

CPAT Report No. 1596

Henlle Hall Treetop Chalets, Gobowen, Shropshire

HERITAGE IMPACT ASSESSMENT



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CLWYD-POWYS ARCHAEOLOGICAL TRUST

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Summary

The Clwyd-Powys Archaeological Trust conducted a heritage impact assessment on behalf of CGL Homes Ltd in connection with proposals for three new treetop chalets within the parkland to the west of Henlle Hall, near Gobowen in Shropshire. The hall dates from the late 18th century and is listed grade II, together with the adjoining stable block. It is surrounded by a landscaped park much of which has been incorporated into a golf course, although the setting of the hall and the principal views to and from it have not suffered unduly.

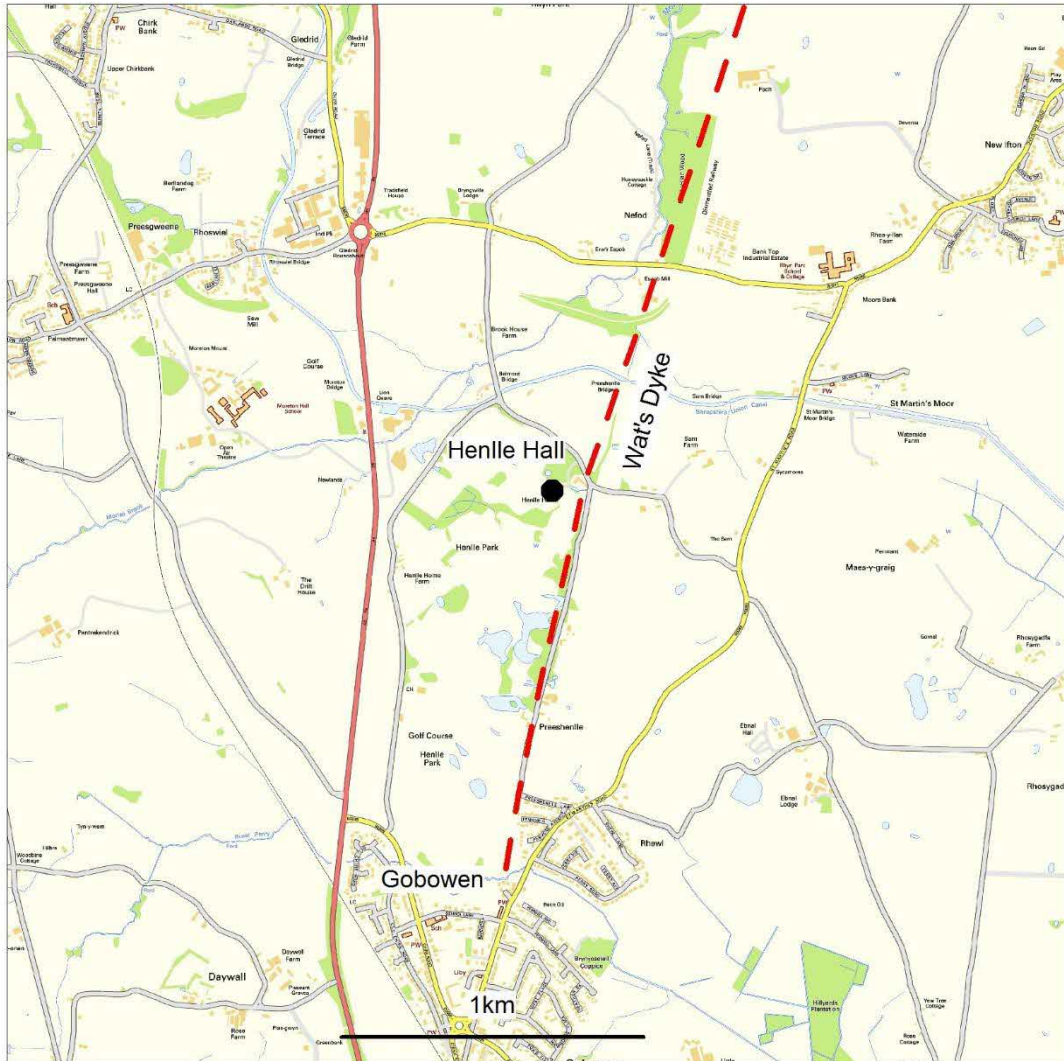
The assessment considered designated and undesignated assets within 500m of the proposed development, identifying only a small number of assets, including the hall itself and adjacent stables, as well as two scheduled sections of Wat's Dyke.

The location of the proposed chalets is such that there is considered to be no visual impact on Henlle Hall itself, although Henlle Hall Park, which forms the setting of the Hall, would be subject to a negligible visual impact, the significance of which is considered to be slight. This would be a long-term, temporary impact for the lifespan of the buildings. Careful design of the foundations is such that any direct impact is considered to be negligible.

The assessment has determined there would be no impacts on any other designated or undesignated assets.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by CGL Homes Ltd to conduct a heritage impact assessment in connection with proposals for three treetop chalets to be constructed in the grounds of Henlle Hall, near Gobowen in Shropshire (Fig. 1; SJ 30621 35407). The parkland is already the location for a number of timber holiday chalets and a reception building is currently under construction.



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Fig. 1 Location of Henlle Hall showing the line of Wat's Dyke

- 1.2. Henlle Hall is a grade II listed building which has been extensively renovated in the last few years, using hand-crafted materials. Part of this work has been to form three units of holiday accommodation within the former stable/grooms quarters, which are also listed grade II. Subsequently six two-bedroom, timber-clad chalets were built in a woodland area to the north of the hall, the revenue from which has helped to fund the restoration of the hall. In 2016 an application (16/ 03587/ FUL) was submitted and approved for an additional four chalets in woodland to the north of the hall. This was followed by an application for a further nine single -storey chalets located to the west of Henlle Hall (planning application 16/ 05745/ FUL). Both stages

of the development have been subject to heritage impact assessments (Jones 2016a; 2016b).

- 1.3. More recently planning permission was obtained for a new reception building (17/ 05203/ FUL). The current proposal is for three new timber ‘treetop chalets’ located in woodland to the west and south-west of the hall.

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 following repositories: the regional HER, Shropshire Council; Shropshire Archives, Shrewsbury; and Oswestry Library.
- 2.2. Data for designated assets was obtained from Historic England as part of a dataset released in June 2018.
- 2.3. The assessment was conducted according to the Chartered Institute for Archaeologists’ (CIfA) *Standard and Guidance for Archaeological Field Evaluation* (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 include the following designated (statutorily protected) and registered (non-statutorily protected) sites: World Heritage Sites; Scheduled Monuments; Listed Buildings (LBs); Conservation Areas; and Registered Historic Parks and Gardens.
- 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 (2012) and the

associated Planning Practice Guidance relating to conserving and enhancing the historic environment (updated March 2014). The National Planning Policy Framework (2012, para 128) states that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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’. Also, Policy MD13 of the SAMDev component of the Shropshire Local Plan, sets out a number of measures designed to ensure that Shropshire’s heritage assets will be protected, conserved, sympathetically enhanced and restored (see Appendix 2).
- 3.6. 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).
- 3.7. Guidance is provided by Historic England in *The Setting of Heritage Assets*(2017). This refers to The National Planning Policy Framework (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)'.

- 3.8. 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.
- 3.9. 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. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4 Historical Background

- 4.1. Henlle Hall lies around 80m to the west of Wat's Dyke, a linear earthwork boundary which runs for about 60km from Basingwerk, on the Dee estuary, southwards to Maesbury, near Oswestry. Wat's Dyke runs roughly parallel to Offa's Dyke which lies to the west, and in places there is only 500m between the two monuments. The date of construction has not been determined accurately, but it is believed to pre-date Offa's Dyke, which is thought to belong to the 8th century. The Dyke formed a boundary between lands controlled by the Anglo-Saxon overlords and lands more recently taken from the native population. Subsequently land to the west of the Dyke became part of what is now known as Wales. The line of the Dyke has been shown to mark a division between hidated (assessed for taxation on the basis of the Anglo-Saxon units known as 'hides') and unhidated lands (land under a different system of government) at the time of the Domesday records. This suggests that the Dyke was constructed before the 'hide' system was put into practice during the reign of King Offa of Mercia. The Dyke was probably built during the period of expansion of the kingdom of Mercia, before the accession of Offa, possibly during the reign of Aethelbald (AD 716-757).
- 4.2. The 490m-long section of Wat's Dyke immediately north and south of Preeshenlle Bridge (1020615) is well-preserved and has a high public profile since a popular public footpath follows the line of the earthworks. There are no visible traces of the Dyke further to the south for a distance of 545m, beyond which the next 110m of the monument are also scheduled (1020561), running along the eastern side of the road from Pen y cae to Henlle Hall.
- 4.3. Henlle Hall was built in the late 18th century as a gentleman's residence. In the 19th century its park extended to the northern outskirts of Gobowen, and elements of that landscape survive today. The following text has been drawn from a study of historic parks and gardens in Shropshire by Paul Stamper (1993, 256-7).
- 4.4. The present house, which is listed grade II (1054226), was built in 1794 (date on rainwater goods), replacing an earlier house known as Preeshenlle, although it is not clear whether this was Preeshenlle Farmhouse, another listed building (1054228) lying 720m to the south, which was built in 1736. Interestingly, John Evans' 1795

map of North Wales shows a large house in the area of Henlle, which is named Bank Hall. No such name appears on any other map of this or later periods and it is possible that the name is associated with the name Belmont, by which the house was known during the 19th century.

- 4.5. The house is built in brick with a slate roof and has two storeys, comprises three bays, the central entrance bay projecting and being surmounted with a pediment. Attached to the right (north) of the front of the house was a stable block of similar date, which is also grade II listed (1177614). East of the house was a large and irregularly shaped brick-walled kitchen garden, probably of 18th-century date and certainly predating the present house. Also presumably surviving from the earlier house are fishponds along the outside of the north kitchen garden wall, and an L-plan cottage, which in 1794 comprised stables and farm buildings. Considerable alterations and some additions were made to the house 1873-4, the latter including a veranda at the south end of the house from which a view is obtained across the park. In the 19th and earlier 20th centuries the house was the seat of the Lovett family.
- 4.6. The Shropshire Union Canal lies around 350m north of Henlle Hall. 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, giving the branch 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.

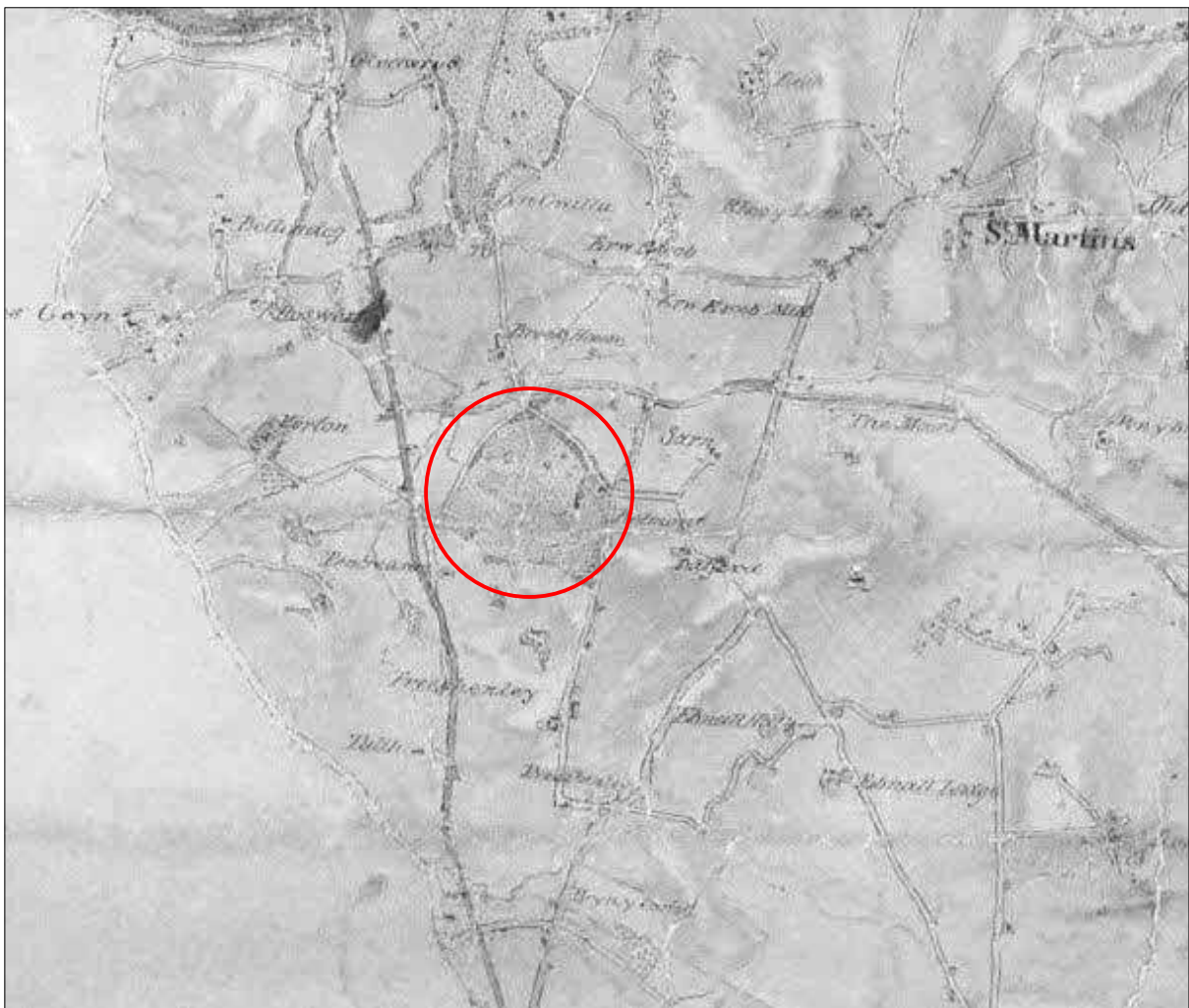


Fig. 2 Extract from the Ordnance Survey Surveyors' Drawing (no. 316) of 1819, showing the hall, then known as Belmont, and its park (circled in red).

- 4.7. The late 18th-century architect's proposals for the house appear to have been followed closely, as do most of his suggestions for the re-ordering of the grounds and the creation of a small park stretching west of the house, with belts of trees around its edges (especially to the south) and internal clumps, although by 1802 the park included almost as much land north of the road which passes close to the north side of the grounds of the house, as it did to the south of that road. By 1839 (at which time the house was known as Belmont) the park had been greatly extended to the south, to just north of Bryn-y-castell on the north side of Gobowen. A new drive to the house had been created, running south, and west across the park to an entrance on the Gobowen - Preesgweene road.

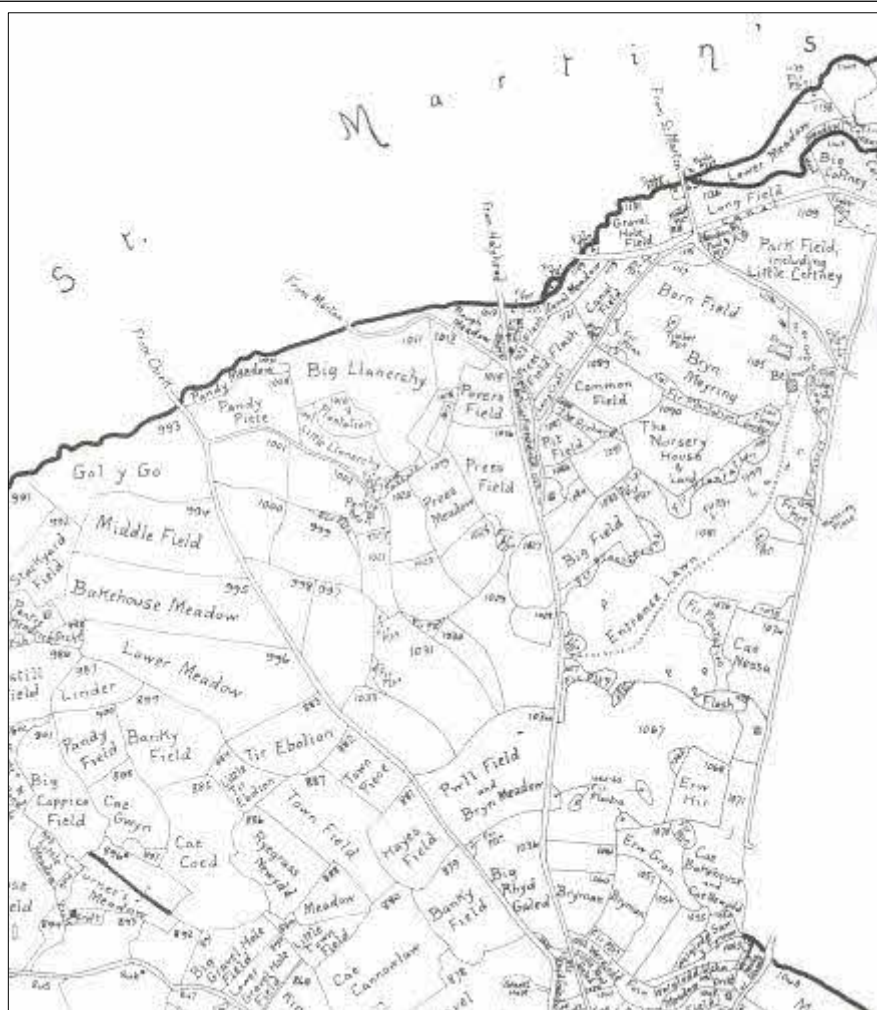


Fig. 3 Extract from the 1839 tithe survey of Whittington Parish, Daywell township, showing the hall and parkland

- 4.8. Extensive fir plantations had been established along the new drive, but set back from it at varying distances. By the 1880s, if the map evidence is to be believed, there had been a change in the character of the park. The 1839 landscape featured a clear division between open grassland along the drive and the set-back plantations; this had been replaced by one which was much more informal with a very large number of individual trees scattered across the whole of the park. Other changes in the mid-19th century included the laying out of shrubberies and walks leading south-west from the house (taking in what in 1839 had been the flower garden); south of this the formation of a small enclosure known in the later 19th century as the children's garden; and the creation of a large, irregular fishpond midway down the east side of the park.
- 4.9. In the early 20th century the Lovetts converted to Catholicism, and the children's garden was consecrated for burial; several members of the family, previously buried in the parish churchyard, being reinterred here at that time. A new Catholic Church was built at Rhewl, just north of Gobowen (SJ 3084 3445), around 1km from the hall.

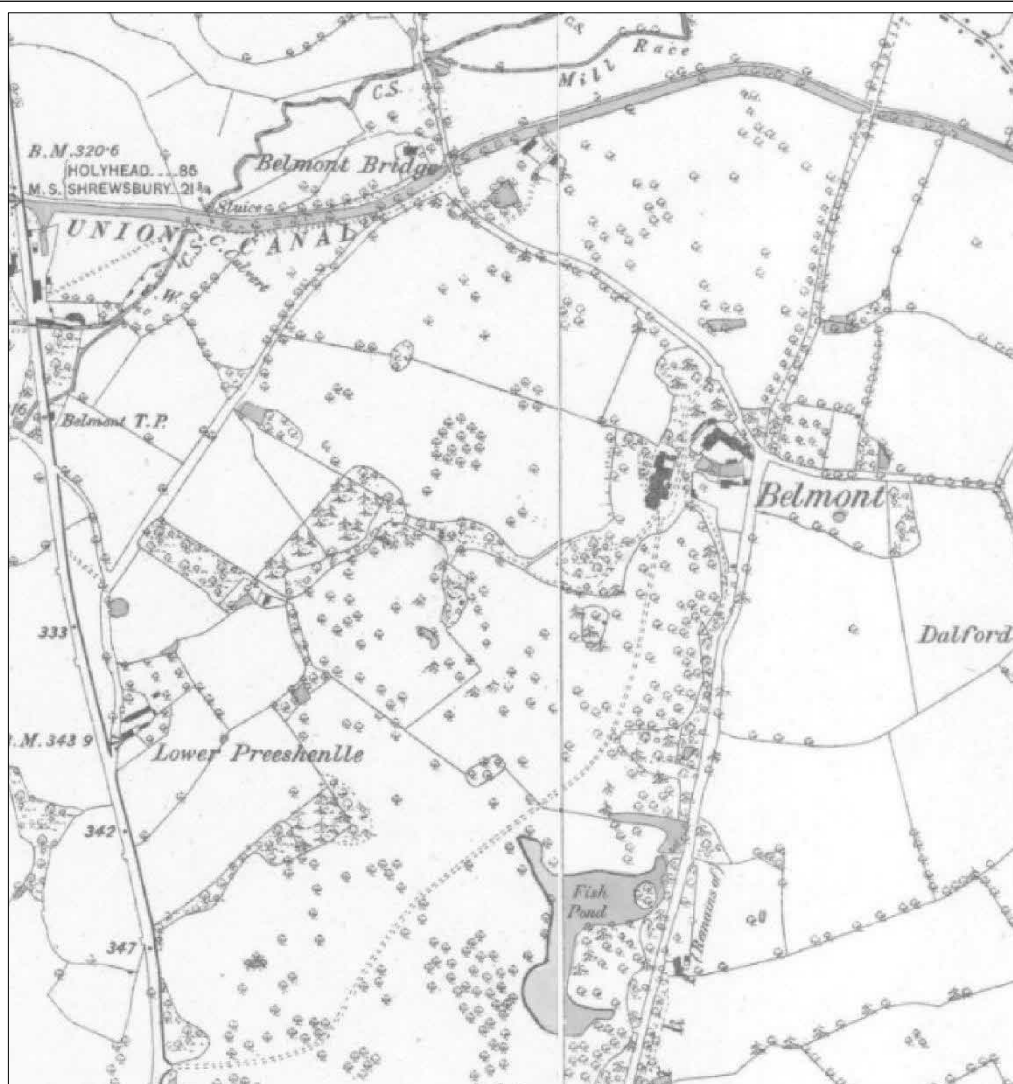
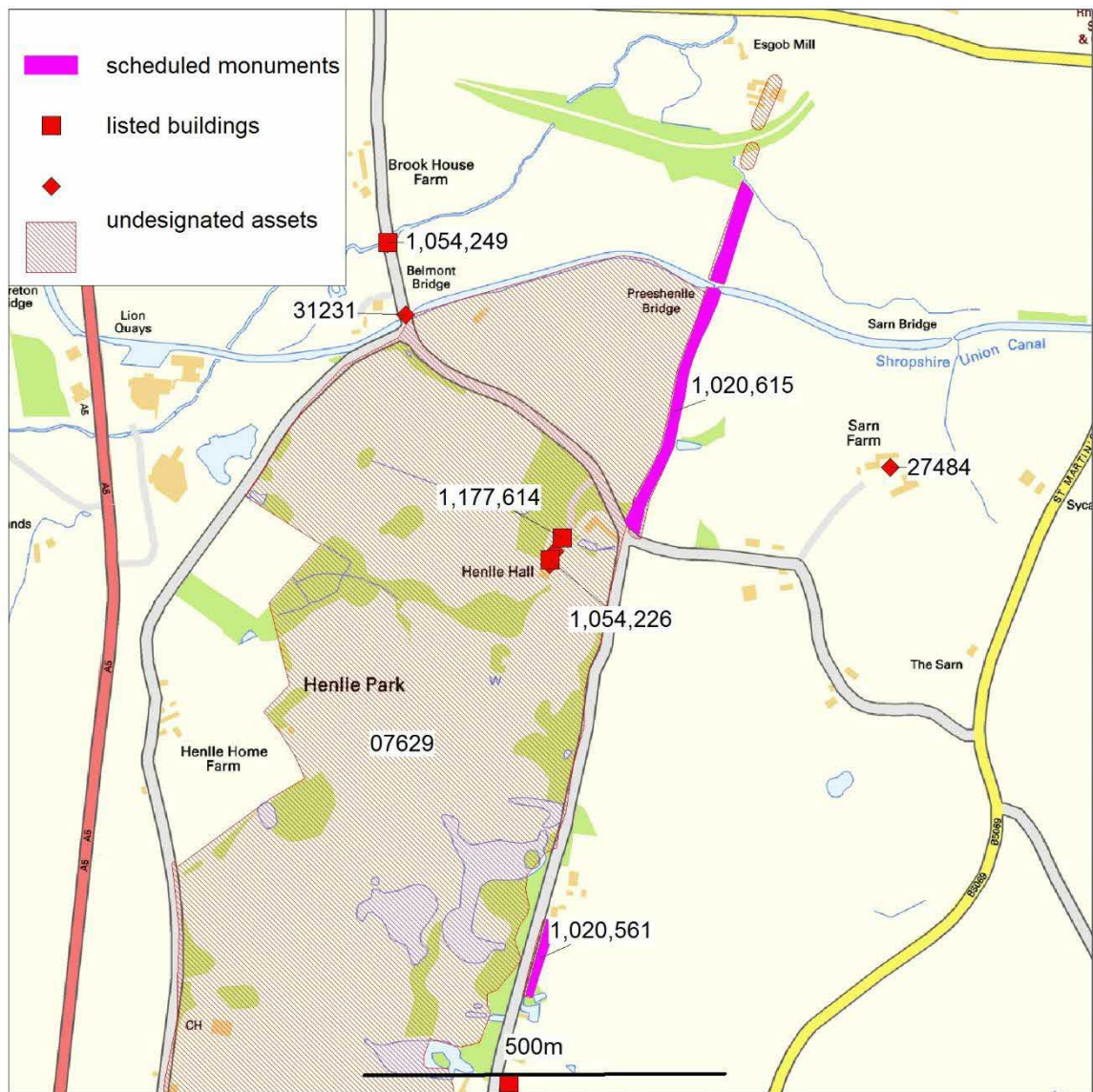


Fig. 4 Extract from the Ordnance Survey 6" maps of 1874, showing the house, then known as Belmont, together with the surrounding parkland. The line of Wat's Dyke is denoted by a row of trees running south from the canal to Belmont.

- 4.10. About 1970 the house, by then known once more as Henlle, and 7 acres were sold separately from the rest of the park. This, however, made little difference to the appearance of the landscape at Henlle, and in 1994 the park remained much as it was in the later 19th century with many mature parkland and specimen trees, although since 1959 the southernmost quarter of the park has been disparked, with the boundary of Henlle park now abutting the entrance onto the Gobowen - Preesgweene road. The majority of the park is now occupied by a golf course which retains some of the original woodland and specimen trees.



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Fig. 5 Designated and undesignated assets within 500m of the proposed development

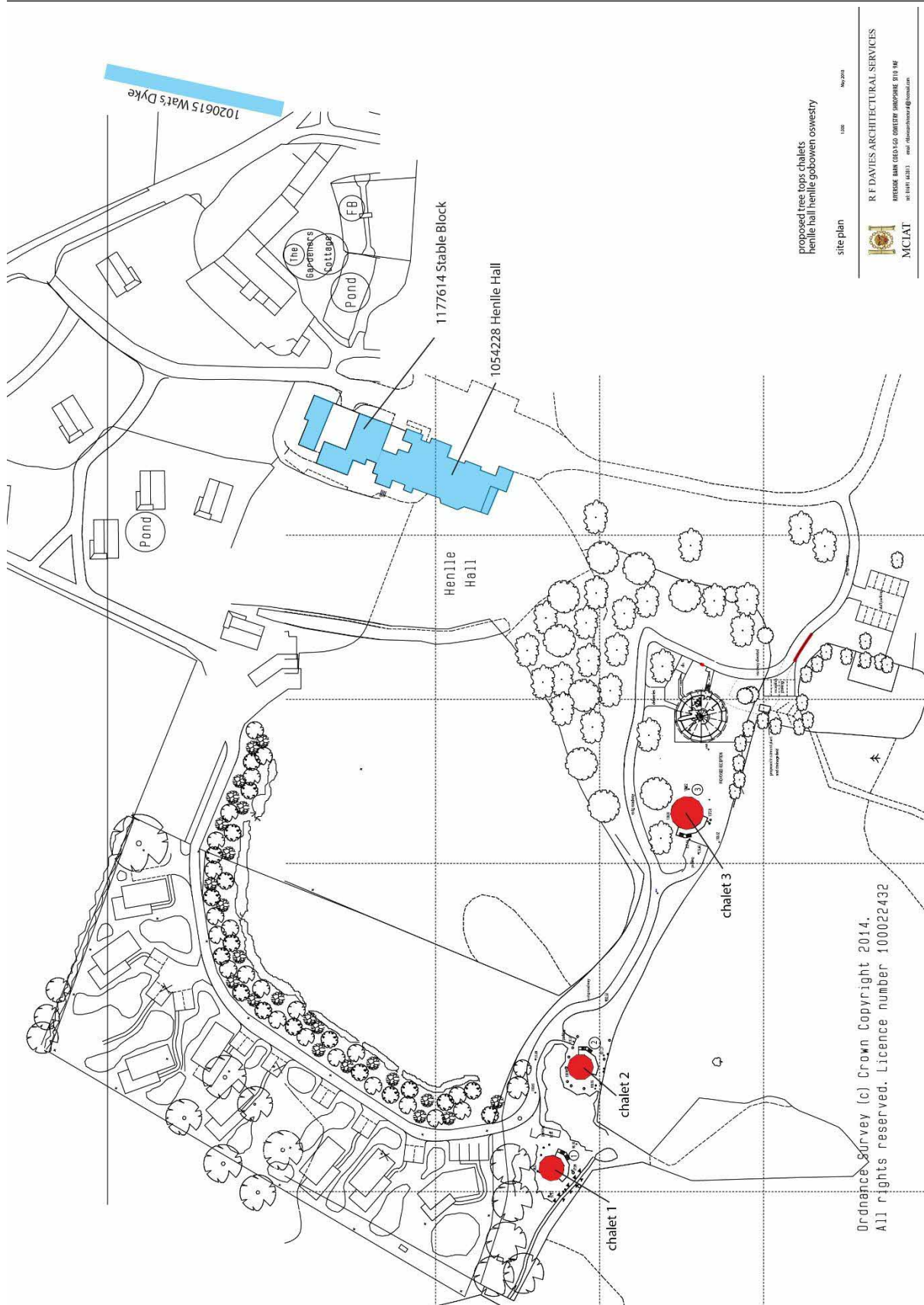


Fig. 6 Plan showing the location of the proposed chalets with respect to nearby heritage assets

5 Assessment of Heritage Impacts

The proposals

- 5.1. Each of the three chalets would be constructed on a post-built platform, raised around 2-2.5m above ground level, while the maximum height of the chalets would be around 6m. Chalets 1 and 2 would be around 14m across and chalet 3 22m across. The locations for the new chalets have been chosen specifically to take advantage of the existing mature trees in order to mitigate the visibility of the structures. Each location would be screened by mature broadleaved trees, which have an understorey of holly, conifer and rhododendron. The land falls away from the hall in the direction of chalets 1 and 2, while chalet 3 is also at a lower level, as well as being positioned behind a low rise at the edge of the woodland.
- 5.2. The proposed chalets have been designed to minimize the ground disturbance and impacts to the root systems of existing trees, and the external finish of larch boarding and timber shingle roofing is intended to minimise the visual impact.
- 5.3. The chalets will only be clearly visible from within the immediate localities and even then this would be restricted to views from the existing access track. In views towards the woodland, from the open parkland and adjacent golf course, the proposed chalets would be heavily screened.



Fig. 7 The location for chalet 1, viewed from the north-east



Fig. 8 The view towards Henlle Hall from the site of chalet 1

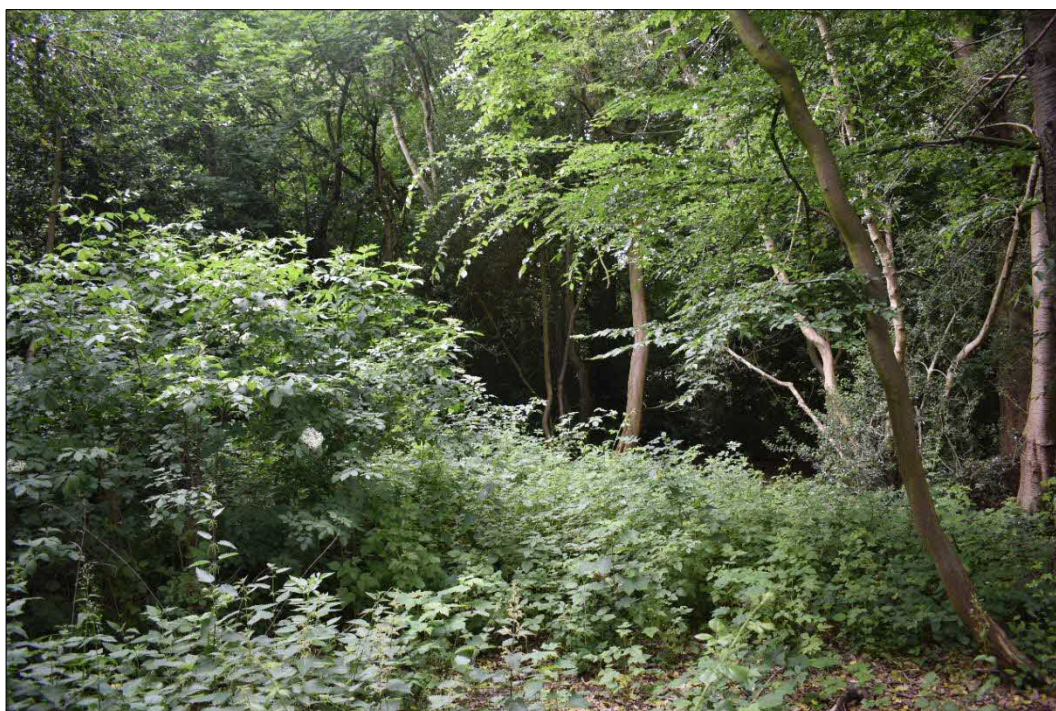


Fig. 9 The location for chalet 2, viewed from the north-east



Fig. 10 The view towards Henlle Hall from the site of chalet 2



Fig. 11 The location for chalet 3, viewed from the north-east



Fig. 12 The view towards Henlle Hall from the site of chalet 3

Assessment of impacts

- 5.4. The assessment has identified two scheduled monuments and three listed buildings within 500m of the proposed development (Table 1), while the regional HER records a further three undesignated heritage assets (Table 2). Designated assets are considered to be of high value.

Table 1: Designated assets within 500m of the proposed development

List entry	Designation	Name	Dist	Magnitude of impact	Significance of impact
1020561	Scheduled monument	Wat's Dyke: 110m long section, 620m south east of Henlle Home Farm	425m - 510m	No change	Neutral
1020615	Scheduled monument	Wat's Dyke, 490m long section, immediately north and south of Preeshenelle Bridge	240m - 350m	No change	Neutral
1054228	Listed building	Henlle Hall Henlle Hall setting (Henlle Hall Park)	130m - 230m 0m	No change Minor	Neutral Slight
1054249	Listed building	Brookhouse Bridge	480m - 540m	No change	Neutral

1177614	Listed building	Stable block attached to north side of Henlle Hall	160m - 255m	No change	Neutral
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Table 2: Undesignated heritage assets within 500m of the proposed development

HER No	Name	Value	Dist	Magnitude of impact	Significance of impact
03414	Ellesmere Canal	High	340m - 410m	No change	Neutral
07629	Henlle Hall Park	Medium	0m	Negligible	Slight
31231	Belmont Bridge	Medium	380m - 435 m	No change	Neutral

1020561 Wat's Dyke: 110m long section, 620m south east of Henlle Home Farm

- 5.5. The short section of Wat's Dyke lies between 425m and 510m south-south-east of the proposed location for the three chalets. It is best appreciated from the adjacent road its setting takes in this and farmland to the east. There would be no views of the proposed chalets owing to the topography, dense intervening tree cover and the buildings associated with Henlle Hall. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

1020615 Wat's Dyke, 490m long section, immediately north and south of Preeshenelle Bridge

- 5.6. This section of Wat's Dyke survives as a prominent earthwork running north/south between the canal and the minor road immediately north-east of Henlle Hall. It would around 240m from the closest chalet and 350m from the furthest. A public footpath runs along the base of the bank, on its western side, and it is from here that the monument is best appreciated, while the main views from it are towards the west and not in the direction of the proposed development. The setting takes in farmland to either side, but particularly to the west, an area which was formerly park of Henlle Hall Park. There would be no views of the proposed chalets owing to the topography, dense intervening tree cover and the buildings associated with Henlle Hall. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.



Fig. 13 View south-west from Henlle Hall towards the proposed chalets, which would be screened by mature trees

1054228 Henlle Hall

- 5.7. Henlle Hall retains much of its original character, with principle views towards the building being from the driveway to the east and the parkland to the west, neither being views which would include the proposed building. It's main aspect faces east, away from the proposed chalets, although it is the views westward which are most significant and these will remain unaffected by the proposals. The chalet 3 would be the closest, positioned 130m to the south-west, and chalet 1 the furthest, 230m to the west.
- 5.8. Planting in front of the hall, together with the existing woodland, will effectively screen the chalets in views from the hall (see Fig. 13). While there may be very restricted intervisibility in winter this would not affect the principal views to and from the hall and the potential visual impact on the Hall itself is therefore considered to be **no change** and its significance **neutral**.
- 5.9. The setting for Henlle Hall is provided by the surrounding park (HER 07629). The parkland originally extended for over 64ha but has been much reduced by the imposition of a golf course, and the reversion of the northern part to agriculture, so that today it encompasses around 10% of its original area. The golf course has, however, retained most of the original trees and pools. The park was designed to provide open vistas to the west of the Hall, with carefully positioned specimen trees and copses, while other areas were planted as woodland. It is within one of these woodland areas, to the west and south-west of the Hall, where the proposed chalets would be located. Each would be sited in an existing clearing and no elements of the original parkland planting will be lost as a result of the proposals. The direct impact on the parkland is therefore considered to be **negligible** and its significance **slight**.

- 5.10. Nevertheless, the imposition of further buildings will have an impact on the overall appearance of the parkland and therefore on the overall setting of Henlle Hall. However, the chalets would be located in discrete existing clearings, each of which is already screened by mature trees and the understorey, such that the visual impact on the parkland as a whole is considered to be **negligible** and its significance **slight**. It should also be noted that owing to the design of the proposed chalets any visual impact will remain for the lifespan of the chalets and would be reversible, making this a long term, temporary effect.

1054249 Brookhouse Bridge

- 5.11. There would be no views of the proposed chalets owing to dense intervening tree cover. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

1177614 Stable block attached to north side of Henlle Hall

- 5.12. The proposed new chalets would have no impact on the main views to or from the stable block and its setting would also remain unaffected. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

03414 Ellesmere Canal

- 5.13. There would be no views of the proposed chalets owing to dense intervening tree cover. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

07629 Henlle Hall Park

- 5.14. See description of Henlle Hall.

27484 Sarn Farm

- 5.15. There would be no views of the proposed new chalets owing to dense intervening tree cover. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

31231 Belmont Bridge

- 5.16. There would be no views of the proposed chalets owing to dense intervening tree cover. The potential visual impact is therefore considered to be **no change** and its significance **neutral**.

6 Conclusions

- 6.1. The assessment has considered the potential heritage impacts which may result from the construction of three new chalets in woodland to the west and south-west of Henlle Hall, Gobowen, Shropshire. The hall dates from the late 18th century and is listed grade II, together with the adjoining stable block. It is surrounded by a landscaped park, which provides its setting, much of which has been incorporated into a golf course, although the setting of the hall and the principal views to and from it have not suffered unduly.

- 6.2. The assessment considered designated and undesignated assets within 500m of the proposed development, identifying only a small number of assets, including the hall itself and adjacent stables, as well as two scheduled sections of Wat's Dyke.
- 6.3. The position of the proposed chalets is such that there is considered to be no visual impact on Henlle Hall itself, since the principal views to and from the Hall will remain unchanged and in any other views from the Hall the chalets will be almost totally screened by existing woodland. There will, however, be a visual impact on the surrounding parkland and therefore on the setting of the Hall, although this is considered to be negligible. It should be noted that this is a long term, temporary impact, which would be reversible following the removal of the new building. The proposed building has been designed to minimise ground disturbance and any direct impact is considered to be negligible.
- 6.4. The assessment has determined that there will be no impacts, either direct or indirect, on any other designated or undesignated assets.

7 References

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1819 Ordnance Survey Surveyors' Drawing 361

1839 Tithe map of Whittington parish, Daywell township

1874 Ordnance Survey 6" 1st edition, Shropshire 121 NW and 12 NE

Appendix 1: 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

Factors for Assessing the Value of Heritage Assets	
Very High	World Heritage Sites (including those nominated). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including those proposed). Undesignated monuments of which could potentially be worthy scheduling. Listed Buildings. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Conservation Areas. Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival contextual associations. Assets of limited value, but with the potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving heritage interest.
Unknown	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

Factors in the Assessment of Magnitude of Direct Impacts	
Major	Change to most or all key heritage elements, such that the resource is totally altered.
Moderate	Changes to many key heritage elements, such that the resource is clearly modified.

Minor	Changes to key heritage elements, such that the asset is slightly altered or different.
Negligible	Very minor changes to heritage elements.
No Change	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

Magnitude of Impact	Value/Sensitivity of Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large/ Very Large	Moderate / Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate / Slight	Slight	Neutral/ Slight	Neutral/ Slight
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	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 (2015), 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 2 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. As a concept, it is covered in Planning Policy Wales (2002; 6th edition: 2014), and in more detail in a supporting Welsh Office Circular on Planning and the Historic Environment: Archaeology (60/96) SAMs are designated features of national importance.

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.

Local Policies

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan, adopted December 2015. Policy MD13.

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 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.