

CPAT Report No. 1692

# Gledrid Farm Holiday Cabins, St Martins, Shropshire

Heritage Assessment



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## Summary

In September 2019 the Clwyd-Powys Archaeological Trust conducted a heritage assessment on behalf of Dulson Ltd, in connection with proposals for a change of use of land at Gledrid Farm, St Martin's, Shropshire, to accommodate ten holiday cabins in an area which is currently agricultural land.

The assessment has considered all designated and registered heritage assets within 1km of the Development Area, and non-designated assets within 250m. The Development Area lies within the buffer zone surrounding the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS), and also within a short distance of the scheduled Roman military site at Rhyn Park and the scheduled section of the Ellesmere Canal, which is also part of the WHS.

Fieldwork undertaken as part of the assessment has determined that owing to the topography and existing screening provided by structures and mature trees the Development Area has very restricted intervisibility with heritage assets within the study area.

The visual impact on the World Heritage Site, the Ellesmere Canal and the WHS buffer zone is considered to be negligible, while the assessment has determined that the Development Area will have no impact on the settings for the Roman military site at Rhyn Park. Negligible visual impacts have also been identified for two non-designated heritage assets, while a further two might be subject to minor impacts.

# 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust (CPAT) was invited by Dulson Ltd to conduct a heritage assessment in connection with proposals for new holiday cabins adjacent to an existing caravan site at Gledrid Farm, St Martin's, Shropshire.
- 1.2. Gledrid Farm lies between the former A5 (now B5070) and its replacement, the A483 (T), in the parish of St Martin's, 1.8km east-north-east of the village of Weston Rhyn (SJ 2993 3675). The location is depicted in Fig. 18 at the end of the report.
- 1.3. The Proposed Development (Fig. 1) is for the change of use from agricultural land to a proposed holiday cabin complex with the erect of 10 holiday cabins and a reception/manager's office (planning application 19/02747/FUL). It lies immediately to the south of a caravan site at Gledrid Farm, which is currently under construction under a previous planning permission (18/00056/FUL).



*Fig. 1 The layout of the proposed development*

- 1.4. The site is situated between the A5 trunk road from Oswestry to Wrexham, and the B5070 Chirk Road from Gledrid roundabout to Chirk. It is well screened by existing trees and hedgerows from both roads and nearby properties. Access to the site is from the B5070 via a roadway approved under a previous application.
- 1.5. The proposed cabins aim to reflect the surrounding environment and the historic agricultural context of the site. This would be achieved by using simple traditional forms with vertical timber cladding and corrugated roofing. The proposed cabins are single-storey buildings which will not be obtrusive from distant viewpoints.

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## 2 Methodology

- 2.1. The assessment consisted of a desk-based study of readily available primary and secondary documentary, cartographic, and photographic sources in order to provide a historical framework for any surviving archaeological remains. This included relevant records held at the regional Historic Environment Record (HER), Shropshire Council and Shropshire Archives, Shrewsbury.
- 2.2. Data for designated assets was obtained from Historic England as part of a dataset released in September 2019.
- 2.3. A field visit was also undertaken on 23 September 2019 to assess further the archaeological potential of the development site as well as assessing potential visual impacts.
- 2.4. The assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

## 3 Scope and Guidance

### ***Scope of Assessment***

- 3.1. The cultural heritage is a broad concept that embraces archaeological remains, the built heritage and historic landscapes. Cultural heritage is deemed to include the full range of man-made features that have been imposed on the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, to the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be buried and only become apparent during ground disturbance. Some will have an archaeological interest and importance; others will be more historical in their origin. Individually all these features are known as heritage assets - as defined for instance, in the Highways Agency's Design Manual for Roads and Bridges (DMRB).
- 3.2. Heritage assets are defined by the National Planning Policy Framework (2019) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.3. The assessment considers the likely visual effects of the potential development on all heritage assets and their settings, whether designated or undesignated, within 250m of the proposed development.

### ***Guidance***

- 3.4. In England, the Town and Country Planning Act (1990) requires a planning authority to consider whether a proposal is likely to have a significant effect on the environment, including the architectural and archaeological heritage. Further guidance is provided by the National Planning Policy Framework (2019) and the associated Planning Practice Guidance relating to conserving and enhancing the historic environment (updated July 2019). The National Planning Policy Framework (2019, para 189) states that:

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- '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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'
- 3.5. At a local level guidance is provided by Shropshire Council's Local Development Framework Adopted Core Strategy (March 2011), and in particular policy CS17 Environmental Networks, which states that 'development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development . . . protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors'.
  - 3.6. Further details of the legislative and planning considerations are provided in Appendix 1.
  - 3.7. The revised Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007) provides a framework for assessments of the historic environment, whether these be for environmental statements or for smaller developments that do not require environmental impact assessments. The approach to the historic environment which it promotes, though designed primarily for road developments, is more generally relevant as a methodology for other types of development and has been adopted here (see Appendix 2).
  - 3.8. Guidance is provided by Historic England (2017). This refers to the NPPF, which defines the setting of a heritage asset as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. From the definition provided above, it can be understood that setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. Views on what comprises a heritage asset's setting may change as the asset and its surroundings evolve, or as the asset becomes better understood . . . The setting of an historic asset will include, but generally be more extensive than, its curtilage (if it has one)'.
  - 3.9. Under the requirements of the NPPF, and of other relevant guidance such as English Heritage's Conservation Principles, it is necessary to assess the significance of both designated and non-designated heritage assets, and the potential impact the proposals may have on them and their setting.
  - 3.10. The significance of an asset is defined in the glossary of the Planning Practice Guidance (March 2014) to the NPPF as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.'

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Significance derives not only from a heritage asset's physical presence, but also from its setting'.

## 4 Historical Background

- 4.1. Information retained in the regional Historic Environment Record (HER) shows that Gledrid Farm lies around 250m to the west of a remains of a multi-phase Roman military site, including those of a 1<sup>st</sup>-century AD legionary fort believed to have been part of Agricola's campaign in Wales. Two Roman temporary camps have been identified in Rhyn Park in undulating land above the River Ceiriog. The larger fort is a double-ditched rectangular site with entrances on the long sides, both with tutuli. Additional ditches on the south may be an earlier phase or further defence. This fortress is thought to be a campaign base of legionary size for the Welsh Campaign of Agricola. The second fort lies across the east side of its predecessor.
- 4.2. The Shropshire Union Canal lies around 250m east of the proposed theatre. Originally known as the Ellesmere Canal, it was promoted by a group of Shropshire landowners who wanted improved trade routes for the export of agricultural products, and who also wanted to develop the new centres of industry that were emerging around the coal fields and iron works along the Welsh border. The inaugural meeting was held on 31st August 1791 in Ellesmere, at which the branch was given its name. An Act of Parliament was passed in 1793, and William Jessop was appointed as the civil engineer with Thomas Telford as general agent. The initial proposal to join the River Severn at Shrewsbury to the River Dee at Chester and continue to the Mersey Estuary was never achieved.
- 4.3. The whole of the canal on the Welsh side of the border, and extending south to the Gledrid road bridge, 90m west of Gledrid Farm, has been designated as part of the Pontcysyllte World Heritage Site (WHS). The farm lies within the surrounding essential setting of the WHS.
- 4.4. The farm was clearly built alongside a road which predated the construction of the London to Holyhead road, built by Thomas Telford between 1815-1826. The new road is depicted on the Ordnance Survey Surveyors' Drawing of 1819 (Fig. 2), which shows a group of buildings which are likely to be those of Gledrid Farm. The previous road layout is shown in more detail on the Tithe Survey for St Martin's parish of 1838 (Fig. 3) and the late 19<sup>th</sup>-century large-scale Ordnance Survey mapping (Fig. 4-5). The tithe apportionment records that the farm was owned by Arthur Hill-Trevor, 3<sup>rd</sup> Viscount Dungannon and occupied by Richard Barkley.
- 4.5. Historic mapping provides no useful information with regard to the Development Area, which appear occupies most of what was a single field, with no indication for any structures or other features within.



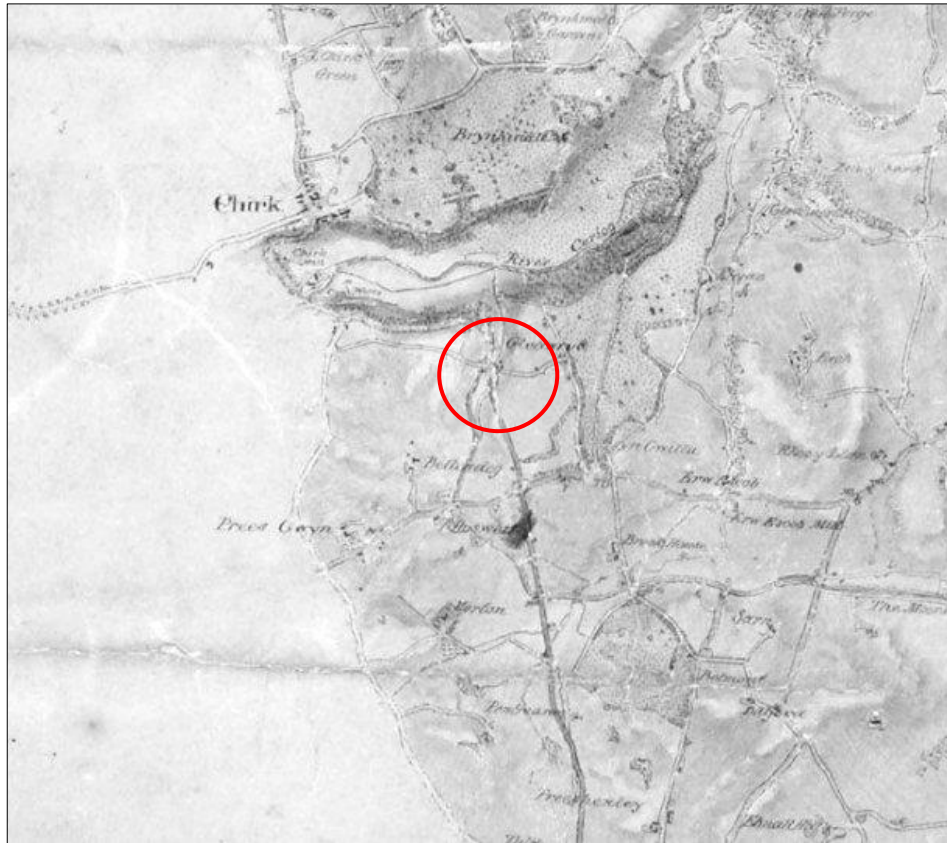


Fig. 2 Extract from the Ordnance Survey Surveyors' Drawing (no. 316) of 1819



Fig. 3 Extract from the 1838 Tithe Surveys for Weston Rhyn and Ifton Rhyn

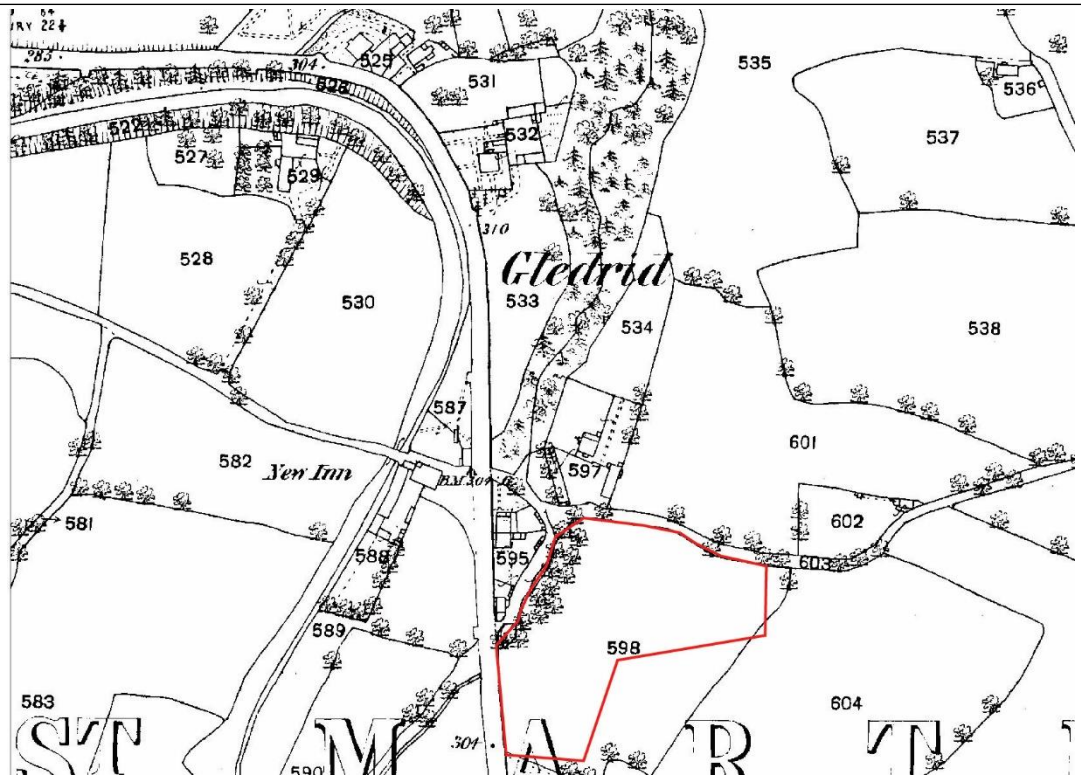


Fig. 4 Extract from the Ordnance Survey 25" map of 1881, showing Gledrid Farm and the network of lanes which predate the construction of Telford's road.



Fig. 5 Extract from the Ordnance Survey 25" map of 1901.

## 5 The Baseline Assessment

- 5.1. The location of heritage assets is shown in Fig. 18 at the end of this report.

### Heritage Assets within the Development Area

- 5.2. There are no recorded heritage assets within the Development Area, although it does lie within the buffer zone surrounding Pontcysyllte Aqueduct and Canal World Heritage Site.

### Designated and Registered Heritage Assets within 1km of the Development Area

Table 1: Designated and Registered Heritage Assets within 1km of the Development Area

Designated Asset	Within Site Boundary	Within 1km
World Heritage Site	0	1
World Heritage Site Essential Setting	1	1
Scheduled Monument	0	3
Listed buildings	0	16
Registered historic parks and gardens	0	1
Registered Battlefields	0	0
Conservation areas	0	1

### *World Heritage Sites*

- 5.3. The southern end of the Pontcysyllte World Heritage Site is located around 70m west of the Development Area, which lies partly within the surrounding essential setting.

### *Scheduled Monuments*

- 5.4. There are three scheduled monuments within 1km of Gledrid Farm (Table 2).

Table 2: Scheduled Monuments within 1km of the Development Area

List/SAM no.	Type	Name	Distance
1003716	Roman fort	Roman military site at Rhyn Park	180m E
1019299	Motte	Motte castle adjacent to Oaklands Hall, Chirk Bank	860m WNW
1021433	Canal	Ellesmere Canal	60m W

**Listed Buildings**

The study has identified 16 Listed Buildings within 1km of the Development Area (Table 3).

Table 3: Listed Buildings within 1km of the Development Area

<b>List No (England)</b>	<b>Name</b>	<b>Grade</b>	<b>Distance</b>
1054207	Milestone at NGR SJ 2955 3707	II	435m NW
1054209	High Gables	II	245m NW
1054211	Preesgweene Hall	II	935m SW
1054249	Brookhouse Bridge	II	990m SSE
1054251	Bryngwilla Lodge	II	550m W
1054252	Ew'r-Esgob Farmhouse	II	875m SE
1178190	Berllandeg Farmhouse	II	500m SW
1178233	Bee Bole NW of Preesgweene Hall	II	935m SW
1367346	Chirk Bridge	II	960m NW
1367369	Chirkbank Bridge (Bridge Number 21)	II	760m NW
1462384	Milestone at NGR SJ 29977 35737	II	980m S
<b>List No (Wales)</b>			
20206	Chirk Lodge, Brynkinallt Park	II	995m NNW
20207	Gates, Piers and Railings to the W Gate of Brynkinallt Park	II	995m NNW
20232	Arbour within Brynkinallt Park	II	780m NNE
20258	Chirk Mill	II	960m NW
20274	St Michael's Nursing Home	II	945m NW

**Registered historic parks and gardens**

- 5.5. The only registered park and garden within 1km of the Development Area is Brynkinallt, which is grade II\*. The picturesque landscape park lies in a very fine setting and was laid out in the early 19<sup>th</sup> century, with 'gothick' features and an unusual tunnel to the kitchen garden. At its closest point the southern edge of the parkland is 460m north of the Development Area, on the opposite side of the Afon Ceiriog. The significant view of Brynkinallt is from Lady's Bridge Lodge (1367349), looking north-west towards the hall, away from the Development Area.

**Conservation Areas**

- 5.6. The Chirk Conservation Area lies 915m to the north-west of the Development Area.

## Non-designated Assets within 250m of the Development Area

- 5.7. The study has identified five non-designated assets within 250m of the development area, which are listed in Table 4, none of which lie within the site boundary.

Table 4 Non-designated within 1km of the Development Area

HER No	Type	Name	Distance
06525	Brick works	Brick works, Rhoswiell	190m S
20995	Bridge	Gledrid Bridge (no 19) Shropshire Union canal	100m W
26466	Farmstead	Gledrid House	200m N
26467	Farmstead	Gledrid Farm	30m N
33376	Public House	Poacher's Inn, formerly the New Inn, Gledrid	75m W

## 6 Assessment of Heritage Impacts

- 6.1. The assessment considers first the direct impacts on heritage assets, followed by potential visual impacts which may result from the proposed development. The value of the assets and magnitude of impacts has been derived with reference to the matrix presented in Appendix 2.

### Direct Impacts

- 6.2. There are no heritage assets recorded within the Development Area, which has already seen significant landscaping, such that the archaeological potential of the area is considered to be negligible.

### Indirect Impacts

- 6.3. Fieldwork was conducted to determine the screening effects of the topography, existing buildings and vegetation. Consideration was given to the principal views to and from assets, as well as the extent and role played by their setting. This determined that the Development Area plays no significant part in the character, setting or significance of the following:

#### *Scheduled Monuments*

1019299 Motte castle adjacent to Oaklands Hall

#### *Listed Buildings*

1054207 Milestone at NGR SJ 2955 3707

1054211 Preesgweene Hall

1054249 Brookhouse Bridge

1054251 Bryngwilla Lodge

1054252 Ew'r-Esgob Farmhouse

1178190 Berllandeg Farmhouse

1178233 Bee Bole NW of Preesgweene Hall

1367346 Chirk Bridge

1367369 Chirkbank Bridge (Bridge Number 21)

1462384 Milestone at NGR SJ 29977 35737

*Registered Parks and Gardens*

Brynkinallt Registered Historic Park and Garden

*Conservation Areas*

Chirk Conservation Area

*Non-designated assets*

06525 Brick works, Rhoswiel

- 6.4. The following section therefore focuses on those assets where visual impacts might be expected.

***World Heritage Sites (WHS)***

- 6.5. The Pontcysyllte Aqueduct and Canal World Heritage Site was designated in 2009 and covers an area of 105ha (core area) and has a buffer zone, the essential setting, of 4145ha. To be included on the World Heritage List, sites must be of outstanding universal value and meet at least one out of ten selection criteria.

- 6.6. The Pontcysyllte Aqueduct and Canal World Heritage Site extends from the Horseshoe Falls in Denbighshire to Gledrid Bridge and includes the the Pontcysyllte Aqueduct, the Chirk Aqueduct and a number of associated tunnels, cuttings, wharves, bridges and other structures. The World Heritage Site was inscribed using the following UNESCO World Heritage List criteria:

- Criterion (i): The Pontcysyllte Aqueduct is a highly innovative monumental civil engineering structure, made using metal arches supported by high, slender masonry piers. It is the first great masterpiece of the civil engineer Thomas Telford and formed the basis of his outstanding international reputation. It bears witness to the production capacities of the British ironmaking industry, which were unique at that time.
- Criterion (ii): The intensive construction of canals in Great Britain, from the second half of the 18<sup>th</sup> century onwards, and that of the Pontcysyllte Canal in particular in a difficult region, bear witness to considerable technical interchanges and decisive progress in the design and construction of artificial waterways.
- Criterion (iv): The Pontcysyllte Canal and its civil engineering structures bear witness to a crucial stage in the development of heavy cargo transport in order to further the Industrial Revolution. They are outstanding representatives of its new technical and monumental possibilities.

- 6.7. The WHS also incorporates a buffer zone which broadly indicates the extent of the likely setting of the World Heritage Site. Setting has been defined by Historic England (2015) and also within the National Planning Policy Framework, as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

- 6.8. A Supplementary Planning Document by Shropshire Council, Denbighshire County Council, and Wrexham County Borough Council (draft, 2011) notes the following:

‘The Buffer Zone itself is not of Outstanding Universal Value, it simply defines the outer limits of a zone containing areas which by association with the World Heritage Site are



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important to the Site's Outstanding Universal Value. It is not the purpose of the Buffer Zone to impose a blanket conservation approach to the entire area, but to encourage sustainable development which through contextual awareness conserves and enhances the World Heritage Site.'

- 6.9. Those parts of the Pontcysyllte Aqueduct and Canal World Heritage Site within 1km of the Development Area include part of the Ellesmere canal and Gledrid Bridge. The WHS includes a scheduled section of the Ellesmere Canal (1021433), and the following assessment considers both designations together.
- 6.10. Within 1km of the Development Area the Buffer Zone extends westwards from the A5, covering agricultural fields, areas of woodland, and the local settlements of Chirk, Chirk Bank Rhoswiol (northern part) and Gledrid, including the whole of the Development Area.
- 6.11. The canal itself is best appreciated from the waterway and its towpath, as well as the numerous bridges along its length. Within the study area this includes Gledrid Bridge, at the southern extent of the WHS. In views along the canal the Development Area is generally outside the view, with the exception of views to the south-east from the bend north of Gledrid Bridge (Viewpoint 3). However, there is a significant screening effect from existing mature trees, particularly within the dingle along the western side of the Development Area. In other views in the direction of the Development Area screening is provided by the Gledrid carpark and, south of the WHS, the Poachers Inn and associated structures, as well as trees alongside the canal. The intervisibility with the WHS is also shown in Viewpoint 4.
- 6.12. The buffer zone has been drawn around the WHS to allow historic, cultural and landscape elements which contribute to the authenticity and integrity of the Site and therefore to its Outstanding Universal Value to be conserved. The Development Area does not contain any elements which contribute to the historic and cultural value of the WHS. The buffer zone covers an area of 4145ha and the Development Area lies adjacent to the south-eastern boundary, covering an area of 1ha, accounting for 0.02% of the buffer zone. In the late 18<sup>th</sup> century the Development Area would have been agricultural land, typical of the landscape through which the canal was constructed. However, the character of the south-east corner of the buffer zone changed radically during the late 20<sup>th</sup> century, with the construction of a trading estate and the Moreton Park Garden Centre, prior to the designation of the WHS. The Development Area lies immediately to the north of these modern developments and consists of an area which has been heavily landscaped to provide a new access for the caravan site at Gledrid Farm (Viewpoints 2 and 4), undertaken following the consent in 2012 and 2018 of planning applications (11/03174/COU and 18/00056/FUL) for the change of use of the land to form a touring caravan site. In its current form, therefore, the Development Area does not contribute to the integrity of the landscape elements of the WHS.
- 6.13. The assessment therefore considers the visual impact on the WHS and its setting to be **negligible**, the significance of which would be **slight**, given that the value of the WHS is taken as being very high.

### ***Scheduled Monuments***

#### 1003716 Roman military site at Rhyn Park

- 6.14. The monument, which falls into two areas, includes a Roman camp and a vexillation fortress situated on the summit of a plateau which forms the watershed between the valleys of the Morlas Brook and River Ceiriog. The Roman camp and vexillation fortress survive as

predominantly buried structures, layers and deposits visible as crop and soil marks on aerial photographs with limited visible surface earthworks. The smaller enclosure or camp is roughly rectangular in plan with rounded corners and covers an area of approximately 5.9ha. It is defined by two widely spaced ditches up to 30m apart with a clear entrance in the centre of the western side protected by offset ditches. The larger vexillation fortress was also defined by a rampart with a series of ditches usually double and up to 2.5m wide and 1m deep and from 7m to 8m apart except to the south side where there is a third ditch. The fortress internally measures approximately 515m long by 360m wide and has four discernible entrances. Trial excavations in 1977 and a geophysical survey in 1978 confirmed the layout of the eastern gateway, indicated the rampart had a box profile and revealed a series of ovens near to the gateway. The western rampart also survived as a very slight earthwork. Pottery confirming an occupation date of the 1<sup>st</sup> century was discovered. It is believed that the earlier smaller camp was subsequently replaced by the larger fortress.

- 6.15. The scheduled area is mostly within a large arable field, but a small area also extends westwards, and another eastwards. The site is best appreciated on the ground by following the Llwybr Maelor Way (Viewpoint 5), which crosses the fort from south-west to north-east, and from another footpath crossing the site from west to east (Viewpoint 6). The monument is sited on a plateau overlooking the valley of the Afon Ceiriog to the north. There are distant views westwards to the Welsh hills, in the direction of the Development Area, although more locally views are very much restricted by the presence of substantial hedged boundaries and the majority of the monument lies to the east of a holloway flanked by substantial hedges. In particular, the new A5, which is lined with mature trees, forms a physical and visual western boundary for the setting of the monument, the Development Area lying to the west of the road and therefore outside the setting. Even from the closest point of the scheduled area, which lies west of the holloway, the Development Area will be entirely screened by the road and the rows of trees which flank it (Viewpoint 7). The setting of the monument, defined by Historic England (2015, 2) as 'the surroundings in which [it] is experienced' extend westwards, towards the Development Area, as far as the A5, beyond which the topography and mature trees alongside the road screen any views to or from the setting. The Development Area plays no part in the setting and has very limited intervisibility with it (Viewpoint 8)
- 6.16. The assessment has therefore concluded that the visual impact of the proposals will be **no change**, the significance of which is **neutral**.

1021433 Ellesmere Canal

- 6.17. See under World Heritage Site

***Listed Buildings***

1054209 High Gables

- 6.18. High Gables is the closest listed building to the Development Area, at a distance of 180m to the west. The grade II building probably dates from the early 17<sup>th</sup> century with later additions and alterations and was extended c. 1890. The house is set in its own grounds, which include a range of ancillary buildings to the rear, providing its setting, along with the field to the south-west. The principal view from the house is to the south-west, along the drive, away from the Development Area. Likewise it is best appreciated from the drive in views from the south-west, although it is also partly visible from the Ellesmere Canal. While there is some intervisibility with the Development Area from the house and its setting views are largely screened by



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mature trees and the proposals would not affect the principal view or the appreciation of the building.

- 6.19. The assessment has therefore concluded that the visual impact of the proposals will be **no change**, the significance of which is **neutral**.

### ***Non-designated assets***

#### 20995 Gledrid Bridge (no 19) Shropshire Union canal

- 6.20. It has been suggested that this bridge was not part of the original canal scheme, although it appears to serve a road likely to pre-date the canal and its current appearance may therefore be the result of later modifications. It is considered to be of regional, or medium value. The setting of the bridge is very much focused on the canal, but also includes the sections of road to either side. It is best appreciated from the canal towpath, from either side of the bridge. The only view of the bridge in which the Development Area would be visible is from the bridge itself (Viewpoint 9), although only the northern end of the site would be visible.

- 6.21. The assessment has therefore concluded that the visual impact of the proposals will be **negligible**, the significance of which is **neutral/slight**.

#### 26466 Gledrid House

- 6.22. Glendrid Farm is a farmstead which was identified and classified by the Historic Farmsteads Characterisation Project. The 19<sup>th</sup>-century farmhouse is detached and is set away from the farmyard. It is considered to be of regional, or medium value. The setting is provided by the farm buildings and the field to the south, on the east side of the old A5. The principal view from the house is to the south, across a field, in the direction of the Development Area, while it is best appreciated from the drive to the south-west. However, the Development Area would be heavily screened by mature trees (Viewpoint 10), although there would still be limited, distant intervisibility.

- 6.23. The assessment has therefore concluded that the visual impact of the proposals will be **negligible**, the significance of which is **neutral/slight**.

#### 26467 Gledrid Farm

- 6.24. The farm was formerly part of Brynkinallt Estate and is likely to date from the late 18<sup>th</sup> century. The farmhouse has been restored recently and one barn converted to a dwelling. A second barn, now in poor condition, would be converted as the managers building for the proposed caravan site. The farm is considered to be of regional, or medium value. The caravan site currently under construction under a previous planning permission (18/00056/FUL) has had a beneficial impact on the farmstead as a whole, ensuring its preservation and restoration, albeit with modifications. The setting of the farm has already been modified significantly in association with the caravan site development. The current application is effectively an extension of the caravan site and would occupy an area south of the farm which has already been subject to significant landscaping to form a new access. The setting for the farm is therefore very much a recent creation, taking in the caravan site and its new access road (Viewpoints 11 and 12). The proposed holiday cabins will introduce further change to the setting, which will be mitigated by sympathetic design.

- 6.25. The assessment has therefore concluded that the visual impact of the proposals on the setting of the farm will be at most **minor**, the significance of which is **slight**.

33376 Poacher's Inn, formerly the New Inn, Gledrid

- 6.26. The construction of the New Inn is associated closely with the development of the Ellesmere Canal. The Tithe Map shows the New Inn with its offices, yard, garden and a malthouse. There were three ranges which formed three sides of a courtyard, with the longest range running parallel to the adjacent canal. Cartographic and stylistic analysis suggests that the inn was built between 1752 and 1838, almost certainly in conjunction with the development of the canal. Waterside inns would have provided accommodation, food and drink for the boatmen who worked on the canals, as well as stabling for the horses which drew the canal boats. The inn is considered to be of regional, or medium value. It is best appreciated from the former Holyhead to London Road, in views away from the Development Area, while the principal views from it face east and south-east, towards the proposed holiday cabins. The setting is focused around the canal and the adjacent Gledrid Bridge, but also takes in the carpark between the inn and the old Holyhead to London road, which post-dates the construction of the inn. The Development Area would be visible to the right of the principal view, beyond and partly screened by roadside houses (Viewpoints 11 and 12).
- 6.27. The assessment has therefore concluded that the visual impact of the proposals on the setting of the inn will be at most **minor**, the significance of which is **slight**.

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1795 John Evans' map of North Wales

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1838 Tithe Survey for St Martin's parish, Ifton Rhyn township

1838 Tithe Survey for St Martin's parish, Weston Rhyn township

1881 Ordnance Survey 25" 1<sup>st</sup> edition, Shropshire 5.14

1901 Ordnance Survey 25" 2<sup>nd</sup> edition, Shropshire 5.14

## 8 Archive deposition Statement

- 8.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited with the Shropshire Historic Environment Record.

### **Archive summary**

22 digital photographs, CPAT film no 4695

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## Appendix 1: Legislative and Planning Policy Considerations

### National Policies

The only designated category of site of international importance is the **World Heritage Site**.

The principal legislation relating to **the archaeological heritage** is the Ancient Monuments and Archaeological Areas Act (1979) which provides statutory protection to monuments of national importance, otherwise known as Scheduled Ancient Monuments. Their settings are also protected. Setting is not defined within the Act, but is typically taken to refer to the immediate area around a protected site, for example the curtilage of a building.

**Buildings** of cultural heritage interest are protected under the Planning (Listed Building and Conservation Areas) Act (1990), as amended. The Act also requires local planning authorities to have special regard to the desirability of preserving the setting of a listed building, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Further guidance comes in Welsh Office Circular on Planning and the Historic Environment: Historic Buildings and Conservation Areas (61/96).

**Conservation Areas** are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a conservation area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. The setting of a conservation area is covered in the same set of publications as those for scheduled ancient monuments, above.

The **National Planning Policy Framework** (2019) is a key part of the government's reforms to make the planning system less complex and more accessible. It vastly simplifies the number of policy pages about planning. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

### Local Policies

#### ***Shropshire Council Site Allocations and Management of Development (SAMDev) Plan, adopted December 2015: MD13 The Historic Environment***

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.
3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be

- taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
- 3.131 Whilst this policy is closely related to sustainable design (CS6 and MD2) and the conservation of Shropshire's natural environment (CS17 and MD12) it sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.
- 3.132 Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments.
- 3.133 Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and heathlands and the locally distinctive character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. Policy MD2 requires new development to respect, enhance or restore the historic context of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.
- 3.134 Through their contribution to the character of the county, heritage assets play an important role in promoting economic regeneration and growth.
- 3.135 This policy is based on the following hierarchal approach:
- i. wherever possible, avoid harm or loss to the significance of heritage assets, including their settings;
  - ii. where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide mitigation measures for any loss of significance to the affected heritage asset, including the setting;
  - iii. where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance.
- 3.136 In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets including their setting, is fully understood. A Heritage Assessment is therefore required for any development proposals which is likely to affect the significance of a heritage asset, including its setting. Where necessary, the Heritage Assessment should include a qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Ancient Monument; a World Heritage Site or a Registered Park and Garden; a Registered Battlefield and all non-designated heritage assets.

- 3.137 The Historic Environment SPD also sets out the level of detail that should be provided in a Heritage Assessment. This will be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.
- 3.138 Heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy.
- 3.139 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to mitigate the loss will be required. These may include but are not limited to, design or landscaping measures (in accordance with MD2) and/or the use of appropriate building materials or construction methods. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publically accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale. Further guidance on mitigating measures and the recording of heritage assets is provided within the Historic Environment SPD.
- 3.140 Shropshire has a rich diversity of heritage assets, which make an important contribution to the county's character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets to provide benefits to both the natural and historic environment in accordance with Policy CS17.

### ***Shropshire Local Development Framework: Adopted Core Strategy***

#### ***CS6: Sustainable Design and Development Principles***

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate

- 4.81 The quality and local distinctiveness of Shropshire's townscapes and landscapes are important assets. They have a direct impact on quality of life and are an important influence on the local economy in terms of attracting investment and boosting Shropshire's image as a tourist destination. The Council will ensure new development complements and relates to its surroundings, not only in terms of how it looks, but the way it functions, to maintain and enhance the quality of Shropshire's environment as an attractive, safe, accessible and sustainable place in which to live and work. Regard should be paid to urban characterisation and historic environment assessments.
- 4.82 There are a substantial number of heritage assets in Shropshire, which are of significance because of their historic, archaeological, architectural or artistic interest. Such assets require careful consideration and management in accordance with national guidance where change is proposed.

### ***CS17: Environmental Networks***

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;
- Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;
- Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

- 7.4 Environmental networks consist of environmental assets and their connections which can provide multifunctional benefits. This includes providing opportunities for informal recreation for local communities and tourists; improving health and community well-being, sense of place and identity, social cohesion, increasing biodiversity value and maintaining air quality. Such networks can also help us to mitigate against and adapt to the effects of climate change, providing natural methods to manage flood risk and routes for the dispersal and migration of species.
- 7.5 Shropshire has a wealth of environmental assets which make it locally distinct. The local geology is diverse, with a wide range of mineral resources and rocks representing most of the

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major divisions of geological time. The area includes large, more natural areas such as the Shropshire Hills AONB, and the Meres and Mosses in North Shropshire, as well as areas of open space throughout the range of urban settlements from larger towns such as Shrewsbury and Oswestry to local centres and rural villages. Shropshire also contains many important heritage assets including parts of the Pontcysyllte Aqueduct and Canal World Heritage and the Ironbridge Gorge World Heritage Sites. The Council will seek protection of not only the World Heritage sites but also their setting, including any buffer zones.



## Appendix 2: Methodology for assessing the potential impacts of development on heritage assets

### General

The primary aim of any assessment is to identify the heritage assets within a Development Area in as far as constraints such as varying land-use allow, and to provide a report on them which should enable the reader to understand their historical context, offer guidance on their level of importance, whether national, regional or local, identify the significance of impact that the development might have upon them, and recommend mitigation to limit the impact of the development on them.

### Impacts and Effects

The development may affect a heritage asset in one of several ways:

- i) **Direct Impact:** A direct impact upon a heritage asset involves the physical alteration or destruction of the latter as a result of the construction, operation or decommissioning of a development. Direct impacts could include the site clearance, reduction of levels, foundations, services, access roads etc.
- ii) **Indirect Impact:** Sometimes known as a secondary impact. An indirect impact arises where the connection between the development and the asset is remote or unpredictable and can affect an asset lying outside the development area. An indirect impact can be physical or visual, and in certain circumstances noise, smell and the like might also be considered under this heading. It should be noted too that in Wales, visual intrusion is normally considered to be indirect, but in England it appears to be classed as a direct impact.

More detailed descriptions are offered in Guide to Good Practice on Using the Register of landscapes of Historic Interest in Wales in the Planning and Development Process (Cadw 2007).

- iii) **Cumulative Impact:** A cumulative impact may arise from the multiple effects of the same development on a single asset, or the multiple effects of the development and of other developments on an asset.

It should be noted that the terms impact and effect are frequently used interchangeably, although there are fine gradations in the meanings of the two words. On occasions these are both used in reports though without explanation.

### The Assessment Methodology

It is a general tenet in conservation strategies that heritage assets represent a non-renewable resource, and should be avoided wherever this is feasible in order to avoid damage or destruction. All sites can be classified according to a system based on that provided for the assessment of heritage assets in the *Design Manual for Roads and Bridges* (HA 208/07; Volume 11, Section 3, Part 2), revised in August 2007.

The classification of any undesignated asset is based on the collective professional judgement and expertise of the field staff of CPAT using information both from existing records and the field visits to selected assets.

The relative value (importance) of a heritage asset, as given in greater detail in DMRB (2007) is laid out in Table 1.

Table 1 Factors for Assessing the Value of Heritage Assets

<b>Factors for Assessing the Value of Heritage Assets</b>
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<b>Very High</b>	World Heritage Sites (including those nominated). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including those proposed). Undesignated monuments of which could potentially be worthy of scheduling. Listed Buildings. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Conservation Areas. Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with the potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving heritage interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

Factors that need to be considered in assessing the magnitude of the impact are given in Table 2, based on the DMRB (2007), but in modified form, for each historic environment sub-topic (archaeological remains, historic buildings, historic landscapes etc) has its own set of factors, which are set out in great detail in the Design Manual.

Table 2 Factors in the Assessment of the Magnitude of Impacts

<b>Factors in the Assessment of Magnitude of Direct Impacts</b>	
<b>Major</b>	Change to most or all key heritage elements, such that the resource is totally altered.
<b>Moderate</b>	Changes to many key heritage elements, such that the resource is clearly modified.
<b>Minor</b>	Changes to key heritage elements, such that the asset is slightly altered or different.
<b>Negligible</b>	Very minor changes to heritage elements.
<b>No Change</b>	No change.

The significance of the impact of a development on a particular heritage asset is then established from the matrix (Table 3) also taken from the DMRB (2007).

Table 3 Matrix for Assessing the Significance of Direct Impacts of the Proposed Development upon Heritage Assets

<b>Magnitude of Impact</b>	<b>Value/Sensitivity of Heritage Asset</b>				
	<b>Very High</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Negligible</b>
<b>Major</b>	Very Large	Large/ Very large	Moderate/ Large	Slight/ Moderate	Slight
<b>Moderate</b>	Large/ Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
<b>Minor</b>	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral/ Slight
<b>Negligible</b>	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
<b>No change</b>	Neutral	Neutral	Neutral	Neutral	Neutral

### The Setting of Heritage Assets

The setting of heritage assets is the subject of recent advice published by Historic England (2017), the purpose of which is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). It should be read in conjunction with Good Practice Advice (GPA) notes 1 (The Historic Environment in Local Plans) and 2 (Managing Significance in Decision Taking in the Historic Environment). This good practice advice acknowledges the primacy of the National Planning Policy Framework and Planning Policy Guidance, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

Views which contribute more to understanding the significance of a heritage asset include:

- those where relationships between the asset and other historic assets or places or natural features are particularly relevant.
- those with historical associations, including viewing points and the topography of battlefields
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset, and;
- those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events

Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- military and defensive sites
- telegraphs or beacons
- prehistoric funerary and ceremonial sites
- historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary

Particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- views identified as part of the planmaking process, such as those identified in the London View Management Framework and Oxford City Council's View Cones:
- views identified in character area
- appraisals or in management plans, for example of World Heritage Sites
- important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Historic Parks and Gardens, and views that are identified when assessing sites as part of preparing development proposals.

All heritage assets have significance, some of which have particular significance and are designated and the contribution made by their setting to their significance also varies. And, though many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance). This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets.

Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected

- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Step 4: explore the way to maximise enhancement and avoid or minimise harm
- Step 5: make and document the decision and monitor outcomes

### Appendix 3: Viewpoints and mapping



*Fig. 6 Viewpoint 1 – view north from the site entrance along the old Holyhead to London road, with the Poachers Inn on the left and Gledrid Farm on the right.*



*Fig. 7 Viewpoint 2 – view east from the entrance to the Development Area showing the access road with the site for 9 of the proposed holiday cabins beyond*





*Fig. 8 Viewpoint 3 – view south-east from the canal towpath north of Gledrid Bridge, looking towards the Development Area, which is just visible through the trees to the left of centre*



*Fig. 9 Viewpoint 4 - view west from the Development Area, looking from within the WHS buffer zone towards the canal, with the Poachers Inn just visible and the buildings of Gledrid Farm left of centre*





*Fig. 10 Viewpoint 5 - view west from the south-western extent of the scheduled area for the Roman military site at Rhyn Park. The row of trees in the distance flank the A5, with the Development Area on the opposite side of the road, entirely screened by the road and the mature trees*



*Fig. 11 Viewpoint 6- view south-south-west from Llwybr Maelor Way, within the scheduled area for the Roman military site at Rhyn Park. The Development Area is entirely screened by the hedged boundaries flanking the holloway at the edge of the field, and the mature trees alongside the A5 beyond.*





*Fig. 12 Viewpoint 7 - view west from the footpath within the scheduled area for the Roman military site at Rhyn Park. The Development Area is entirely screened by the hedged boundaries flanking the holloway at the edge of the field, and the mature trees alongside the A5 beyond.*



*Fig. 13 Viewpoint 8 - view west from within the setting of the Roman military site at Rhyn Park. The Development Area lies behind the A5 and is entirely screened by the hedged boundaries and the mature trees alongside the road.*





*Fig. 14 Viewpoint 9 - view east from the east side of Gledrid Bridge, with the Poachers Inn on the right. The Development Area is visible in the distance.*



*Fig. 15 Viewpoint 10 – view south from the entrance to Gledrid House looking towards the Development Area which is entirely screened by mature trees.*





*Fig. 16 Viewpoint 11 – view south from the entrance to Gledrid Farm looking towards the Development Area.*



*Fig. 17 Viewpoint 12 – view north from the Development Area looking towards Gledrid Farm.*





*Fig. 17 Viewpoint 13 – view south-east from the Poachers Inn, looking towards the Development Area.*



*Fig. 17 Viewpoint 14 – view north from the Development Area with the Poachers Inn in the distance, to the left of the large oak tree.*



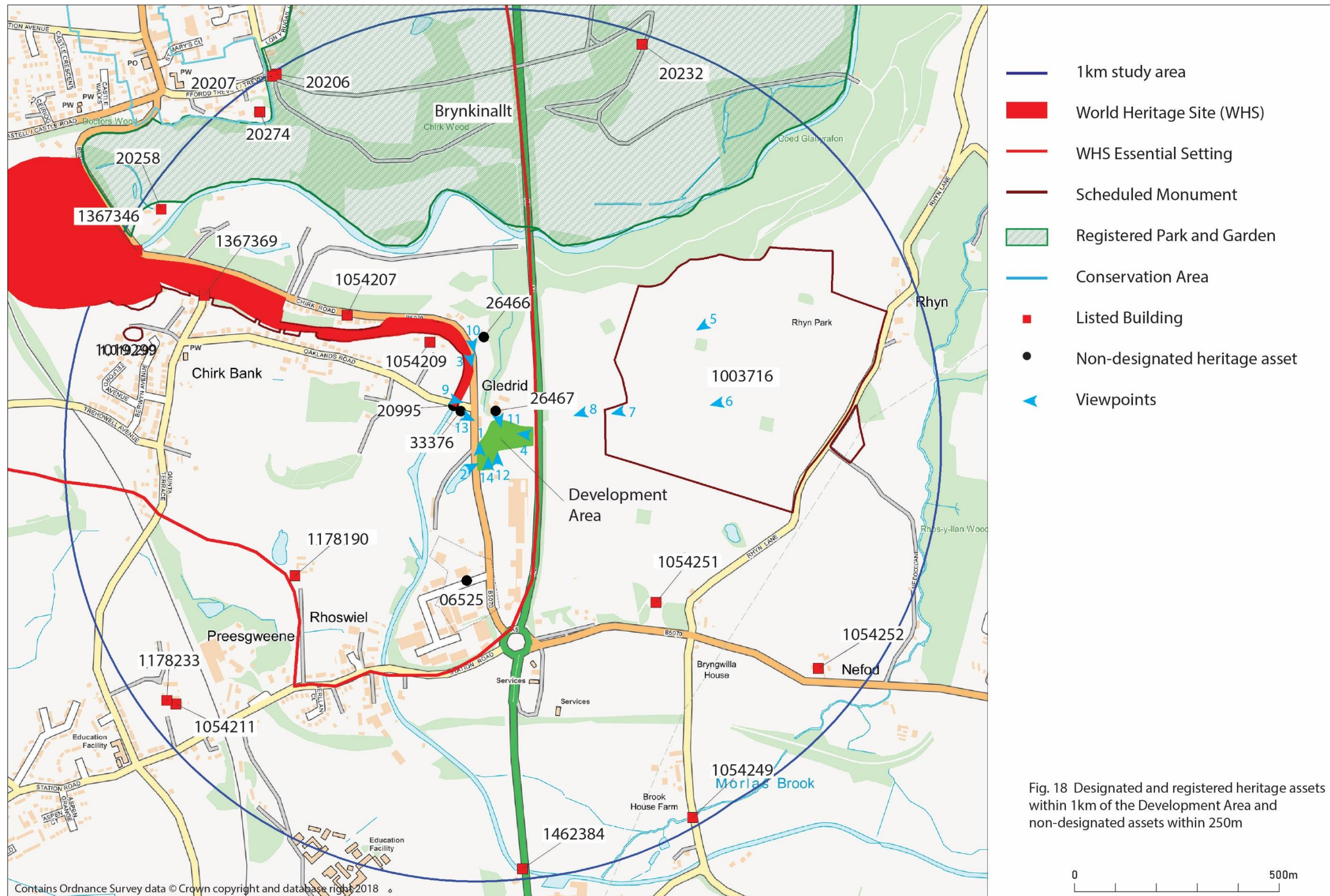


Fig. 18 Designated and registered heritage assets within 1km of the Development Area and non-designated assets within 250m