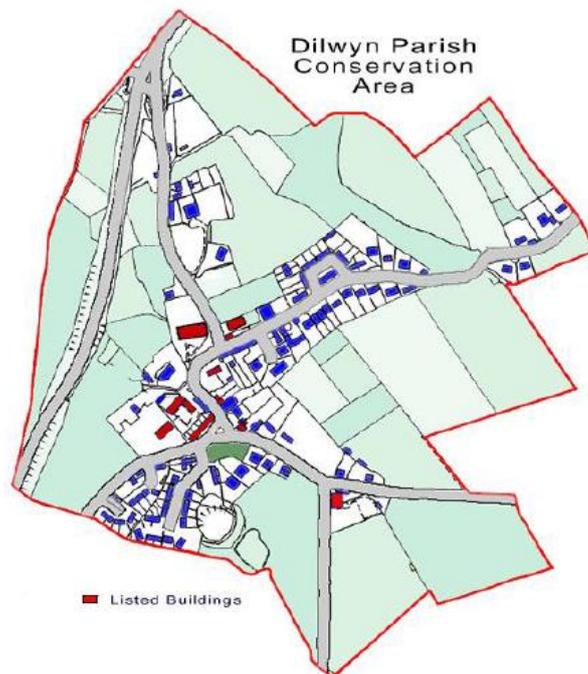


**Figure 8: View of southern end of Dilwyn Castle Moated Mound Scheduled Ancient Monument**



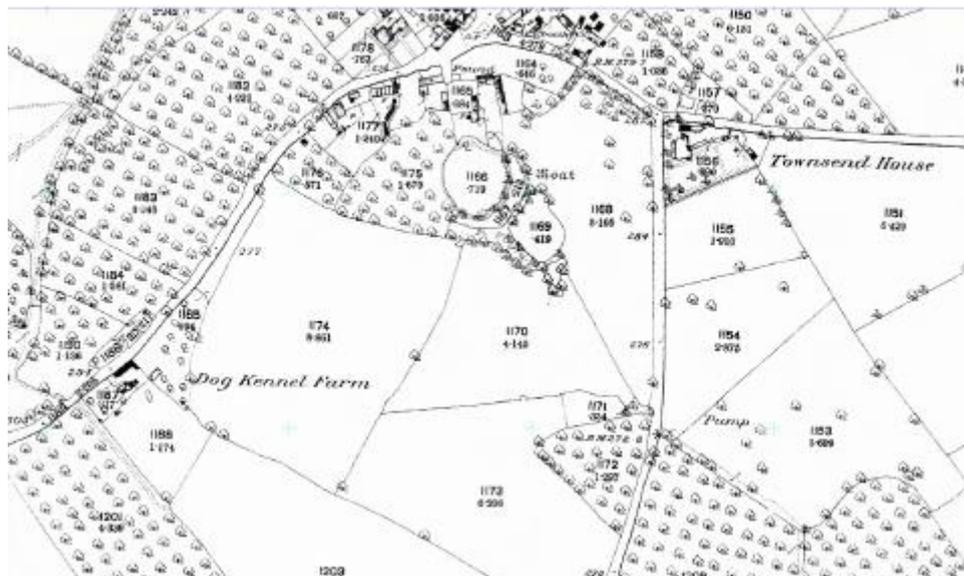
**Figure 9: Aerial view of Dilwyn Castle Moated Mound and surrounding uses**

- 2.10 There are a number of Listed Buildings within Dilwyn, although none appear within the vicinity of the proposed housing site. The NDP identifies a number of locally important buildings that contribute significantly to the character and appearance of Dilwyn Conservation Area.



**Figure 9: Location of Listed Buildings in relation to Dilwyn Conservation Area**

- 2.11 Three important buildings accommodate community uses – St Mary’s Church (Listed Grade I), St Mary’s Church of England School (Listed Grade II) and the Crown Inn (locally important). St Mary’s School was proposed for closure, placing its future at risk, until the community took control of the asset and now run a successful local primary school. Similarly, the community runs the Crown Inn. Townsend House (Listed Grade II) overlooks Dilwyn Castle Moated Mound. There are no Listed Buildings outside of the Conservation Area immediately to the south-west of the village. Those within the Conservation Area are shown in red on Figure 2.
- 2.12 Dilwyn Conservation Area was designated in 1974. The proposed housing site is outside of the Conservation Area although adjacent to its southern boundary. Herefordshire Council produced a draft Conservation Area Appraisal in July 2006 although this did not progress to approval. The NDP has used information from the draft Appraisal within a village-scape character area assessment. Extracts from Herefordshire Council’s draft Appraisal relating to the area is provided in Appendix 3. Development at Orchard Close and Castle Mount reflects the density of development in the village core to their north.
- 2.13 The 19<sup>th</sup> Century map for the area shows the area surrounding the monument largely undeveloped.



**Figure 10: Dilwyn Castle Moated Mound and surrounding area, 1886**

### **3. The Proposed Housing Site’s Contribution to Heritage Assets**

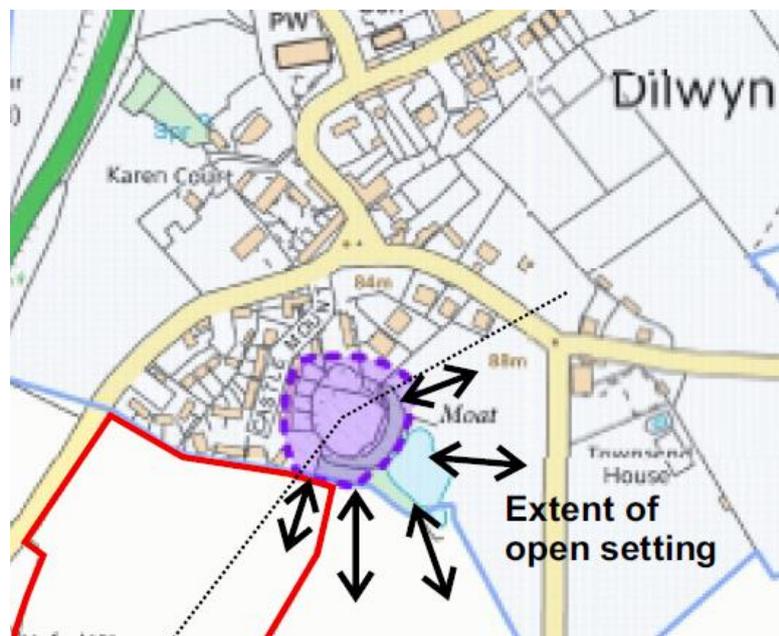
- 3.1 The proposed housing site does not encroach onto the Scheduled Ancient Monument although abuts it.
- 3.2 Visually, there are no clear views of the monument across the proposed housing site, and this is expected to remain the case even should the vegetation be managed in an appropriate manner, which would no doubt include the retention of a hedge.

- 3.3 Lidar information suggests that a small area in the north-east corner of the proposed housing site is slightly higher than the rest of the site and there is the possibility that it could be of some archaeological interest.
- 3.4 Herefordshire Council's draft Conservation Area Appraisal (extracts in Appendix 3) concludes that:

*'There is no clear evidence that a planned medieval town, with a market place and burgage plots, was established here. For much of its history, Dilwyn has existed as a farming community.'*

Although it also refers to *'Medieval open fields divided into long narrow furlongs surrounded the settlement, with meadowland to the north'*, there is no evidence to suggest this was the case for the proposed housing site. This is probably because the field remained marshland until land drainage was installed. Consequently, this reduces the potential for there to have been development to the south-west of Dilwyn Castle even further, and therefore the possibility of unexpected finds in this parcel of land.

- 3.5 This does, nevertheless, point to the open nature of Dilwyn Castle's setting in certain directions, which to the south and east would have reflected the agricultural nature of the community, although the proposed housing site is unlikely to have been farmed to any great extent, if at all, because of its marshy character. The agricultural connection is heightened to the south-east and east of the Castle through their proximity to the fish ponds that extend out from the monument. Consequently, in proportionate terms, that to the south-west, comprising the proposed housing site, might be considered less significant, especially as it is suggested that the Castle was replaced after a fairly short period by a manorial building to its east on what are suggested as building platforms on the higher land in front of Townsend House.



**Figure 11: Areas where the open nature of surrounding land reflects the historic agricultural community.**

- 3.6 The proposed housing site sits outside of Dilwyn Conservation Area although upon its boundary. One of the key historical characteristics of the village and Conservation Area, reflected in the origins of its name as 'secret place' because it sits in a hollow, is that, as a settlement, it does not extend over the brow of the hills that encircle it. The proposed housing site sits within the hollow.

#### **4. Impact of the Proposed Housing Site on the Significance of Heritage Assets**

- 4.1 Although the proposed housing site abuts the Scheduled Ancient Monument, it is of sufficient size to enable a reasonable level of development without impinging upon land immediately adjacent to the monument's edge through defining an appropriate buffer.
- 4.2 The archaeological significance of the site, and the presence of any remains associated with Dilwyn Castle is unknown but is likely to be low across most of the land parcel, with a small area in its north-east corner having some potential.
- 4.3 The effect of development would be to reduce the open nature to the south and east to some extent and hence affect the historical agricultural setting. The effect is considered relatively unsubstantial in that it affects a small portion of that setting where the frontage with the monument amounts to around 25m. Furthermore, the area that best reflects the agricultural landscape is to the east and south-east of the monument where the juxtaposition between the former two fish ponds, now one, the open field pattern and platforms suggesting associated buildings is of greater significance. Only a small part of the monument's agricultural landscape setting would be affected by proposed housing site.
- 4.4 As referred to above, although the proposed housing site does not fall within Dilwyn Conservation Area it does lie within the hollow that both now and historically is a key characteristic of the settlement's form.

#### **5. Alternative Sites**

- 5.1 The required level of proportional housing growth has been set by Herefordshire Council. Options to meet this requirement were considered both in terms of approach and site options. It was not considered that there were sufficient environmental and other constraints to argue that the required level of proportional housing growth should be resisted.
- 5.2 Alternatives in terms of site sizes were considered in order to meet the outstanding requirement for 31 dwellings. Although a combination of small (0-4 dwellings) and medium sized sites (5 to 10 dwellings) might have achieved the level required, there were greater disadvantages in relation to the range of chosen criteria for many of these. In addition, housing studies identified the need to provide small and family accommodation, including affordable housing, such that a large site was required to ensure this could be delivered within the Government's planning policies for housing. Dilwyn has a strong community ethos whereby it seeks to provide and retain local community facilities such as its primary school which came under pressure to close but with the community's support became an exemplary model for local community run schools.

- 5.3 In accepting the need for a range of housing types, a large site of 11+ dwellings was considered necessary, and 8 were put forward by landowners for consideration. These were assessed against a range of environmental and other considerations (see Meeting Housing Needs and Sites Assessment Report, June 2018 at <http://www.dilwynparishcouncil.gov.uk/UserFiles/Files/NDP/2%20Meeting%20Housing%20Requirement%20Report%20and%20Site%20Assessment%20V2%20L.pdf> ). Other such sites were considered to have major environmental and/or locational disadvantages whereas the chosen site (i.e. the proposed housing site subject to this impact assessment), although having some environmental concerns, it was felt these could be mitigated.
- 5.4 A number of other large sites submitted for consideration sit to the east of the monument, as will be seen in the Meeting Housing Needs and Sites Assessment report referred to above and some of these would have a greater effect on the setting to the east which is the area of heightened significance. In addition they would have a greater effect on the character of Dilwyn in that they would extend over the ridge line and not sit within the hollow that reflects the village's place name.

## **6. Avoiding Harm and Enhancing Heritage Assets**

- 6.1 Further investigation of the area in the north-east corner of the site should be undertaken in accordance with proposed NDP policy DW7 and Herefordshire Local Plan Core Strategy Policy LD4(4). Herefordshire Council's Archaeology and Development SPG sections 6 and 7 are relevant and developers should utilise the approaches recommended within these. The extent of this investigation and whether further areas of the proposed housing site might require investigation are matters that should be discussed with Herefordshire Council's Archaeological Service
- 6.2 Although the Scheduled Ancient Monument is in separate ownership and there is no public access, the opportunity should be taken to produce a scheme that might offer access via a public footpath to the north-eastern edge of the site to enable the monument to be viewed. This would accord with Herefordshire Council's Archaeology and Development SPG section 11.
- 6.3 The reason to protect part of the eastern setting of the Scheduled Ancient Monument be added to the reason for designating this as Local Green Space. This area is already recognised as having potential buried archaeology through its Historic Environmental Record entry (SMR/HER 53768).
- 6.4 The development of housing within the site through a design approach involving a number of small distinct areas that respect the design of the two nearby small courtyards off of a village street be retained in the policy as suggesting development that is sympathetic to the form and density of the Conservation Area character and appearance.
- 6.5 The recommendation in paragraph 6.1 together with the broad analysis set out in Figure 11 be used to inform the extent of any buffer offering mitigation to the effects on the setting of the Scheduled Ancient Monument. This does not necessarily require development to be resisted within the zone identified as the 'extent of the open setting' but for development for a more detailed assessment to be undertaken about how this aspect might be suitably addressed. For example, it may be possible for

land further away from the monument but within that zone to be developed in a particular way.

## **7. Conclusion on Appropriateness of the Proposed Housing Site**

7.1 This Heritage Impact Assessment has been produced for the purposes of determining whether a site might be developable in principle such that it can be included in Dilwyn NDP with appropriate policy requirements that would avoid any significant adverse effect upon the significance of heritage assets. The principle asset is Dilwyn Castle Moated Mound Scheduled Ancient Monument, including its setting. Other assets include the contributory heritage aspects to the character and appearance of Dilwyn Conservation Area<sup>1</sup>, the areas to the east comprising the historic fish ponds and possible platforms (SMR/HER 53768), and the possibility of there being buried archaeology in the north-east corner of the proposed housing site.

7.2 It is considered that the site is capable of development in principle for the anticipated level of development described in the NDP, given the site's size, subject to protecting the setting of the Dilwyn Castle Moated Mound Scheduled Ancient Monument and ensuring an area that might contain buried archaeology is investigated and appropriate action taken in relation to any findings. In terms of the NDP these two matters should be covered by appropriate criteria within the policy setting out development guidelines for the site. Section 6 above sets out these and a number of other matters that need to be reinforced within relevant policies and justifications within the draft NDP.

### 7.3 Changes to Policy DW4

1. Amend 'design principles' to read 'development principles'
2. Add the following development principle:
  - **Any development proposal should be accompanied by a full archaeological investigation agreed with Herefordshire Council's Archaeological Service and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.**
3. Amend criterion vi) to read:
  - **A Heritage Impact Assessment should be prepared to inform the location and design of development within the site, including landscaping and the definition of open space, in order to safeguard any significant and/or extensive archaeological remains and to protect the open aspect of that part of Dilwyn Castle Moated Mound which contributes to its setting.**

### 7.4 Change to paragraph 5.10

1. Add at the beginning of the paragraph:

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<sup>1</sup> NB there may be other aspects of the Conservation Area that need to be considered but they would be considered under other analysis. This particular aspect is that which is relevant to a Heritage Impact Assessment.

'The site does not impinge directly on Dilwyn Castle Moated Mound Scheduled Ancient Monument although may have some effect upon its setting which should be minimised through avoiding development where this is most sensitive. In addition, there is the possibility that buried archaeology may be present in the north-east corner of the site. A Heritage Impact Assessment to determine whether the site might be developed in principle has concluded that the effects of development should be capable of mitigation and the site is of sufficient size to enable the anticipated level of development to take place. However, a more detailed assessment will be required in order to comply with relevant criteria in this policy and that would also comply with the requirements of policy DW7.'

7.5 Change to the description of the importance of Court Orchard leading to its designation as Local Green Space in paragraph 6.7.

- Court Orchard is the field adjacent to Castle Mound. The land parcel has a HER Number SMR No. 53768 and is identified as 'a small earthwork forming a possible small moated site, sub-square' and hence of archaeological interest. In addition, it overlooks Dilwyn Castle Moated Mound Scheduled Ancient Monument forming part of that monument's historical setting, reflecting the strong connection of the Castle and its associated fish ponds with the agricultural community that was understood to form the nearby settlement.

## **Appendix 1: Extract from Dilwyn Regulation 14 Draft NDP**

### **Policy DW4: Development Principles for Land to the south-west of Orchard Close and Castle Mound**

**The following design principles shall be applied to land to the south-west of Orchard Close and Castle Mound:**

- i) Housing shall comprise areas set off of a main 'village street' within small courtyards reflecting the form and massing of adjacent housing at Orchard Close and Castle Mound.**
- ii) Each area shall have a specific identity based upon local building characteristics but tied together through landscape and layout. Building materials and or design features within each area shall be consistent and vary between areas, but without jarring.**
- iii) The materials, scale, height, massing and proportions of dwellings should reflect those within the village, and all should incorporate locally distinctive features.**
- iv) Provision should be made for a combination of 2 and 3-bedroom properties both detached and semi-detached, with only limited numbers of 4-bedroom houses; an element of affordable housing to meet local needs, in particular those for shared ownership and reduced open market value; social rented accommodation; and housing to meet the needs of elderly people and those with mobility issues.**
- v) A full and detailed landscape scheme will be required to ensure the development fits sensitively into the setting of the village. This should include areas of significant tree planting utilising native species.**
- vi) Structural landscaping at the north-east end of the site should be used to protect the setting of Castle Mound Scheduled ancient monument.**
- vii) The amenity of dwellings running along the north edge of the site should be protected.**
- viii) The removal of any hedgerow should be kept to a minimum and compensatory measures undertaken to replace the biodiversity value of any lost. The landscaping scheme should increase the biodiversity on the site in order to result in net gains.**
- ix) The site should provide a mixture of housing sites, with an emphasis on family housing with the appropriate proportion of affordable housing to meet local needs.**
- x) Off-site measures should be provided to slow vehicles entering the village from the south-west, with the aim of achieving this sufficiently to meet the criteria for a 20mph zone to be established through the village.**
- xi) A footpath within the development should enable pedestrians to reach the northern edge of the site within the development site, protected from the road by the existing hedgerow.**

- Community input - Dilwyn Questionnaire, especially question 9.
- Supporting Objectives 1, 4, 5 and 6
- Supports Herefordshire Local Plan Core Strategy Policies H3, MT1 and SD1 and through enabling a range of house types, including affordable housing.

- 5.8 The development principles are to ensure the site fits sensitively into the setting of the village and addresses site specific issues. The latter includes protecting the residential amenity of adjacent dwellings and the setting of the adjacent Scheduled Ancient Monument, while maintaining and enhancing biodiversity and providing for the safety of pedestrians, including for the short stretch where there is no footpath before joining that just past Orchard Close. One particular aspect of the design is to break the development up into design compartments which reflect smaller developments seen elsewhere in the village even though it is one large site. Through this the community's desire to see small-scale developments will be reflected through design even though the actual scale of development is larger than wished for. The provision of a variety of family and other housing, with an element of affordable dwellings, would not be achievable through an approach based on very small sites.
- 5.9 Regard should be had to Herefordshire Local Housing Market Assessment 2012 Update for the Leominster Housing Market Area or any further update, up to date housing needs evidence and approvals and completions which provide guidance upon the proportion of dwellings of various sizes. The developer should, within their Design and Access Statements, indicate how they propose to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for local community needs such as housing for the elderly or starter homes. The developer may also wish to consider Providing property that enables people to work from home, where this will not affect the amenity of adjacent properties, and provision of plots for self-build dwellings.
- 5.10 Other policies in this plan address issues such as car parking. Housing proposals should comply with other policies set out within this NDP where appropriate. Development should especially address the need to be sympathetic to the village's form, character and setting, especially as it sits within a conservation area; to ensure that natural features and important spaces are protected; and the appropriate provision for parking so that it does not detract from local amenity.

## **Appendix 2: Description of Dilwyn Castle Moated Mound** (extract from Herefordshire Council's Historic Environment Record)

SMR Number: 2238

Grid Reference: SO 4155 5441

Parish: DILWYN, HEREFORDSHIRE

Though suggestive of castle site work appears rather to be of homestead moat class. (1)

Moat, partly wet, encloses nearly circular area c165' diameter rising slightly above surrounding ground with remains of rampart. Immediately SE pond of irregular form. (2)

Possible ringwork. (3)

Appears to be ringwork with reduced remains of encircling bank on N side of featureless interior. Ditch waterfilled on E and S, but N side filled in and only slight depression indicates position irregular pond does not appear to be contemporary.

Watching brief by J Sawle on trenches just outside area of ditch (5)

Motte & bailey. Partly banked on uphill side. Large shell keep is indicated by buried foundations 5'-6' thick. Slightly off centre inside shell is large roughly rectangular block of buried masonry possible a stone keep. Most of upper bailey has been covered with houses apparently without any record being made of site. An old excavated trench on motte, whose report found no stonework stopped only 18" from foundations. Site protected by a marsh, mere & fishponds on two thirds of circuit, now mostly drained. (6)

The author was on site to examine the builder's excavations and foundation trenches throughout the development. Finds were retrieved from the site including probable 12th century pottery. After the development there remains the partial ringwork bank on a mound. Historical information is included in the account with reference to those that held the land from 1086. Comment and speculation on the present evidence includes the possibility that Dilwyn was one of the few stone square or rectangular keeps in Herefordshire. The tower might have been surrounded by a shell-wall built up behind the rampart. Indicating a very strong castle, although there is no conclusive proof of this. Discussion is also included of the possible destruction of the site when the fee holding moved from the castle sometime after 1200. (7)

Since the visit in 1993 houses have been built near the base of the motte, gardens have encroached onto the motte slopes and the tower keep platform is less clear due to soil build up. (8)

### **Monument Type(s)**

1. RINGWORK (Medieval - 1066 AD to 1539 AD)
2. CASTLE (Medieval - 1066 AD to 1539 AD)
3. MOTTE AND BAILEY (Medieval - 1066 AD to 1539 AD)

### **Associated Files**

## Sources and Further Reading

1. <6> SHE12725 - Article in serial: Stirling-Brown, R. 1988. Preliminary Results of Castle Survey. Herefordshire Archaeological News. 50, 41.
2. <7> SHE15439 - Serial: Anon. 1993. Herefordshire Archaeological News No. 60. Woolhope Club Archaeological Research Section. 60. Pages 50.
3. <8> SHE16512 - Article in serial: Stirling-Brown, Roger. 2005. Field meeting to Dilwyn and Little Dilwyn: Herefordshire Archaeological News. Newsletter of the Archaeology Research Section of the Woolhope Club. 76. 39-50.
4. <1> SHE2235 - Bibliographic reference: Walters, H B. 1908. Romano-British Herefordshire (pp 167-199). The Victoria History of the County of Hereford edited by William Page, Vol I. I,249.
5. <2> SHE267 - Bibliographic reference: Royal Commission on Historical Monuments. 1934. Inventory of Monuments, Herefordshire North-West, Vol III. Herefordshire North-West, Vol III. III. Pages 39.
6. <4> SHE7796 - Bibliographic reference: Ordnance Survey Record Card. 1972. SO45SW12. Ordnance Survey.
7. <5> SHE9561 - Bibliographic reference: JS. 1979. SMR file.
8. <3> SHE9685 - Bibliographic reference: King; Alcock. 1966. Chateau Gaillard. 3,116.

## Protected status

1. Scheduled Monument 170: Moated mound S of church
2. Conservation Area: Dilwyn

## Associated Historic Landscape Character Records

1. HHE653 - Small Compass Enclosure of the Landscape - Reconfiguration of Former Common Arable Fields

## **Appendix 3: Extract from draft Dilwyn Conservation Area Appraisal – July 2006** (Herefordshire Council; extracts relating to the area containing Dilwyn Castle Moated Mound).

### **“Summary of Special Interest**

Dilwyn Conservation Area includes the village of Dilwyn and the rural area that immediately surrounds the village on the north, east and west sides. Settlement and agricultural activities in this area date to at least the 11th Century.

The parish church and castle earthworks date to around the 12th Century. At this time the settlement developed as a cluster of tofts and closes between the church and the castle. Medieval open fields divided into long narrow furlongs surrounded the settlement, with meadowland to the north. There is no clear evidence that a planned medieval town, with a market place and burgage plots, was established here. For much of its history, Dilwyn has existed as a farming community.

Today, a significant number of timber-framed buildings dating to between the 14th and 17th Century survive and continue to be used as domestic dwellings. All have been altered or adapted in some way, including infilling or refronting in brick, extending or enlarging. A number of former agricultural buildings have more recently been adapted to use as dwellings. During the 18th Century, Classical (Georgian) influence in building design and construction is evident, particularly in the remodelling or rebuilding of earlier timber-framed buildings with brick and render. Further development took place in the 19th Century with the construction of domestic and institutional buildings using brick and local sandstone. A significant number of new homes were built during the 20th Century, particularly on the east and south sides of the village.

Changes in agricultural methods and practice are evident, particularly since the parliamentary enclosure of medieval open fields in the 18th and 19th Century. Also, improved drainage systems have resulted in the adaptation of meadowland to arable. More recently, a number of field boundaries have been removed to create larger arable fields. Redundant farm buildings have been converted to domestic use. Heritage assets within the conservation area include fifteen Listed Buildings, i.e., one Grade I building and fourteen Grade II buildings or structures, and one Scheduled Monument. Ten unlisted buildings are identified as buildings of local interest. The Scheduled Monument is deemed to be at risk.

Today, all of these buildings and structures, together with the area’s mature trees and hedgerows, walls, gardens, open spaces and views, contribute to the special architectural and historic character of Dilwyn Conservation Area.”

### **“Historical Development and Archaeology**

The origins of the place name, Dilwyn, are obscure. It has been suggested that the name derives from an Old English form meaning ‘secret place’. Today, the term is also used as a Welsh personal name in which the final element means white or fair (W: *gwyn*).

The Domesday Book of 1086 records that Dilwyn (*Diluen*) was held by William of Ecouis. The population of the settlement included eight villagers, five smallholders

and one female slave. Not all of the available land was under cultivation at that time; the taxable value had, in fact, gone down since the Norman Conquest when the manor was held by Edwin. This also indicates that the settlement of Dilwyn predates 1066.

Following William of Ecouis, the tenancy was given to Godfrey de Gamages and in the early 13th Century it was held by William de Braose. Later in that century, the manor was divided between several tenants, including the Priory of Wormsley. A moated mound on the south side of the village is now identified as a medieval ringwork castle. The date of construction of the monument, and the identity of the builder, are unknown. It is likely, however, that the site was occupied shortly after the Conquest, and certainly by the 12th Century. At that time, the castle would have been the political and economic centre of the manor of Dilwyn and may have continued as such until the mid-13th Century. Two fishponds within the castle bailey were an important component of the medieval domestic economy, providing fish for household consumption.

The parish church of St Mary dates to c.1200. There is architectural evidence of an earlier church at this location; there is no mention of a priest in the Domesday record, however.

The settlement of Dilwyn is likely to have developed as a small, linear village located between the castle and the church. There is no clear evidence of a planned medieval borough with a market place and burgage plots. It is probable that the village consisted of a cluster of tofts (a small plot with house, outbuildings and garden) and small, enclosed fields, or closes, occupied by smallholders and villagers dependant on the lord of the manor.

Surrounding the village, contemporary field boundaries are indicative of the enclosure of an earlier medieval field system. This would have consisted of large open fields divided into narrow arable strips, or furlongs. Tenants of various ranks would have maintained rights in land in proportion to the services they owed their feudal lord. Meadowland and pasture would have been held in common. On the steep slopes on the west side of the conservation area, medieval (or early postmedieval) field boundaries are marked by lynchets (terraces).

Some aspects of the medieval system of land division persisted into the 19th Century and are recorded by the Tithe Apportionment. On the west side of the conservation area, the large Hill Field was still divided into long, narrow strips under multiple ownership. Also in this area, narrow closes gave evidence of the enclosure of other medieval furlongs. In the northern part of the conservation area, several field names contained the element 'meadow'. This may be indicative of common holdings on seasonally waterlogged land."

### **"Spatial Analysis**

There are a number of prominent open spaces within the settlement boundary (among others):

- On the south side of the conservation area: a field (private) containing earthwork remains of the castle bailey and the site of a fishpond; to the west, earthwork remains of the castle mound and ditch (private) with a dense cover of trees and bushes.

Mature trees are a prominent feature of the conservation area. They are particularly abundant:

- On the steep north-western slopes;
- On both sides of the approach road to the village from the north;
- In the area of the village green;
- On the castle earthworks."

### **"Key Views and Vistas**

There are a number of key views within the village of Dilwyn, including (among others):

- On entering the village from the south-west (A4112) a sequential view from a weather-boarded barn with corrugated iron roof to a row of red-brick cottages (19th Century), the view deflected to the east by a high red-brick wall, then continuing with The Great House (16th/17th Century, refronted during the 18th Century) on the left (north) and the timber-framed Castle Barn (17th Century) on the right (south), to the chestnut tree at the centre of the village;"

### **"Character Analysis**

The character of Dilwyn Conservation Area is defined to a great extent by a cluster of 17th Century 'black and white' timber-framed buildings centred on a village green set within a 'timeless' agricultural landscape. The size and plan form of the village core has remained remarkably constant over the course of several hundred years (until the 20th Century), however, there has been significant change in the appearance and use of many of the buildings, and in the methods and organisation of agriculture.

The village green is located on the south side of the crossroads at the centre of Dilwyn. This attractive green open space, enclosed by trees, is a focal point of the village. It is a recent innovation, however, and not an historic common. The area is protected under the provisions of the Herefordshire UDP (Policy HBA9, Protection of Open Areas and Green Spaces).

The oldest surviving building is the parish church of St Mary (Grade I). The tower dates to the 12th Century; the church was extended and rebuilt in the late 13th Century with later additions and restoration. The building is constructed of coursed sandstone rubble with ashlar dressings under a slate roof with a shingled spire. The church occupies an imposing position on a terraced slope with sandstone rubble retaining wall overlooking the central area of the village.

Earthworks near the southern end of the conservation area mark the location of a ringwork castle, previously identified as a moated mound (Scheduled Monument). The mound is almost circular, c. 50m in diameter, with traces of a ringwork rampart. Buried stone within the rampart may be the remains of a rectangular keep. The mound is encircled by a ditch. On the east side, there was a bailey surrounded by an embankment, and two fishponds. The monument is no longer prominent in the landscape. The earthworks are eroded and hidden from view by modern housing developments on the north and west sides that encroach upon the site, and by trees and bushes."

### **"Issues**

Monument at Risk

The moated mound (Scheduled Monument) is at risk as a result of damage that has already been done, and the likelihood of further damage due to:

(i) Residential development over most of the upper bailey and on the north and west sides of the mound;

(ii) Vegetation cover, including trees and bushes, over much of the ditch and the mound, the roots of which are likely to cause damage to buried archaeological deposits.”