

CPAT Report No. 1719

Land at Alexandra Drive, Prestatyn, Denbighshire

Heritage Impact Assessment



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: MacBryde Homes Ltd
 CPAT Project No: 2451
 Project Name: Alexandra Drive, Prestatyn
 Grid Reference: SJ 0522 8171
 County/LPA: Denbighshire
 Planning Application:
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CONTENTS

SUMMARY	II
CRYNODEB.....	II
1 INTRODUCTION	3
2 SCOPE AND GUIDANCE	4
3 BASELINE ASSESSMENT	5
4 ASSESSMENT OF IMPACTS	12
5 SOURCES	18
APPENDIX 1 - ADMINISTRATION AND CATEGORISATION OF THE CULTURAL HERITAGE	19
APPENDIX 2: METHODOLOGY FOR ASSESSING THE POTENTIAL IMPACTS OF DEVELOPMENT ON HERITAGE ASSETS.....	21

Summary

A heritage impact assessment has been conducted by the Clwyd-Powys Archaeological Trust to determine the potential direct and indirect impacts on heritage assets which may result from proposals for a new residential development on land adjacent to Alexandra Drive, Prestatyn, Denbighshire.

The assessment has determined that there are no recorded heritage assets within the development site and the archaeological potential of the site is considered to be low.

The only asset where potential impacts have been identified is Plasnewydd Farmhouse, a grade II listed building. The farmhouse dates from the 17th century and retains a number of original features. The principal view of the house is from the south and south-west, while the main view from it is to the south, away from the development site.

The assessment has determined that the proposed development would have a visual impact in certain views from the farmhouse, the significance of which is considered to be slight.

Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal asesiad o effaith ar dreftadaeth i fesur yr effeithiau uniongyrchol ac anuniongyrchol posibl ar asedau treftadaeth a allai godi yn sgil cynigion ar gyfer datblygiad preswyl newydd ar dir yn gyfagos at Alexandra Drive, Prestatyn, Sir Ddinbych.

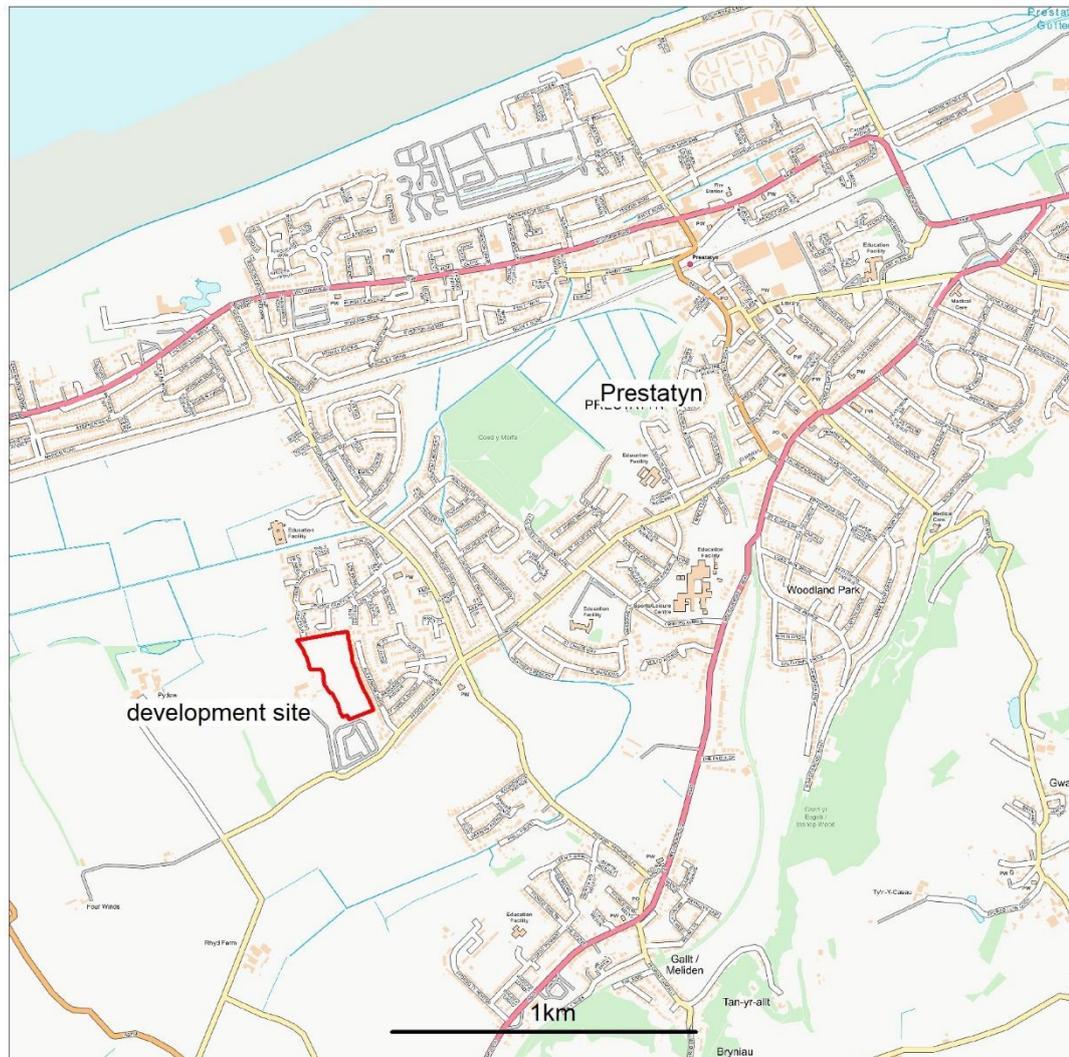
Mae'r asesiad wedi dod i'r casgliad nad oes unrhyw asedau treftadaeth wedi'u cofnodi o fewn safle'r datblygiad ac ystyrir mai isel yw potensial archaeolegol y safle.

Yr unig ased lle nodwyd effeithiau posibl yw Ffermdy Plasnewydd, sef adeilad rhestredig gradd II. Mae'r ffermdy'n dyddio o'r 17eg ganrif ac mae nifer o'i nodweddion gwreiddiol dal i'w gweld. Mae'r prif olygfa tuag at y tŷ o'r de a'r de-orllewin, tra bo'r prif olygfa allan o'r tŷ i'r de, i ffwrdd o safle'r datblygiad.

Mae'r asesiad wedi dod i'r casgliad y byddai'r datblygiad arfaethedig yn cael effaith weledol ar rai golygfeydd penodol o'r ffermdy, ond ystyrir mai ysgafn yw arwyddocâd hyn.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Macbryde Homes to conduct a heritage impact assessment in connection with a planning application for a new residential development on land adjacent to Alexandra Drive, Prestatyn, Denbighshire (Fig. 1; SJ 0522 8171).



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Fig. 1 Development site location

- 1.2. The application seeks full planning permission for 114 market and affordable dwellings with associated roads, open space and infrastructure. The proposed development will include a housing mix of two, three and four bedroom properties, the proposed layout of which is shown at the end of this report.
- 1.3. The development site is located to the west of Prestatyn, off Alexandra Drive. It is currently used as grazing land and extends to approximately 3.46 ha, bound by residential properties to the north and east, with a caravan park located to the south and Plasnewydd Farm and grazing land to the west.

2 Scope and Guidance

- 2.1. 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. Collectively these features are known as heritage assets.
- 2.2. At a national level it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.
- 2.3. At a regional level, the cultural heritage resource is monitored by the regional Welsh Archaeological Trusts, and in this instance the Clwyd-Powys Archaeological Trust acts as archaeological adviser to Powys County Council.
- 2.4. The legislative framework for the historic environment in Wales was revised by the *Historic Environment (Wales) Act* 2016. The 2016 Act amended the *Ancient Monuments and Archaeological Areas Act* 1979 and the *Planning (Listed Buildings and Conservation Areas) Act* 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs).
- 2.5. National policy within Wales is set out in *Planning Policy Wales* (10th edition, 2018) (PPW). Issues relating to the historic environment are set out in Chapter 6, Distinctive and Natural Places. This notes that the 'protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage' of a project; hence the need for a reasonable and proportionate impact assessment to ensure that any proposed development is sustainable and to prevent unnecessary harm to historic assets.
- 2.6. PPW is supported by *Technical Advice Note 24: The Historic Environment* (TAN 24). It is designed to assist local authorities with developing their local plans and for determination of planning applications or listed building consent in relation to historic assets. PPW is also supported by associated Cadw best practice guidance on the historic environment.
- 2.7. The assessment follows guidance produced by Cadw, on behalf of the Welsh Government, for managing historic assets: *Heritage Impact Assessment in Wales* (2017); *The Setting of Historic Assets in Wales* (2017); and *Conservation Principles for the sustainable management of the historic environment in Wales* (2011). The assessment of potential impacts to the Registered Historic Landscape will utilise the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in the Planning and Development Process* (2nd edition, 2007), produced jointly by Cadw and CCW.
- 2.8. The revised *Design Manual for Roads and Bridges* (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007), though not specifically focused on developments of this nature, provides a suitable, general framework for assessing the cultural heritage (see Appendix 2).

3 Methodology

- 3.1. 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).
- 3.2. The assessment involved the provision of data from the regional Historic Environment Record, a review of historic map copies held by the Field Services Section of CPAT, and checking of the online catalogues for the National Library of Wales, the National Monuments Record and Denbighshire County Archives. None of the external repositories held any additional maps over and above those copies already held by CPAT.
- 3.3. Information regarding scheduled ancient monuments, listed buildings, registered historic landscapes and registered parks and gardens, is based on a dataset provided by Cadw, dated November 2019.
- 3.4. A field survey was conducted on 29 January 2020 to prospect for previously unrecorded assets within the development site and assess potential visual impacts.

4 The Cultural Heritage History of the Area

- 4.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context. The text is based on Silvester et al. 2014.

Prehistoric Era (10,000BC – AD 43)

- 4.2. Mesolithic activity is evidenced by the presence of a number of shell middens in the former wetland margins at Nant Hall Road, to the east of Prestatyn. Further evidence for Mesolithic activity, as well Neolithic activity, has been revealed elsewhere in the town during housing developments, while pre-Roman Iron Age activity was revealed during excavations at Melyd Avenue, Prestatyn.

Roman Era (AD 43 - 410)

- 4.3. A stone-built bath house, dated AD80-160, was revealed in 1934-37, while a wider area was investigated in 1984-5 in advance of a housing development. This revealed evidence for a Roman civil settlement, consisting of various timber buildings, some of which may have been associated with industrial activity. It has been postulated that the focus of the settlement lay to the west, beneath the Meadows Estate, and that it developed around a harbour.

Medieval Period (AD 410 - 1500)

- 4.4. Very little is known, however, of the origins of the medieval predecessor of the present town. Although Prestatyn is mentioned in the Domesday Survey of 1087, the location of the early settlement is uncertain but may have been focused around the church, the motte and bailey castle, or along High Street. The castle was in existence by the 1160s and lies 1km to the east of the present town centre. There are records of the town being enlarged in the 1160s by Roger de Banastre, but it appears to have been destroyed by Owain Gwynedd in 1167 and there are no further references to it for the remainder of the medieval period. Whatever its location, it would appear to have been small and short-lived.

The Development Site and Plasnewydd

- 4.8. The stone-built farmhouse dates from the 17th century, although the earliest available map is the Ordnance Survey Surveyors' Drawing of 1819 (Fig. 2)
- 4.9. The Dyserth tithe survey of 1839 (Fig. 3) records Plasnewydd as in the ownership of William Williamson Esquire, the occupier being John Brooks. The development site occupies three fields:
- 3 - Weirglodd Ucha, arable
 - 8 - Coitia Ysgubor, arable
 - 9 - Coitia Meidlyn, arable

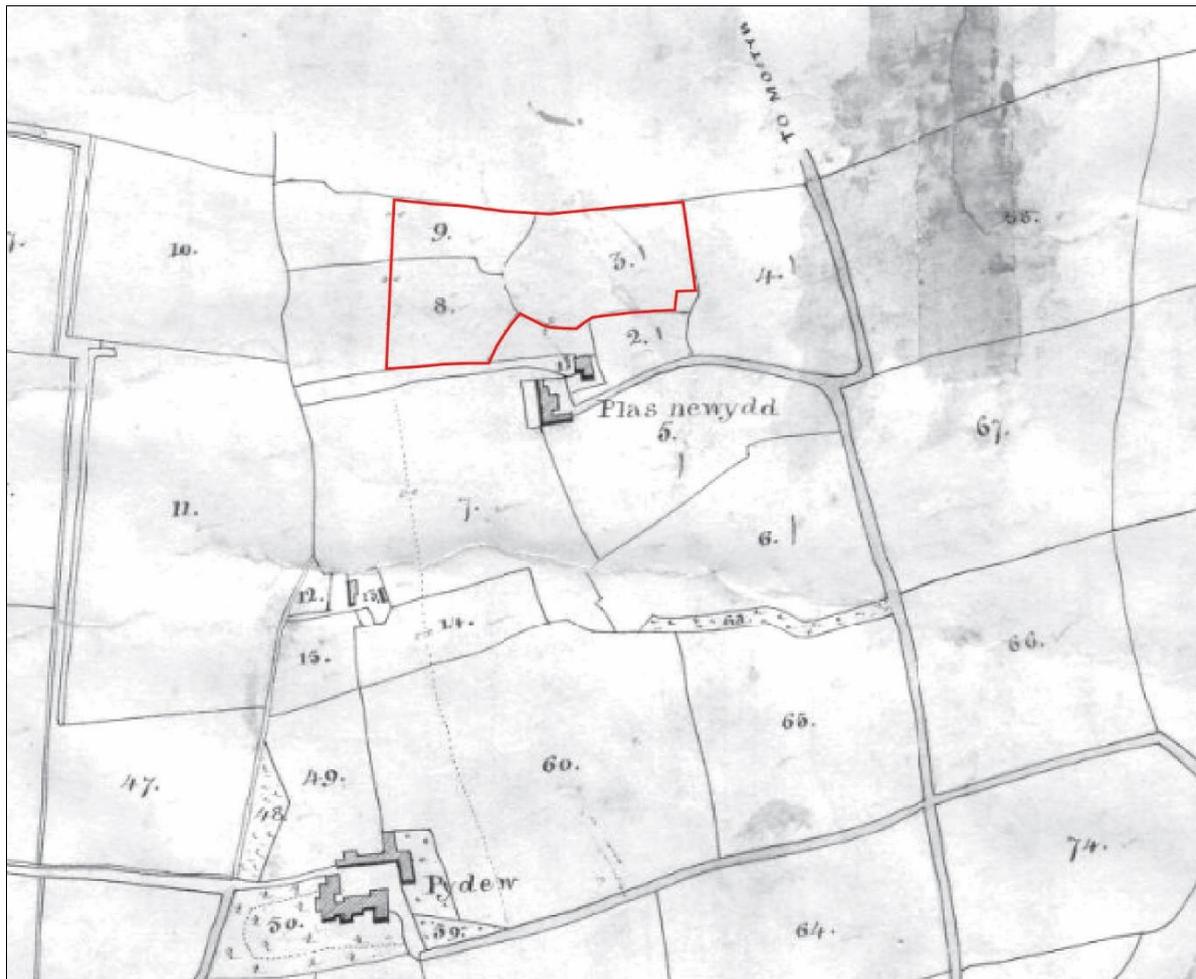


Fig. 3 Extract from the 1839 Tithe Survey for Dyserth parish with the development site outlined in red (north to the left)

- 4.11. There was evidently little change by the late 19th century, when the area was mapped in detail by the Ordnance Survey (Fig. 4).

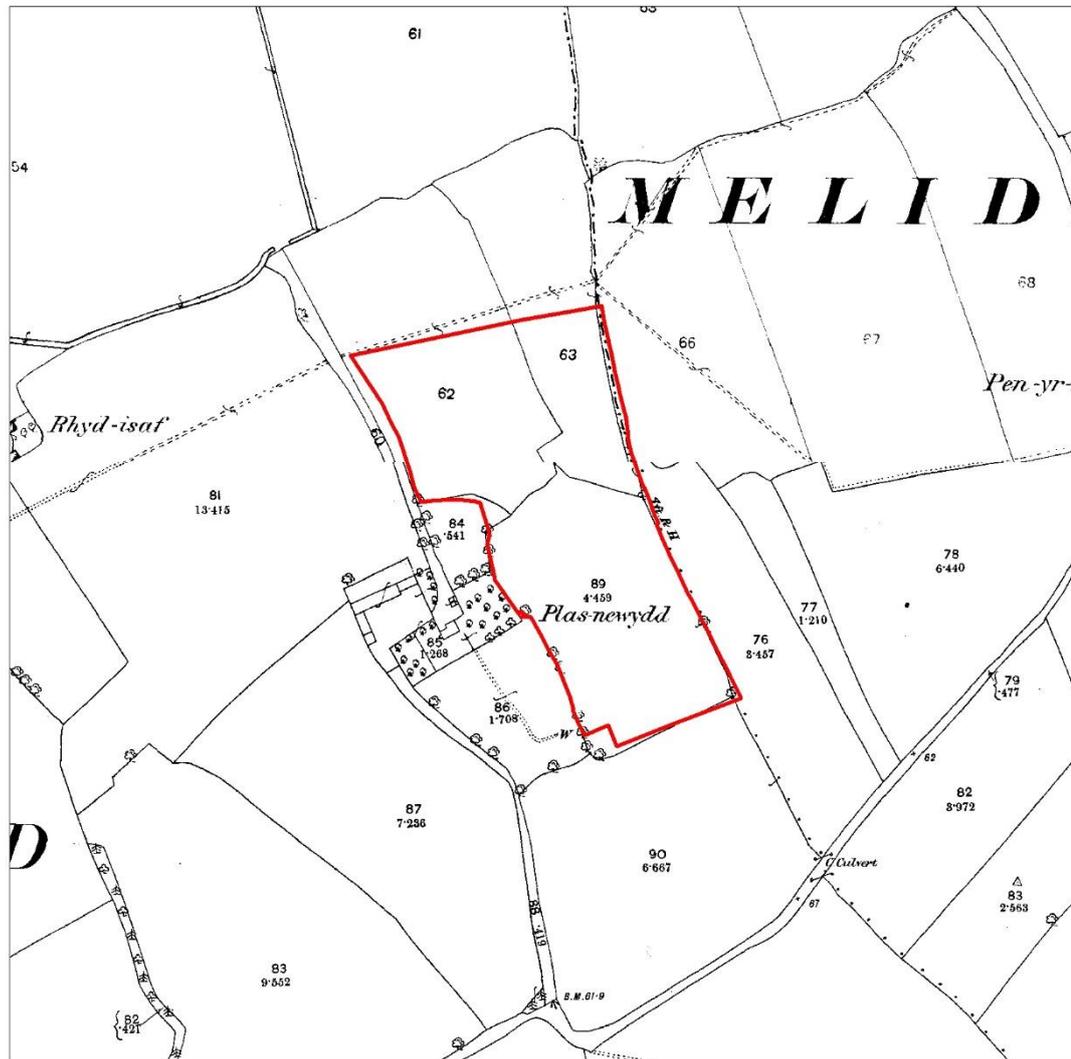


Fig. 4 Extract from Ordnance Survey 252 mapping of 1871 with the development site outlined in red

- 4.12. The field survey revealed no earthwork or structural evidence for any heritage assets within the development area, although it was noted that the site was badly waterlogged. The development site contains substantial hedgerows which were in existence by 1839 and may well be contemporary with the construction of Plasnewydd in the 17th century (Fig 5).



Fig. 5 Substantial historic hedgerows dividing the two northern fields

5 Baseline Assessment

- 5.1. The baseline assessment has considered all known heritage assets within the development area, together with designated and registered assets which lie within 100m.

Designated and Registered Heritage Assets within 100m of the Development Area

- 5.2. The following provides details of all designated and registered cultural assets within 100m of the Development Area, summarised in Table 1.

Table 1: Summary of Designated and Registered Heritage Assets within 100m of the Development Area

Designated asset	Within the Development Area	Within 100m
World Heritage Sites	0	0
Scheduled Ancient Monuments	0	1
Listed buildings	0	11
Registered historic parks and gardens	0	0
Registered historic landscapes	0	0
Conservation areas	0	1

Scheduled Monuments

- 5.3. Scheduled Monuments are designated features of national importance. They are protected under the Ancient Monuments and Areas of Archaeological Importance Act, 1979, and their settings are also protected.
- 5.4. There is only one scheduled monument within 1km of the development site, which is listed in Table 1 and the location shown on Fig. 6.

Table 1: Scheduled monuments within 1km of the Development Site

Scheduling no.	Name	Distance and direction
FL094	Prestatyn Roman Site	900m E

Listed Buildings

- 5.5. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, 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.
- 5.6. There are 11 listed buildings within 1km of the development area, which are listed in Table 2, the locations being shown in Fig. 6.

Table 2: Listed buildings within 1km of the Development Site

LB No	Name	Grade	Distance and direction
1398	Plasnewydd Farmhouse	II	40m E
1425	Llys Isfryn Farmhouse	II	860m ESE
1507	Pydew Farmhouse	II	500m W
1508	North Range of Farm Buildings at Pydew Farm	II	525m W
1509	The Priory	II	630m SE
21386	Rhyd Farmhouse	II	830m WSW
21387	South Agricultural Range at Rhyd Farm	II	830m WSW
21388	Old Barn at Rhyd Farm	II	830m WSW
25961	West Range of Farm Buildings at Pydew Farm	II	530m W

80983	East Range of Farm Buildings at Pydew Farm	II	500m W
80984	Old Farmhouse at Pydew Farm	II	530m W

Conservation Areas

- 5.7. These 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.
- 5.8. There is one Conservation Area within 1km of the development site, which is listed in Table 3 the location being shown in Fig. 6.

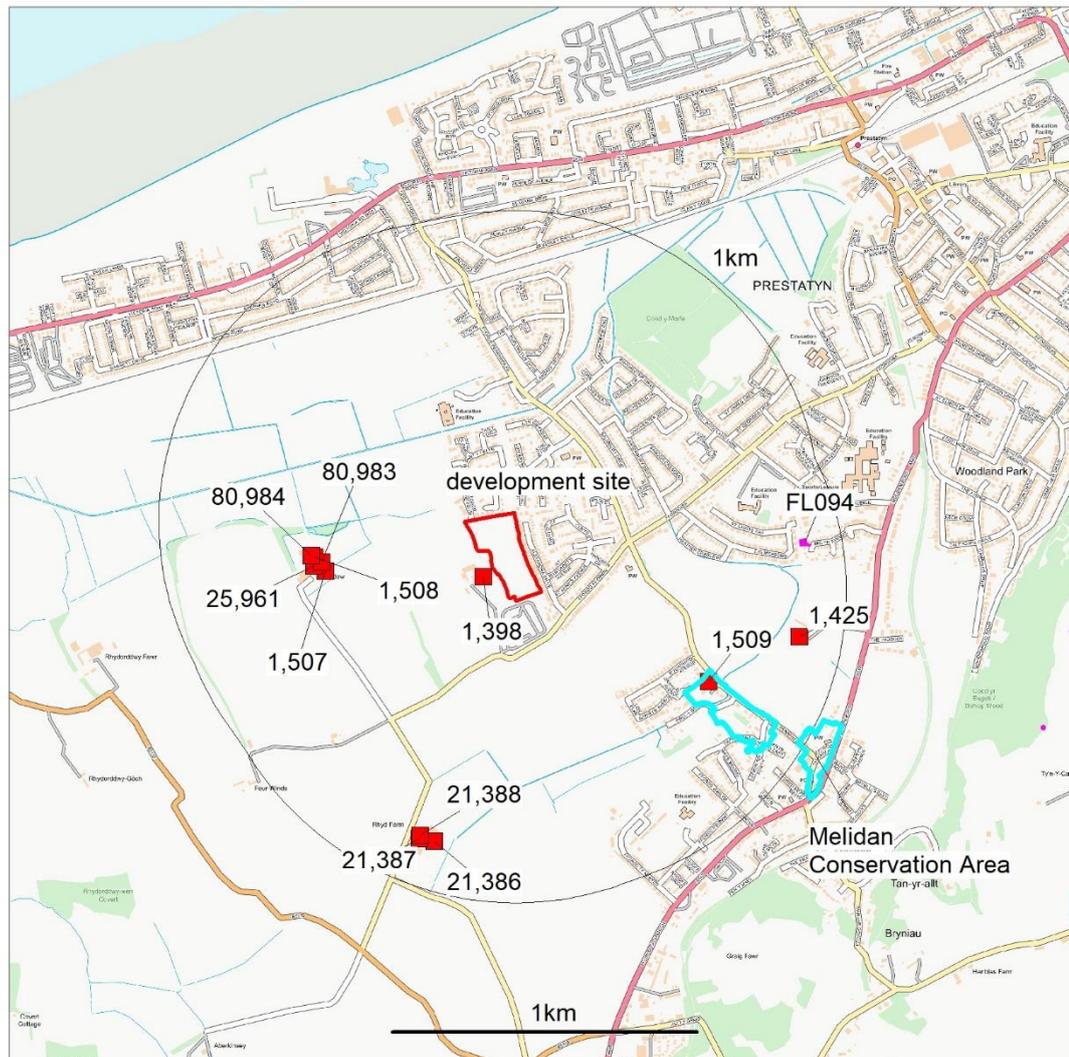
Table 3: Conservation Areas within 1km of the Development Site

Name	Distance and direction
Melidan Conservation Area	580m SE

Historic Hedgerows

- 5.9. Historic hedgerows are protected under the Hedgerows Regulations of 1997 and various criteria have been used to classify them.
- 5.10. The western boundary of the development site forms part of the boundary between the parishes of Dyserth and Prestatyn, although this has largely been replaced by fenced boundaries as part of the adjacent housing estate. However, field boundaries within the development site (Fig. 5) are depicted on the 1839 tithe survey and are likely to be contemporary with the 17th-century Plasnewydd Farmhouse and are therefore considered to be important hedgerows under the 1997 Act:

Paragraph 5 (a) [the hedgerow] is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts



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Fig. 6 Designated assets within 1km of the development site

Undesignated assets

- 5.11. The regional HER holds no records for any heritage assets within or immediately surrounding the development site, while the field survey revealed no surface evidence for any heritage assets.

6 Assessment of impacts

- 6.1. The potential impacts which may result from the development proposals have been assessed in accordance with the DRMB guideline for determining the value of an asset and the potential impacts (see Appendix 2). Fieldwork was undertaken on 29 January 2020 to assist in assessing impacts.

Direct Impacts

- 6.2. While there is no evidence for any heritage assets within the development site it is possible that unrecorded, buried remains are present, although on the basis of the present evidence the assessment has determined that the archaeological potential of the site is low.

- 6.3. The development site contains hedged field boundaries which are considered to be important historic hedgerows under the 1997 Hedgerow Regulations.

Indirect Impacts

- 6.4. Fieldwork has determined that the proposed development site plays no part in the principal views to or from, or setting associated with any designated assets other than Plasnewydd Farmhouse.

1398 Plasnewydd Farmhouse

- 6.5. The restored grade II listed farmhouse dates from the 17th-century and is mentioned in Edward Llwyd's *Parochialia* (c1699). In 1839 Plasnewydd was recorded as part of the estate of William Williamson Esq, when it and 190 acres (77 hectares) was tenanted by John Brooks. The two-storey farmhouse is built from local dressed limestone, with restored slate roof and coped gables. There is an added lean-to porch against the front elevation, the main door of the house being positioned between the centre and right units, and there is an original large chimney against the west gable, which has a modern brick stack.
- 6.6. The front of the house retains its mullioned windows but there are modern frames within the lights and the hood mouldings mentioned in the earlier listing description have disappeared.



Fig. 7 Plasnewydd Farmhouse, viewed from the south-south-west

Evidential value

- 6.7. Evidential value derives from the potential of a place to yield evidence about past human activity. Although Plasnewydd has been restored the building still contains significant structural evidence relating to its original form and phases of development. The mullioned windows, large gable chimney stack and stone coping to the gables are particularly notable.

Historical value

- 6.8. Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. The building is a good example of a vernacular stone-built farmhouse dating from the 17th century. Surviving examples are rare in this areas and Plasnewydd provides an important connection to the past, demonstrating the importance of agriculture in this rich, fertile agrarian landscape.

Aesthetic value

- 6.9. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Outwardly, the appearance of the building has changed, but its size, form and architectural features still present a pleasing example of an historic farmhouse.

Communal value

- 6.10. Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. As a prosperous farm Plasnewydd would have been an important employer of local labour, as well as a provider of local produce, although it does not appear to have had a specific association with the local community. However, the farm does provide a link with the past, to a time when agriculture played a more significant role in the local economy.

Setting

- 6.11. The farmhouse is surrounded on three sides by its farmland, with the farmyard and its historic farmbuildings to the north-west. The principal view of the house is from the south and south-west, while its main aspect faces south, towards Meliden, a view in which the development site is not apparent. The association with the farm buildings has been reduced with the construction of a substantial fence at the rear of the building, severing the historic link between the two. The setting is principally formed by the drive, the field immediately to the south and a small grassed area to the east, which extends as far as the development site. To the rear a small field is now wasteland, bounded by a substantial hedge which separates it from the development site. The wider fieldscape, of which the development site is a part, provides context for the farmhouse, and therefore contributes to its setting.

Statement of Significance

- 6.12. Plasnewydd Farmhouse is a grade II listed building, and as such is considered to be a high value asset. It is a rare example of a 17th-century vernacular farmhouse built in the local limestone, while its form and architectural features have important evidential and historical value. The aesthetic value is also important, although there is no public access from which the building may be viewed. The setting, which is largely focused directly around the building, enhances the significance of the building with the historic relationship between farmhouse and fields, although it is the immediate surroundings and particularly the principal view across fields to the south which are of prime importance.

Assessment of impacts

- 6.13. The development site lies to the east and north-east of Plasnewydd Farmhouse, occupying fields currently under pasture, which provide the wider context for the listed building. In views

- of the farmhouse it would only be visible in those from the south-west, from where it would be partly screened by the hedge and mature trees (Fig. 8).
- 6.14. While there will be some intervisibility between the farmhouse and the development site this would not affect the principal views to or from the building and would be restricted by existing hedges with mature trees (see Figs 9-12). The setting of an asset can change over time and while there is undeniably a link between the farmhouse and its surrounding fields, with the exception of the field to the south, these are now separated from it by substantial hedged boundaries and mature trees which enclose the listed building and define its immediate setting.
- 6.15. The assessment has concluded that the proposed development would impinge on the wider setting of the listed building and result in a visual impact for certain, restricted views. However, the setting is focused on the immediate surrounds of the farmhouse and these would remain unchanged, apart from some intervisibility in views towards the east. The magnitude of the impact on the setting is considered to be no more than **minor**.
- 6.16. Planning Policy Wales edition 10 (2018; para 6.1.10) states that 'There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.' In this respect the proposed development would have no direct impacts on the listed building and would preserve the principal views from the farmhouse, while resulting in minor changes to the setting, the significance of which is considered to be **moderate/slight**. This would be mitigated through the design, which proposes a buffer zone along the western boundary of the development site within which there would be additional screen planting to further reduce intervisibility.



Fig. 8 View of Plasnewydd from the south-west. The setting is focused on the immediate surrounds of the farmhouse, taking in the grassed area to the right of the house, with the development site lying beyond the hedge with mature trees.



Fig. 9 View of Plasnewydd from the east, within the southernmost field of the development site. Note the screening effect of the hedge and mature trees.



Fig. 10 View of Plasnewydd from the east-north-east, within the southernmost field of the development site. Note the screening effect of the hedge and mature trees.



Fig. 11 View of Plasnewydd from the north-northeast, within the north-western field of the development site. Note the screening effect of the hedge and mature trees.



Fig. 12 View from the rear of Plasnewydd towards the north-western field of the development site. Note the screening effect of the hedge and mature trees.

7 Sources

Silvester, R. J., Martin, C. H. R. and Watson, S. E., 2014. *Historic Settlements in Denbighshire*.
CPAT Report No. 1257

Cartographic sources

1819 Ordnance Survey Surveyors' Drawing No 309

1828 Map of the Estate of Thomas Longueville Longueville, Esq. at Prestatyn, co. Flint, Flintshire
Record Office D/DM/136/1

1839 Tithe survey and apportionment for Dyserth Parish

1871 Ordnance Survey 1:2500 1st edition Flintshire 01.12 and 16

1899 Ordnance Survey 1:2500 2nd edition Flintshire 01.12 and 16

Appendix 1 – Administration and Categorisation of the Cultural Heritage

Administration

At a national level, it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.

At a regional level, the cultural heritage resource is monitored by the Heritage Sections of the regional archaeological trusts. The Clwyd-Powys Archaeological Trust (CPAT) act as archaeological advisers to Powys County Council.

While the broad concern of all these bodies is with the preservation of the cultural heritage, there are inevitably differences in emphasis between regional and national organisations, and in the laws and regulations that govern the ways in which they operate.

Categorisation of the Cultural Heritage Resource

The cultural heritage resource is not a single body of equally important assets, but an infinitely complex set of individual assets, the number of which increases and may change in its perceived level of significance on a continuous basis. They range in importance from internationally significant sites to features of minor and even negligible value, with those recognised to be of more importance being categorised by designation (statutory) and registration (non-statutory). The range of cultural heritage assets that are potentially relevant to any cultural heritage assessment are set out below.

World Heritage Sites. This is the only statutorily recognised category of international importance.

Scheduled Ancient Monuments (SAMs). SAMs are designated features of national importance. They are protected under the Ancient Monuments and Areas of Archaeological Importance Act, 1979, and 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* (10th edition, 2018) and in more detail in Technical Advice Note (TAN) 24 The Historic Environment (2017). However, in England, setting has been scrutinised in detail, and guidance has been issued by Historic England which offers a useful perspective on assessing effects on setting for all designated assets. SAMs are designated features of national importance.

Listed Buildings (LB). These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, and are usually classed in diminishing importance as Grade I, II* or II. Grade I and Grade II* listed buildings are consistently considered to be of national importance, but commentators' views on Grade II buildings have varied between nationally and regionally significant. The Act requires local planning authorities to have special regard to the desirability of preserving the setting of a listed building regardless of its grade, 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. These 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 also an issue for consideration, as with listed buildings and scheduled ancient monuments. Conservation Areas are normally considered to be of regional significance, but in some circumstances might be considered to be of national importance, as for instance when they contain Grade I or II* listed buildings.

Parks and Gardens. In Wales parks and gardens of significance appear in the non-statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, the register for Powys appearing in 1999. Parks and gardens are graded using the same categories as listed buildings (i.e. I, II*, II). Being non-statutory, parks and gardens are thus classed as registered rather than designated assets, though for practical purposes this distinction appears to be of little significance. *Planning Policy Wales* (10th edition, 2018) states that local authorities should protect registered parks and gardens and their settings, and that Cadw should be consulted on developments affecting grade I and II* sites.

Historic Landscapes. In Wales significant landscapes are catalogued in the two-volume non-statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (1998 & 2001). Unlike parks and gardens, registered landscapes are not graded, but are classified as either 'outstanding' or 'special'. Though registered rather than designated, historic landscapes are treated in the same way as parks and gardens, as indicated in *Planning Policy Wales* (10th edition, 2018). All the larger registered landscapes have been the subject of detailed analyses in recent years known as historic landscape characterisation.

Battlefields. England has a Battlefields Register, but there is at present nothing comparable for Wales. A Welsh register is currently in preparation, but its form and composition is not known, nor when it will be made available.

Undesignated assets. There are a large number of undesignated (also known as non-designated) cultural heritage assets in the landscape, both above ground where they are still visible and buried beneath the surface. These range in date from the prehistoric era through to the 20th century. *Planning Policy Wales* (10th edition, 2018) implies that an undesignated asset is a material consideration in the planning process, but is not specific about the setting of undesignated assets. However, some guidance is provided in the TAN 24. Undesignated assets are normally considered in detail at the Environmental Impact Assessment stage of a project.

Historic Hedgerows. Various criteria have been used to classify historic hedgerows. In the context of a current cultural heritage assessment those that are most relevant are where a hedgerow incorporates or is part of an archaeological site and where it marks a pre-1850 parish or township boundary. In this region there is generally so little published information on estate or manorial boundaries, another pair of criteria, that assessment utilising them is not feasible.

A further criterion (as cited in The Hedgerows Regulations of 1997 – SI No.1160) is ambiguous in stating that the regulation applies to a hedgerow that is recorded in a document held "...at a Record Office as an integral part of a field system pre-dating the Enclosure Acts". This was qualified in guidance issued by DEFRA in May 2002 which stated that 1845 was the accepted cut-off date.

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

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 of 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 of 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 Cadw (2017), the purpose of which is to explain what setting is, how it contributes to the significance of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas. These principles, however, are equally applicable to all individual historic assets, irrespective of their designation. The guidance is not intended to cover the setting of the historic environment at a landscape scale, which is considered by separate guidance.

The setting of a historic asset can include physical elements of its surroundings. These may be boundary walls, adjacent fields or functional and physical relationships with other historic assets or natural features. For example, the setting of a listed farmhouse might be its physical agricultural surroundings, both built and landscape features such as buildings, boundaries or fields. Equally, the setting of a scheduled industrial steam engine house might be its associated industrial landscape of quarries, tramways or waste heaps.

The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations.

Although views to and from a historic asset are often the most obvious factors, other sensory elements can also affect setting — for example, the noise from a road set in a cutting, noise intrusion from above such as aircraft or drones, or the sounds and smells of a new industrial process in an existing building. Such elements can be more subjective and more difficult to assess than physical factors, but might also contribute to the setting of a historic asset.

The setting of a historic asset is not fixed and may change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact

that may enhance the setting, such as the removal of traffic from part of a historic town or the opening up of views, or the return of a sense of enclosure to sites where it has been lost.

Factors Contributing to the Setting of a Historic Asset

Setting describes the relationship of a historic asset to the surrounding landscape or townscape. Its importance lies in what it contributes to the significance of a historic asset. Setting may include a range of factors:

- functional and physical relationships with other structures/historic assets and how these have changed over time
- topographic features that influenced its location
- physical character of the surrounding landscape or townscape, including any formal design or land use
- the original layout of the historic asset and how this has changed
- potential buried or archaeological elements surrounding the historic asset
- views to, from and across the historic asset or place
- formal or planned vistas
- the prominence of the historic asset in views throughout the surrounding area
- views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset
- other sensory elements — noise or smell associated with the historic asset
- tranquillity, remoteness, 'wildness'.

Assessing the impact change or development within the setting of historic assets

The Cadw guidance outlines four stages of assessment:

Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.



PROJEKTYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P/2B	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	695 SQFT	31	27.19
4P/2B/1W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	767.5 SQFT	37	34.81
4P/2B/2W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	767.5 SQFT	35	32.81
4P/2B/3W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	725 SQFT	33	30.81
4P/2B/4W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	822 SQFT	37	34.81
4P/2B/5W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/6W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/7W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/8W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/9W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/10W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/11W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/12W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/13W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/14W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/15W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/16W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/17W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/18W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/19W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/20W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/21W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/22W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/23W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/24W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/25W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/26W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/27W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/28W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/29W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/30W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/31W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/32W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/33W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/34W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/35W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/36W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/37W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/38W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/39W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/40W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/41W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/42W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/43W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/44W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/45W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/46W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/47W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/48W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/49W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/50W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/51W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/52W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/53W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/54W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/55W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/56W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
4P/2B/57W	2 Bed, 2 Storey, 4-6-8 1/2" w/ access	881 SQFT	40	37.81
TOTAL	110711	507	116	
Green Site Area	0.20 Acres	0.46 Hectares		
PCV	0.47 Acres	0.19 Hectares		
Wildlife Buffer	0.43 Acres	0.17 Hectares		
Underground Single-Storey Floor	0.14 Acres	0.06 Hectares		
NET SITE AREA	7.51 ACRES	3.04 HECTARES		
Green Density	13.20 UNITS/ACRE	32.95 UNITS/HECTARE		
NET DENSITY	14.18 UNITS/ACRE	37.51 UNITS/HECTARE		
Green Footprint	13295.53 SQFT/ACRE	2993.12 SQM/HECTARE		
NET FOOTPRINT	18413.28 SQFT/ACRE	3476.81 SQM/HECTARE		

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Feature Junction
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to Terraced Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- Flood water attenuation basin
- Affordable Housing
- Wildlife Buffer

Rev.	Description:	Date:
-		

MACBRYDE HOMES

 Macbryde Homes Limited,
 Macbryde House, Unit 28,
 St. Asaph Business Park,
 Ffordd Richard Davies, St Asaph,
 Denbighshire. LL17 0LJ.
 Tel. 01745 536677
 Fax. 01745 536688

Site: Land off Ffordd Cae Felin, Prestatyn.

Title: Proposed Site Plan

Scale: 1:500@A1	Date: 15.06.18
Ref: ALXPR-SP01	Rev: -