

CPAT Report No. 1769




Land at Forden Road, Montgomery, Powys

Heritage Impact Assessment



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Client name: Pickstock Homes
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 Project Name: Forden Road Montgomery
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CONTENTS

SUMMARY	ii
CRYNODEB.....	ii
1 INTRODUCTION.....	1
2 LEGISLATIVE PROVISIONS, PLANNING POLICY AND PUBLISHED GUIDANCE.....	2
3 METHODOLOGY	3
4 PREVIOUS INVESTIGATIONS	3
5 HISTORICAL BACKGROUND	3
6 BASELINE ASSESSMENT	7
7 ASSESSMENT OF HERITAGE IMPACTS.....	14
8 MITIGATION.....	25
9 SOURCES	26
10 ARCHIVE DEPOSITION STATEMENT	27
APPENDIX 1: METHODOLOGY FOR ASSESSING THE POTENTIAL IMPACTS OF DEVELOPMENT ON HERITAGE ASSETS	28
APPENDIX 2 LISTED BUILDINGS WITHIN 1KM OF THE DEVELOPMENT SITE	31
APPENDIX 3 UNDESIGNATED ASSETS WITHIN 250M OF THE DEVELOPMENT SITE.....	35

Summary

In January 2021 the Clwyd-Powys Archaeological Trust undertook a heritage impact assessment, on behalf of Pickstock Homes, in connection with a planning application for a new residential development of 34 affordable homes on land at Forden Road, Montgomery, Powys. The development lies on the northern edge of the town, occupying pasture with existing development on three sides.

Previous investigations on the site identified a series of low earthworks associated with medieval cultivation, as well as recovering a small number of artefacts relating to the Civil War Battle of Montgomery. The former are considered to be of low value, while the battlefield is of medium value.

The assessment considered designated heritage assets within 1km of the Development Site and has identified minor visual impacts for two scheduled monuments, two listed buildings and one historic landscape character area. The only significant impact is on the setting of a grade II listed milestone along Forden Road, immediately adjacent to the development site. It should be noted, however, that owing to its poor condition the monument would not meet the criteria for listing were it not already designated.

Crynodeb

Fis Ionawr 2021, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal asesiad o effaith ar dreftadaeth, ar ran Pickstock Homes, mewn cysylltiad â chais cynllunio ar gyfer datblygiad preswyl newydd o gartrefi fforddiadwy ar dir yn Ffordd Ffordun, Trefaldwyn, Powys. Mae'r datblygiad ar gyrion gogleddol y dref, mewn porfa sydd â datblygiadau eisoes ar dair ochr.

Pan wnaed ymchwiliadau ar y safle o'r blaen, nodwyd cyfres o wrthgloddiau isel yn gysylltiedig ag amaethu canoloesol, yn ogystal â datgelu nifer fach o arteffactau yn ymwneud â Brwydr Rhyfel Cartref Trefaldwyn. Ystyriwyd mai isel oedd gwerth y cyntaf o'r rhain, tra bo gwerth canolig i'r maes brwydr.

Ystyriodd yr asesiad asedau treftadaeth dynodedig o fewn 1km o safle'r datblygiad a nododd effeithiau gweledol bach ar ddwy heneb gofrestredig, dau adeilad rhestredig ac un ardal nodweddd tirwedd hanesyddol. Yr unig effaith sylweddol yw gosodiad carreg filltir restredig gradd II ar hyd Ffordd Ffordun, yn gyfagos at safle'r datblygiad. Dylid nodi, fodd bynnag, oherwydd cyflwr gwael yr heneb, ni fyddai'n bodloni'r meini prawf ar gyfer rhestru pe na bai wedi'i dynodi'n barod.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Pickstock Homes to conduct a heritage assessment in connection with proposals for a new development of 34 affordable houses on land at Forden Road, Montgomery, Powys.
- 1.2. The Development Site as occupies approximately 1.6ha of pasture land to the north of Montgomery (Fig. 1; SO 2240 9724).



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Fig. 1: Location of Development Site.

- 1.3. The Development Site was the subject of two previous planning applications, neither of which was subsequently developed. In 2000 a proposal by the Welsh Development Agency included an archaeological assessment by Lancaster University Archaeological Unit (LUAU), while in 2016 an application (P/2016/0680) relating to the construction of a nursing home was granted full planning permission, but was never built.

2 Legislative Provisions, Planning Policy and Published Guidance

- 2.1. Cultural heritage is deemed to include the complete range of man-made features that have been introduced into the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, up to and including 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, whilst others may be objects that have been discarded, lost or deliberately deposited. Some will have an archaeological interest and importance; others will be more historical in their origin. In addition, some natural features will be relevant because of the information they contain; peat bogs, for instance, hold pollen that can throw light on past human activity in the area. Collectively, all these features are known as heritage assets.

Legislation

- 2.2. The proposed development is one which has been identified as requiring a Heritage Impact Assessment. The assessment will comply with Welsh legislative and planning policy frameworks, adopting relevant guidance from Cadw and other relevant bodies.
- 2.3. 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.
- 2.4. At a regional level, the cultural heritage resource is monitored by the Heritage Management Sections of the Welsh Archaeological Trusts, and in this instance the Clwyd-Powys Archaeological Trust provides advice to Powys County Council. The Council's Conservation Officers are responsible for listed buildings and conservation areas within the county.
- 2.5. 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).

Planning Policy

- 2.6. National policy within Wales is set out in Planning Policy Wales (10th edition, 2018) (PPW), which was revised with the purpose of harmonising PPW with the Well-being of Future Generations Act (2015). 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.
- 2.7. PPW is supported by Technical Advice Note 24: The Historic Environment (TAN 24) of 2017. 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 (see below).

Guidance

- 2.8. 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)*.
- 2.9. The Design Manual for Roads and Bridges (DMRB), revised in 2019, provides a suitable general framework for assessing the cultural heritage (see Appendix 1):
 - *Design Manual for Roads and Bridges: Volume 11: Section 2 General Principles of Environmental Assessment: Part 4: LA 104 Environmental assessment and monitoring*
 - *Design Manual for Roads and Bridges, Volume 11 Section 3 Environmental Assessment Techniques: Part 2, LA 106 Cultural heritage assessment.*

3 Methodology

- 3.1. The assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment (2017)*. CIfA is the leading professional body representing archaeologists working in the UK and overseas.
- 3.2. A desk-based study was made of readily available internet-based sources only, the regional and national repositories being closed owing to COVID-19 restrictions at the time the study was undertaken. Data was also acquired from Cadw for designated assets within 500m of the Site, and from the regional Historic Environment Record (HER) and National Monument Record (NMR) for all undesignated assets within 100m of the Site.
- 3.3. A field visit was conducted on 13 January 2021 to assess the whole of the Development Site and assist with an assessment of visual and setting impacts for designated assets.

4 Previous Investigations

- 4.1. In 2000 an archaeological assessment was conducted by Lancaster University Archaeology Unit which included a desk-based assessment, a topographical survey, and a metal detector survey of an area of 30m by 200m in the centre of the area. The latter recovered 39 objects, including six examples of lead shot, possibly relating to the Civil War Battle of Montgomery.

5 Historical Background

- 5.1. 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 and is largely drawn from Britnell et al 2000.

Prehistoric Era (10,000BC – AD 43)

- 5.2. The most significant evidence for prehistoric activity in the locality is Ffridd Faldwyn hillfort, which lies to the south-west of the development site.

Roman Period (AD 43 – 410)

- 5.3. While there is no direct evidence for Roman activity within the search area it has been suggested that a Roman road has been adopted by the line of New Road, along the north-

eastern edge of the Development Site. However, there appears to be no evidence to support this assertion and it seems likely that New Road is a post-medieval creation, as the name implies, since earthworks suggest that it cuts across an earlier field system.

Medieval Period (410 - 1500)

- 5.4. The place name Montgomery is derived from the earthen motte-and-bailey castle at Hen Domen, about 1.5km north-east of the modern settlement, which was built by Earl Roger shortly after the fall of Mercia in 1071 and named Muntgumeri after his home in Normandy. The Welsh name for the town is 'Trefaldwyn', meaning 'Baldwin's town' and the place-name is first recorded as 'Baldwin's castle' (Chastell Baldwyn), probably after Baldwin de Boulers upon whom Henry I conferred the lordship of Montgomery after 1086. Both the Norman and Welsh names were subsequently transferred to the new town of Montgomery, created in the early 13th century.
- 5.5. Excavation and fieldwork at Hen Domen has revealed evidence of earlier, pre-Norman activity, including a timber building of posthole construction below the castle defences, together with elements of an earlier ridge and furrow field system and traces of an earlier, probably Anglo-Saxon settlement just to the west of the castle. The settlement has no documented history, but like a number of others in Bro Trefaldwyn which are mentioned in the Domesday Book of 1086, has possibly been one of a number of Mercian settlements founded to the west of Offa's Dyke in the 9th century but abandoned due to warfare between the Mercia and the Welsh kingdoms in the early 11th century.
- 5.6. Friction continued between the Welsh kingdoms and the Norman held territories throughout the later 11th and 12th centuries. In one instance, in 1095, the castle at Montgomery was attacked and its garrison killed. Finally, in 1223, during the reign of Henry III, in the face of renewed hostilities between Llywelyn ap Iorwerth of Gwynedd and neighbouring English lords, work began on the construction of a new royal stone castle on the hillside to the south-east, followed by the construction of a new town, which received its first charter in 1227. The town was defended by substantial ditches, possibly accompanied in the early phases by timber defences replaced in stone with some interval towers later in the 13th century. Little of the original defences still remains visible, though they were described by Leland in the 1530s as 'great ruines of the waulle' with 'broken towrets, of wiche the whit toure is now the most notable'.
- 5.7. Montgomery church was probably started in the 1220s, the new parish of Montgomery probably also being created at this time from the earlier larger parish of Chirbury, whose priory in the 1220s also gave up land belonging to an old hermitage on a site near the new castle. Much of the original medieval road plan remains together with the earthwork defences, particularly on the east and west, but there are only slight visible remains of the town wall, on the northern side. Relatively little archaeological excavation has been undertaken within the town, though the archaeological potential has been clearly shown by one site in Pool Road, where a sequence of timber building techniques from posthole to sleeper-beam construction at a period in about the 13th to 14th century has been demonstrated. It appears to have been a thriving market town and borough during the medieval period, but like some other border towns underwent a decline in the late medieval period when it ceased to have a military function. Speed's map of the town of 1610 shows many vacant areas in the northern and eastern sides of the town. Unlike a number of other borderland towns it failed to develop as an industrial centre in the post-medieval period.

- 5.8. The castle was already in a state of disrepair early in the 14th century, but continued to be maintained on a caretaker basis, becoming strategically important again at the height of the Glyn Dwr rebellion in the early years of the 15th century when its garrison grew to as many as 50 men-at-arms and 150 archers. In the 1620s Lord Herbert of Chirbury built a new brick mansion in the inner ward.

Post-Medieval and Modern Periods

- 5.9. During the Civil War the castle was surrendered to the Parliamentary army on 4 September 1644 and besieged by Royalist forces between 7-18 September, regrouping after their defeat at Marston Moor in July, by which time the Royalist forces had swollen to a combined force of between 4,000-5,000 infantry and cavalry. On the 18 September the Royalist force was joined in battle with a Parliamentary army of about 3,000 troops in what was one of the largest battles in Wales during the course of the Civil War, resulting in the death of up to about 500 soldiers. The battlefield probably occupied most of the ground between Lymore Park and Offa's Dyke on the east and Hen Domen on the west, including the Development Site. Systematic metal detector surveys in parts of the area have revealed military finds including musket, carbine and pistol shot, and provide graphic evidence of the disposition of troops during the course of the battle, in which the Parliamentary army was victorious. Aerial photography has revealed possible remains of Civil War siegeworks or encampment near the junction of Sarkley Lane and the road leading towards Forden (B4388). Large parts of the castle and the Herbert's new mansion of the 1620s were eventually demolished in 1649-50.



Fig. 2: Montgomery Tithe map of 1839 - the proposed development area is field 204

5.10. The tithe survey of 1839 (Fig. 2) records the field as 'Hither Verlon Piece, owned by the Earl of Powis and occupied by Edward Weaver. The Ordnance Survey 1st edition 25" mapping of 1883 (Fig. 3) shows the field as unchanged, and much as it remains today.

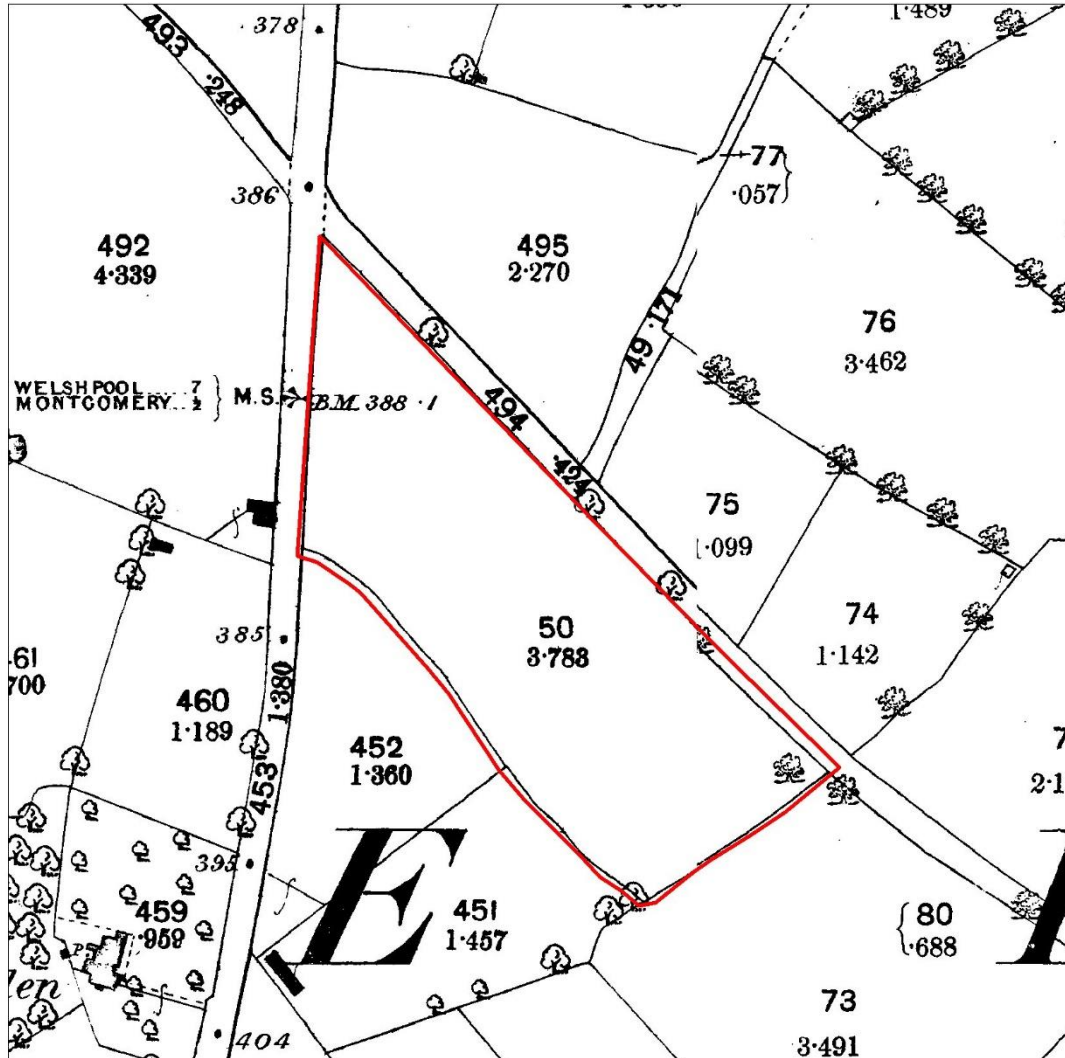


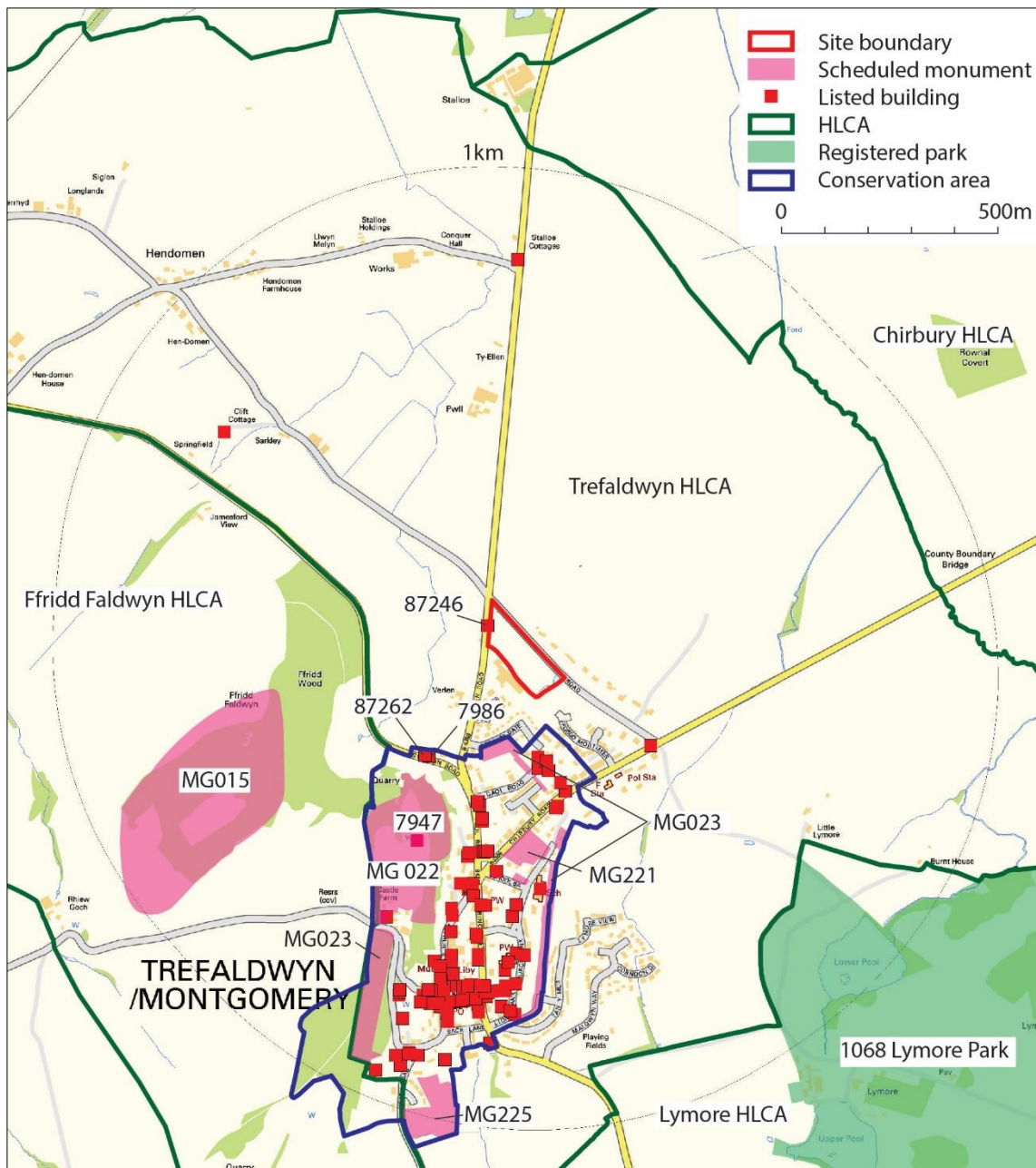
Fig. 3: First edition Ordnance Survey 1:2500 map of 1886, proposed development area outlined in red

6 Baseline Assessment

6.1. The baseline assessment has considered all known heritage assets within the development site and up to 250m distant, together with designated and registered assets which lie within 1km.

Designated and Registered Heritage Assets within 1km of the Development Site

6.2. The following provides details of all designated and registered heritage assets within 1km of the Site, which are summarised in Table 1 and located on Fig. 4.



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Fig. 4 Designated and registered assets within 1km of the Development Site

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

Designated asset	Within the Development Site	Within 500m
World Heritage Sites	0	0
World Heritage Sites Essential Setting	0	0
Scheduled Monuments	0	5
Listed buildings	0	13
Registered historic parks and gardens	0	1
Registered historic landscapes	1	1
Conservation areas	0	1

Scheduled Monuments

- 6.3. Scheduled Monuments are designated features of national importance. They are protected under the Ancient Monuments and Areas of Archaeological Importance Act, 1979, as amended by the Historic Environment (Wales) Act 2016. Their settings are also protected. There are five scheduled monuments within 1km of the Development Site (Table 2).

Table 2: Scheduled Monument within 1km of the Development Site

SM No	Name	Site type	Distance	Direction
MG015	Ffridd Faldwyn Camp	Hillfort	490m	WSW
MG022	Montgomery Castle	Castle	310m	SW
MG023	Town Bank & Ditches	Town Wall	110m	S
MG221	Montgomery Medieval Town, Part adjacent to Westmead, School Lane	Town	310m	S
MG225	Montgomery Medieval Town, Kerry Gate Extra Mural Settlement	Extra-mural settlement	900m	S

Listed Buildings

- 6.4. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. 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. Planning Policy Wales (10th edition, 2018) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).

- 6.5. There are 116 listed buildings within 1km of the Development Site (Appendix 2), of which two are grade I and four grade II* (Table 3). Four of the listed buildings lie outside the Montgomery Conservation Area and of these only one, a milestone (87246) is in close proximity to the Development Site.

Table 3: Grade I and II* listed buildings within 1km of the Development Site

Number	Name	Grade	Distance	Direction
7947	Montgomery Castle	I	310m	SW
7950	Parish Church of Saint Nicholas	I	610m	S
7943	Bronwylfa	II*	710m	SSW
7969	Clawdd-y-dre	II*	740m	S
7974	The Town Hall	II*	710m	SSW
7975	Rock House	II*	730m	SSW

Registered Historic Landscapes

- 6.6. 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 and 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, which has subdivided the registered landscapes into distinct historic landscape character areas (HLCA).
- 6.7. The Development Site lies within the Vale of Montgomery registered historic landscape and falls within the Trefaldwyn HLCA. Three other HLCAs lie within 1km of the Development Site (Table 4; Fig. 4).

Table 4: Registered Historic Landscape Character Areas within 1km of the Development Site.

PRN	HLCA	Distance	Direction
1070	Trefaldwyn	0m	-
1068	Lymore	670m	SE
1074	Chirbury	900m	NE
1079	Ffridd Faldwyn	280m	W

Conservation Area

6.8. Conservation Areas are defined under section 91 (with reference to section 69) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as: "areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". They are regarded as having medium value, though the individual elements within a Conservation Area may be of higher value. There is one conservation area within 1km of the development site.

Table 5: Conservation Area within 1km of the Development Site

Name	Distance	Direction
Montgomery	70m	S



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Fig. 5 Undesignated heritage assets within 250m of the Development Site

Undesignated Heritage Assets within 250m of the Development Site

6.9. There are 51 undesignated assets (Appendix 3) recorded within 250m of the Development Site, of which only 15 are considered relevant to the assessment, being either associated with the Civil War Battle of Montgomery, or within the Development Site (see Fig. 5 and Table 6). A metal detector survey in 1999-2000 recovered six examples of cast spherical shot, five of which were around 11mm diameter and the other 15mm, but as it has been flattened to a hemisphere, may originally have been smaller. The shot may date to the Civil War battle and it is believed that the area would have been the site of the Royalist line (PRN 57839). The location of known assets within the Development Site is shown in Fig. 15 at the rear of this report.

Table 6: Relevant undesignated heritage assets within 250m of the Development Site

PRN	Name	Type	Distance	Direction
172	Montgomery Civil War battlefield, possible siege works	Field System; Seige Work	25m	W
19146	Montgomery Civil War battlefield	Battle Site	85m	SE
42971	The Beeches, New Road, Stone Ball	Findspot	0m	-
43216	Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds	Findspot	0m	-
43217	Montgomery ridge and furrow	Ridge and Furrow	0m	-
43218	Montgomery pond	Pond	0m	-
43219	Montgomery land drain	Drainage Ditch	0m	-
43220	Montgomery pipe trench	Pipe Trench	0m	-
43221	Montgomery headland	Plough Headland	0m	-
43222	Montgomery land drain	Drainage Ditch	0m	-
43223	Montgomery ridge and furrow	Ridge and Furrow	0m	-
43224	Montgomery hollow way	Holloway	0m	-
44335	Montgomery Civil War battlefield, Sarkley Lane, flintlock musket	Findspot	140m	NW
54831	Montgomery Civil War battlefield, musket ball	Findspot	250m	NNW

57839	Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds	Findspot	0m	-
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- PRN 172 Montgomery Civil War battlefield, possible siege works
- 6.10. Possibly a Royalist siege trench/encampment associated with the siege of Montgomery Castle and the Battle of Montgomery during the Civil Wars, 1644 (Walters and Hunnisett 1995)
- PRN 19146 Montgomery Civil War battlefield
- 6.11. Site of Civil War battle on 18 September 1644, the largest engagement of the Civil War fought in Wales. The Parliamentarians won a convincing victory over the Royalists. The Parliamentary lines are considered to be between SO23509709 and SO22099818 and the Royalist lines between SO2309659 and SO 21889772 (Walters and Hunnisett 1995).
- PRN 42971 The Beeches, New Road, Stone Ball
- 6.12. Stone ball found in vegetable plot at The Beeches, Montgomery. It is approximately the correct size of shot for a 17th-century light cannon. The find spot is on the approximate position of the Royalist form-up line. It should be noted, however, that the Beeches lies on the north-east side of New Road and the location of this find is therefore likely to be erroneous.
- PRN 43216 Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds
- 6.13. A metal detector survey in 1999-2000 recovered six examples of cast spherical shot, five of which were around 11mm diameter and the other 15mm, but as it has been flattened to a hemisphere, may originally have been smaller. The shot may date to the Civil War battle and it is believed that the area would have been the site of the Royalist line (Lancaster University Archaeological Unit 2000).
- PRN 43217 Montgomery ridge and furrow
- 6.14. A large concentration of ridge and furrow consisting of 11 well-defined ridges running NW-SE in the south-eastern half of the field. These ridges are most prominent in the eastern corner of the field where they are c.6.0m apart and 0.75m high, becoming broader and shallower towards the SW (12m wide and 0.3m high) (Lancaster University Archaeological Unit 2000).
- PRN 43218 Montgomery pond
- 6.15. A boggy pond cut into the eastern corner of the field through the ridge and furrow, with soil upcast mounds, visible to the north-east and south-west of it, obscuring the furrows. The pond is roughly 15m across, and abuts the field boundary to the south-east, post-dating it (Lancaster University Archaeological Unit 2000).
- PRN 43219 Montgomery land drain
- 6.16. Possible land drain runs off north-north-west from the pond (PRN 43218) for 110m, ostensibly to drain the boggy areas around the north-west of the pond. This is visible as a low narrow linear depression, approx. 1.5m wide and 0.7m deep, which also cuts the ridge and furrow (PRN 34217) (Lancaster University Archaeological Unit 2000).

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- PRN 43220 Montgomery pipe trench
- 6.17. Modern pipe-line trench measuring 2.5m wide by 75m in length, which runs east-west across the mid-point of the field north of the factory, bisecting the north-western ends of the ridge and furrow (PRN 43217), and the land drain (PRN 43219). This has a concrete cap approx mid-way along its length and is probably a waste-water pipe (Lancaster University Archaeological Unit 2000).
- PRN 43221 Montgomery headland
- 6.18. The ridge and furrow (PRN 43217) abuts a headland to the north-west, visible as 2 S-shaped linear ridges running east-west, approx 6m wide and 1m high. These are also probably abutted by ridge and furrow (Lancaster University Archaeological Unit, 2000).
- PRN 43222 Montgomery land drain
- 6.19. Land drain measuring c.2m wide. 70m long and 0.5m deep. Visible 15m north of the headland (PRN 43221), running in the same direction as it. This is a curvilinear depression extending from the hedgerow down to the south-west corner of the field. It appears to cut an area of ridge and furrow (PRN 43223) (Lancaster University Archaeological Unit, 2000).
- PRN 43223 Montgomery ridge and furrow
- 6.20. Area of cultivation visible as a series of shallow ridge and furrow earthworks running for 15m northwards up to the hedgeline and cut by the land drain (PRN 43222); these were very faint and only at most 0.3m high. This area of ridge and furrow probably extended to join central headland (PRN 43221) originally, though it is not now visible in the area between the two features (Lancaster University Archaeological Unit, 2000).
- PRN 43224 Montgomery hollow way
- 6.21. Two steep, parallel N-S lynchets, form the western boundary of an area of ridge and furrow (PRN 43223). Both are west-facing; the easternmost lynchet measures c.45m in length and 1.2m in height, while the western lynchet is the same length but shallower at 0.6m. These may indicate further cultivation marks, though the easternmost lynchet is parallel with the road, and this suggests that this marks the eastern boundary of a holloway, now formalised as the road (Lancaster University Archaeological Unit 2000).
- PRN 44335 Montgomery Civil War battlefield, Sarkley Lane, flintlock musket
- 6.22. A flintlock musket found c.1811 in the side of Sarkley Lane where excavation of the municipal dump was taking place. The musket may have dated to the Civil War (Battle of Montgomery PRN 19146) but is now lost having been deposited at Welshpool Museum (Walters and Hunnisett 1995).
- PRN 54831 Montgomery Civil War battlefield, musket ball
- 6.23. A cast lead musket ball of post medieval date.
- PRN 57839 Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds
- 6.24. A metal detector survey in 1999-2000 recovered six examples of cast spherical shot, five of which were around 11mm diameter and the other 15mm, but as it has been flattened to a hemisphere, may originally have been smaller. The shot may date to the Civil War battle and

it is believed that the area would have been the site of the Royalist line (Lancaster University Archaeological Unit 2000).

7 Assessment of Heritage Impacts

- 7.1. The potential impacts which may result from the development proposals have been assessed in accordance with the DMRB guideline for determining the value of an asset and the potential impacts (see Appendix 1).
- 7.2. The layout of the proposed development is depicted in Fig. 16 at the rear of this report.

Direct Impacts

- 7.3. Direct physical impacts occur where a development results in changes to, or the loss of some or all of the physical characteristics of which an asset is composed.
- 7.4. A grade II listed milestone (87246) lies along the main road, immediately against the hedge forming the north-west side of the Development Area (Fig. 6).



Fig. 6 Grade II listed milestone (87246) along Forden Road

- 7.5. A number of undesignated assets within the Development Site would be subject to direct impacts (Table 7). All but one is considered to be of negligible or low value, the exception being the Civil War battlefield, of which the Development Site forms a part. Related artefacts have already been recovered from the field and there is the potential for further artefacts to be present within the ploughsoil which would be disturbed by the development.

Table 7: Undesignated heritage asset within the area of the proposed development which will be subject to a direct impact.

Number	Name	Value	Magnitude of impact	Significance of impact
19146	Montgomery Civil War battlefield	medium	Major	Moderate/large
43217	Montgomery ridge and furrow	low	Major	Slight/moderate
43218	Montgomery pond	negligible	Major	Slight
43219	Montgomery land drain	negligible	Major	Slight
43220	Montgomery pipe trench	negligible	Major	Slight
43221	Montgomery headland	negligible	Major	Slight
43222	Montgomery land drain	negligible	Major	Slight
43223	Montgomery ridge and furrow	low	Major	Slight/moderate
43224	Montgomery hollow way	low	Major	Slight/moderate

- 7.6. There also remains the potential for previously unrecorded, buried assets to be present which may be impacted on by the proposed development, although the archaeological potential of the area is considered to be low.

Indirect Impacts

- 7.7. While there is currently no methodology which specifically defines the process for assessing visual impacts on heritage assets, relevant guidance is provided in the following documents:

Cadw, 2017. *The Setting of Historic Assets in Wales*, Welsh Government.

Cadw, 2011. *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, Welsh Assembly Government.

Cadw and Countryside Council for Wales, 2007. *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process*, Revised (2nd) edition including revisions to the assessment process (ASIDOHL2).

Landscape Institute and Institute of Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (known as GLVIA3).

- 7.8. Cadw's guidance 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. A staged approach is advocated as follows:

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.

7.9. An important part of the assessment process is to understand the significance of an historic asset which 'embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions evolve'. In order to assess the significance of an historic asset, four component values need to be considered: Evidential value; Historical value; Aesthetic value; and Communal value (Cadw 2011, 10).

7.10. Visual impacts might be on 'views to' or 'views from' and should be assessed with reference to key historic viewpoints and essential settings. These should be considered in relation to a site's original character and function, as well as to the vantage points and visual experience of a visitor today (Cadw and CCW 2007, 21). It should be noted that visual impacts can therefore occur even where there is no intervisibility between the development and the asset itself.

7.11. The value of an asset has been determined in accordance with DMRB (2019) criteria, while the assessment has also considered its setting and those factors which contribute to its significance. For the purposes of this assessment the magnitude of the visual impact considers those factors outlined in Table 8, which draws on guidance provided in GLVIA3. The significance of the visual impact on a particular heritage asset is then established from the DMRB matrix (2019, Part 4: LA 104, Table 3.8.1).

Table 8 Factors affecting the magnitude of the visual impact

Magnitude	Relevant factors
Major	<p>The proposed development is visible from much or all of the asset and its setting, is close to it and so occupies a wide angle of the view.</p> <p>The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a high degree the composition of the view.</p> <p>The proposed development will adversely affect:</p> <ul style="list-style-type: none"> principal views to and from the asset and its setting views between associated assets and their settings views which make a major contribution to the value and appreciation of the asset and its setting
Moderate	<p>The proposed development is visible from a moderate part of the asset and its setting, is at a moderate distance from it and so occupies a moderate angle of the view, or has no direct intervisibility with the asset but there is visible in views to</p>

	<p>the asset from within its setting, at a moderate distance from it and so occupies a moderate angle of the view.</p> <p>The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view. Views may be partial/intermittent.</p> <p>The proposed development will adversely affect:</p> <p>secondary views to and from the asset and its setting</p> <p>partial views between associated assets and their settings</p> <p>views which make a moderate contribution to the value and appreciation of the asset and its setting</p>
Minor	<p>The proposed development is visible from a small part of the asset and/or its setting, is at some distance from it and so occupies a small angle of the view.</p> <p>The proposed development has no direct intervisibility with the asset but is visible in views to the asset from within its setting, is at some distance from it and so occupies a small angle of the view.</p> <p>The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view. Views may be partial only.</p> <p>The proposed development will adversely affect views which make little or no contribution to the value and appreciation of the asset and its setting</p>
Negligible	<p>The proposed development is visible from only a very small part of the asset and/or its setting, is at a considerable distance from it and so occupies a very small angle of the view.</p> <p>The proposed development has no direct intervisibility with the asset but is visible in views to the asset from within its setting, is at some distance from it and so occupies a very small angle of the view.</p> <p>The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view. Views may be glimpsed only.</p> <p>The proposed development will adversely affect views which make little or no contribution to the value and appreciation of the asset and its setting</p>
No change	<p>The proposed development has no intervisibility with the asset and its setting and will cause no change to the view.</p>

Scheduled Monuments

7.12. Of the five scheduled monuments within 1km of the Development Site fieldwork has determined that the following will have no intervisibility from the asset or its setting:

- MG023 Town Bank and Ditches
- MG221 Montgomery Medieval Town, Part adjacent to Westmead, School Lane
- MG225 Montgomery Medieval Town, Kerry Gate Extra Mural Settlement

- 7.13. The assessment has therefore determined that there are only two scheduled monuments within 1km of the Development Site which would be subject to visual/setting impacts, and these are discussed below.

MGO15 Ffridd Faldwyn Camp

- 7.14. The monument comprises the remains of a hillfort, which probably dates to the Iron Age period (c. 800 BC to AD 74, the Roman conquest of Wales). Ffridd Faldwyn Camp was partially excavated in 1937-8, revealing that the hillfort was constructed in several phases, with an earlier inner enclosure surrounded by a later, larger outer enclosure. The hillfort takes the form of an irregular oval, tapering to the north and south. The outer enclosure consists of a double rampart and ditch with a complex entrance and outworks at the south-west, and a simple entrance in the north. The monument is of national importance owing to its historical and evidential values, having the potential to enhance our knowledge of later prehistoric defensive organisation and settlement. The site forms an important element in a wider later prehistoric context and also as a key element of the Vale of Montgomery historic landscape.
- 7.15. Ffridd Faldwyn is best appreciated in views from Montgomery Castle, to the east, and from further afield in most directions, including from the north-east, where the Development Site lies at a distance of 490m. Owing to its position on a prominent hill the setting of the hillfort is fairly extensive and includes the Development Site.



Fig. 7 View south-west across the Development Site, with MG015 Ffridd Faldwyn Camp to the right and MG022 Montgomery Castle to the left (source: Google Earth)

- 7.16. The Development Site occupies a very small part of the setting of the hillfort and would also only be visible from a small part of the setting, and is at some distance from the hillfort itself. Although in views towards the hillfort from New Road the development would be prominent in the foreground (Fig. 7) this is only one of a wide range of viewpoints from which the monument can be appreciated.
- 7.17. The hillfort defences are almost entirely wooded, severely restricting views both from within the hillfort and from most points within the scheduled area. The only unrestricted views from the interior are to the north-west, away from the Development Site. In views to the north-east the Development Site is almost entirely obscured, even in winter (Fig. 8).



Fig. 8 View towards the Development Site (arrowed) from the 000 side of MG015 Ffridd Faldwyn Camp

- 7.18. The proposed development would therefore cause a perceptible change to the setting and some views towards the hillfort, resulting from the addition of new features into the landscape, to the extent that this would partially alter the composition of the views. The magnitude of the impact is therefore considered to be minor, the significance of which would be moderate/slight adverse, are thus not necessarily material to the decision-making process.

MG022 Montgomery Castle (including the grade I listed building no. 7947)

- 7.19. The medieval castle was begun in 1223 by Henry III, located on an entirely new site atop a high ridge, it was intended to replace the nearby earth and timber fortification of Hen Domen. The castle outworks themselves are made up of three elements – an outer D-shaped earth mound, originally revetted with masonry; a rectangular barbican with earth banks originally carrying palisades on its flanks; and a rock boss to the rear. A rock-cut ditch separates the outworks and middle ward. The castle dominated the medieval planted town which was established to the east and itself surrounded by earth ramparts and at least partly with stone defences.
- 7.20. During the Civil War the castle was surrendered to the Parliamentary forces and then besieged by Royalist troops in September 1646, although Parliamentary reinforcements ultimately routed the besieging army. Despite this victory the castle was demolished in June 1649 by order of Parliament.
- 7.21. The castle is a prominent local landmark and is visible from a considerable distance while views from it are equally far-reaching. Its setting takes in the medieval town to the east, Ffridd Faldwyn to the west-north-west, the castle's predecessor, Hen Domen, to the north-west and the site of the Civil War battle to the north-east.
- 7.22. The castle is best appreciated in views from the town to the east, a public footpath along the town defences to the west, and from Forden Road to the north. It is only in the latter view that the Development Site would be visible, occupying a field on the east side of the road (Fig. 9). However, owing to the topography, the proposed development would only impose on the view for a short distance along Forden Road. To the north of the Development Site the land falls away, effectively screening the development in views south towards the castle, while in views from closer to the town the Development Site lies behind the viewpoint.



Fig. 9 View south towards MG022 Montgomery Castle from Forden Road. The Development Site lies on the left (arrowed), beyond New Road (source: Google Earth)

- 7.23. The castle has views in all directions, although the more significant views are to the east, across the medieval town and beyond to Cordon Hill, west-north-west towards Ffridd Faldwyn and north-north-east across Forden Road and beyond to Long Mountain. The Development Site only features in the latter view (Fig. 10) which not only provides the landscape setting for the castle, but also takes in the site of the Civil War battle, which has an important historical link with the castle.



Fig. 10 View from MG022 Montgomery Castle towards Long Mountain, with the Development Site arrowed (source: NRW). Note that in this photograph the Development Site appears closer than it actually is owing to the zoom effect of the lens

- 7.24. It was not possible to access the castle itself in order to conduct the assessment as it was closed under Covid-19 restrictions. The study has therefore utilised online sources, such as Google Earth, to assist in the assessment of indirect impacts.
- 7.25. The Development Site lies 310m north-east of the castle and lies within its setting, though only occupying a small part of the setting, which is extensive. The development plot, although a greenfield site, lies immediately adjacent to a disused factory unit on its south side, while there is other residential development along the opposite site of New Road. To some extent, therefore, the proposal development would be an infill on the northern edge of the town.
- 7.26. The Development Site would be visible in views north-east from the castle, but only from limited viewpoints. It is at some distance from the castle and so occupies a small angle of the view. In views towards the castle from Forden Road the development would only be visible for a short distance and would be partly screened by the existing mature, dense hedge. The proposed development would cause a perceptible change to both views, resulting from the addition of new features into the landscape, to the extent that this would partially alter the composition of the views. The magnitude of the impact is therefore considered to be minor, the significance of which would be moderate/slight adverse, and thus not necessarily material to the decision-making process.

Listed Buildings

- 7.27. The vast majority of listed buildings within 1km of the Development Site lies within the Montgomery Conservation Area and fieldwork has determined that only a small number will have any intervisibility with the proposed development and these are discussed below, with the exception of the grade I listed Montgomery Castle, which is considered above under the discussion of the scheduled monument.

7980 The Piggin **87262 No. 2 Rock Cottages**

- 7.28. Two semi-detached 18th-century cottages sited opposite the stone quarry at the foot of Castle Hill. No 1 was formerly the Piggin Tavern, or Pig and Whistle, and later the pair and the two cottages beyond were called Rock Cottages. Included at grade II for their special historic interest as a pair of 18th-century, double-fronted cottages, combining timber framing and stone construction and retaining some good detail including locally distinctive fenestration.
- 7.29. The two listed buildings are best appreciated from Newtown Road, onto which they front, as well as at greater distance from Forden Road. The Development Site does not impinge on either view. While the houses face south onto Newtown Road their main aspect is to the north, across the Vale of Montgomery, and in this view the north-western end of the Development Site would be visible as an infill on the edge of the town (Fig. 11). The proposed development is at a distance of 290m from the listed buildings and so occupies a small angle of the overall view. It would, however, cause a perceptible change in the view, resulting from the addition of new features, to the extent that this will partially alter the composition of the view. The assessment has therefore determined that the magnitude of the impact would be no more than minor, the significance of which would be moderate/slight adverse, and thus not necessarily material to the decision-making process.



Fig. 11 View north-north-east from a point west of Rock Cottages showing the Development Site arrowed

87246 Milestone on Forden Road

- 7.30. Milestone on turnpike road with cast-iron plaque similar to those on Bishops Castle Road and in the town at Princes St. The Turnpike Trusts in the area were established c. 1768. A cast-iron plate with a rounded head, formerly fixed to the front, but now lost, read: 'Miles From MtGomery ½, WPool 7.'



Fig. 12 Grade II listed milestone adjacent to the west boundary of the Development Site

- 7.31. The milestone can be appreciated in views from Forden Road, in which the Development Site appears in the background (Fig. 12). Its setting is formed by the road since it was erected as one of numerous milestones when the turnpike road was first constructed. Although listed it should be noted that the loss of the cast-iron plate marking the distances has affected the integrity of the monument, the original purpose of which is no longer obvious.
- 7.32. The proposed development is immediately adjacent to the asset and would be visible from its setting, is close to it and so occupies a wide angle of the view. It would cause a clearly noticeable change in the view, resulting from the addition of new features, to the extent that this will alter to a high degree the composition of the view. The magnitude of the visual/setting impact is therefore considered to be major and its significance large/very large. Effects at this level can be material in the decision-making process, although the integrity of the monument should be taken into account since in its current condition it would arguably not be considered to meet the criteria for listing were it not designated already.

Registered Historic Landscape

- 7.33. The Development Sites lies within the Trefaldwyn HLCA, part of the Bro Trefaldwyn registered historic landscape. While there are three other HLCA's within 1km of the Development Site the assessment has determined that there will be no indirect impact on these owing to the distance, topography and intervening structures and vegetation.
- 7.34. The character area includes Ffridd Faldwyn hillfort (MG015), the medieval motte and bailey castle at Hen Domen (MG013) and its 13th-century replacement Montgomery Castle (MG022), all of which are important features in the landscape. The medieval town of Montgomery was built on the lower ground below the castle to the east and is the best preserved of the medieval towns of mid Wales.
- 7.35. On the outskirts of the town as far Hen Domen is a scattering of small farms and smallholdings, with a small number of medium-sized farms beyond, most of which are probably of early post-medieval and more recent origin. The earliest surviving buildings in these areas include a number of small 17th to early 18th-century timber-framed houses with slate roofs.
- 7.36. Modern land-use in the fields outside the town is predominantly pasture with occasional arable. The present-day field pattern shows little change from the mid 19th century, apart from the loss of some field boundaries, and seems to largely represent early post-medieval enclosure of the original open-fields belonging to the medieval town of Montgomery. These consist of long rectangular strip fields running along the contour, with holloways and green lanes running between medieval arable open-fields. There are numerous low lynchets on sloping ground, with remnant medieval and earlier ridge and furrow in places, including within the Development Site.
- 7.37. The HLCA occupies an area of around 4km², while the Development Site accounts for around 0.004% of this area, at around 0.016km². The undulating nature of much of the area is such that the Development Site would only be clearly visible at distance from the higher ground occupied by Montgomery Castle and Ffridd Faldwyn, although in the case of the latter views are largely obscured by dense woodland. In views to the north-west from Hen Domen, the Development Site would be visible at a distance of 1.1km (Fig. 13).
- 7.38. The Development Site occupies a very small percentage of the HLCA and is visible from only a very small part of it, often at a distance and so occupying a small angle of the view. Its position on the outskirts of the town, with existing development on the south-west, south-

east and part of the north-east sides means that the new housing will form an extension of the existing built-up area and thus be less noticeable. The proposed development will therefore only be obvious in local views and will cause a barely perceptible change in some more distant views from within the HLCA, resulting from the addition of new features, to the extent that this will barely alter the composition of the view, with no change to other views. The assessment has therefore determined that the magnitude of the impact would be negligible, the significance of which would be neutral/slight and thus not material in the decision-making process.



Fig. 13 View south-east across the Trefaldwyn HLCA from Hen Domen motte and bailey, showing the location of the Development Site arrowed

Conservation Area

- 7.39. The Montgomery Conservation Area lies 70m to the south of the Development Site and fieldwork has determined that for the vast majority of the area there would be no intervisibility with the proposed development owing to intervening buildings. The only potential for a visual impact is along Forden Road, the main northerly approach to the town, where the proposed development would be visible on the left in views towards the northern edge of the conservation area, and on the right in views away from it (Fig. 9), and in views north-eastwards from two listed buildings (see above; nos. 7986 and 87262) along Newtown Road (Fig. 14).
- 7.40. The proposed development would be visible from only a very small part of the conservation area, is largely obscured by existing housing and so occupies a very small angle of the view. As such it would cause a barely perceptible change in the view, resulting from the addition of new features, to the extent that this will barely alter the composition of the view. The assessment has therefore determined that the magnitude of the impact would be negligible, the significance of which would be neutral/slight and thus not material in the decision-making process.



Fig. 14 View to the north along Forden Road from the northern edge of the conservation area. The Development Site (arrowed) is just visible in the distance.

8 Mitigation

- 8.1. The grade II listed milestone (87246) should be protected by an appropriate means to ensure no accidental damage occurs during construction works.
- 8.2. Planning consent (P/2016/0680) for a previous development on the same site was granted in 2016 with the inclusion of the following conditions and it is considered likely that similar mitigation would be relevant to the present proposal:

Prior to the commencement of development a systematic and comprehensive metal detection survey to retrieve further artefacts associated with the Montgomery Civil War battle shall be carried out and its findings submitted and approved in writing by the Local Planning Authority. The survey shall consist of:

- a) A systematic survey of the whole development plot prior to grass removal and ground preparation works to capture metal artefacts in and just below the turf layer which tends to mask signals from metal artefacts at deeper levels. The field should be mown before this initial survey takes place.
- b) A systematic survey of the whole plot after the grass has been stripped across the development area to capture deeper metal artefacts.

No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust. After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, for inclusion in the regional Historic Environment Record and the digital archive must be forwarded to the National Monuments Record, RCAHMW, National Library, Aberystwyth.

9 Sources

Published sources

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Walters, M. and Hunnisett, K., 1995. *The English Civil War Battlefield of Montgomery - September 18th, 1644: archaeological assessment*. CPAT Report No. 142.

Cartographic sources

1829 Ordnance Survey Surveyors' Drawing No 328

1840 Tithe map for Montgomery Parish

1886 Ordnance Survey 1:2500 1st edition Montgomeryshire 37.03 and 04

1902 Ordnance Survey 1:2500 2nd edition Montgomeryshire 37.03 and 04

10 Archive deposition Statement

- 10.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140353

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 site 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 site. 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.
- 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* (revised 2019) (Volume 11, Section 3, Part 2).

The relative value (importance) of a heritage asset, as given in greater detail in DMRB (2019) is laid out in Table 1.

Table 1: Factors for Assessing the Value of Heritage Assets (based on DMRB 2019, Table 3.2N)

Factors for Assessing the Value of Heritage Assets	
Very High	Very high importance and rarity, international scale and very limited potential for substitution: <ul style="list-style-type: none"> • World Heritage Sites (including those nominated). • Assets of acknowledged international importance. • Assets that can contribute significantly to acknowledged international research objectives.
High	High importance and rarity, national scale, and limited

	<p>potential for substitution:</p> <ul style="list-style-type: none"> • Scheduled Monuments (including those proposed). • Non-designated monuments of which could potentially be worthy of scheduling. • Listed Buildings. • Assets that can contribute significantly to acknowledged national research objectives.
Medium	<p>Medium or high importance and rarity, regional scale, limited potential for substitution:</p> <ul style="list-style-type: none"> • Conservation Areas. • Designated or non-designated assets that contribute to regional research objectives.
Low	<p>Low or medium importance and rarity, local scale:</p> <ul style="list-style-type: none"> • Non-designated 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	<p>Very low importance and rarity, local scale:</p> <ul style="list-style-type: none"> • 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 (2019, Table 3.4N), 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: Magnitude of impact and typical descriptions

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.

	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

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 (2019, Part 4: LA 104, Table 3.8.1).

Table 3: Significance Matrix

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 degree to which the significance of the effect might the decision-making process can be summarised in Table 4, which is taken from the DMRB (2019, Part 4: LA 104, Table 3.7).

Table 4: Significance categories and typical descriptions.

Significance category	Typical description
Very large	Effects at this level are material in the decision-making process
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors
Slight	Effects at this level are not material in the decision-making process
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error

Appendix 2 Listed buildings within 1km of the Development Site

Number	Name	Grade
7921	Old Stores House and Old Market Square Cottage	II
7922	The Old Bell Museum	II
7923		II
7924		II
7925	Mytton House	II
7926	Steppe House	II
7927	Colomendy	II
7928		II
7929	Wynnstay	II
7930	The White House with terrace and railings	II
7931	Hurdley House	II
7932	Pen-y-grisiau	II
7933	Premises and building occupied by Spar Grocers	II
7934	Gates and railings fronting plot of land to the E of the building occupied by Spar Grocers	II
7935	The Checkers Hotel	II
7936	Is-y-bryn	II
7937	Compton House	II
7938	The Old Bank	II
7939	Tan-y-castell	II
7940	Broad Street Farmhouse	II
7941		II
7942	Castle Kitchen	II
7943	Bronwylfa	II*
7944	Cullen House and railings	II
7945	Ty Bryn, No. 1 Castle Terrace	II
7946	Old Castle Farmhouse	II
7947	Montgomery Castle	I
7948	Churchyard wall, gate piers and gates	II

7949	Sundial in churchyard	II
7950	Parish Church of Saint Nicholas	I
7951	Church Cottage	II
7952	Ivy House	II
7953	Church Bank House	II
7954	Bowling Green Cottage and railings	II
7955	Glebe House with front wall, railings and gate	II
7956	No. 1 Cross Houses	II
7957	Former Gaol Gatehouse (Oakfield Lodge and The Gaol House)	II
7958	Oakfield Cottage	II
7959	The Old Gaol and attached former cell block wall	II
7960	Howard's End	II
7961	The Ramparts	II
7962	Bank Cottage	II
7963	The Hollies and front wall, railings and gate	II
7964	Ceri Gate	II
7965	Crogbren	II
7966	Corlan	II
7967	Plas Trefaldwyn	II
7968	Braemar House	II
7969	Clawdd-y-dre	II*
7970	Plas Gwyn	II
7971	Garden walls and outbuilding to Plas Gwyn	II
7974	The Town Hall	II*
7975	Rock House	II*
7976	Grosvenor	II
7977	The Dragon Hotel	II
7978	Bryn Cadwrfa	II
7979	The Conduit	II
7980	Jasmine Cottage	II
7981	No. 1 Black Hall Cottage	II
7982	No. 1 Plough Bank	II

7983	Pump at corner of Church Bank	II
7984	No. 1 Brynhyfryd	II
7985	White Croft	II
7986	The Piggin	II
7992	Clift Cottage	II
8001	The Toll Cottage	II
8684	Telephone call-box opposite Chapel Place	II
23532	Montgomery Presbyterian Church	II
87225		II
87226	Bank House	II
87227	Belmont	II
87228	Borrowdale	II
87229	Llwyn Cottage	II
87230	Cobbler's Cottage, No. 2 Brynhyfryd	II
87231	Brynwylyfa inclding outbuilding to rear	II
87232	Burdett House	II
87234	Cartref	II
87235	Clive House	II
87236	Cotswold	II
87237	Gatepiers, garden wall and railings to Plas Offa	II
87238	Gatepiers, wall and railings to Montgomery Presbyterian Church	II
87239	Heale Hall	II
87240	Humphreys Memorial in churchyard	II
87241	Bryneglwys	II
87243	Manor House	II
87244	Marianne Lloyd memorial in churchyard	II
87246	Milestone	II
87247	Milestone at corner of Princes Street and Church Bank	II
87248	Milestone near junction with New Road	II
87250	Montgomery Primary School	II
87251	Myrtle Cottage	II
87252	Myrtle House	II

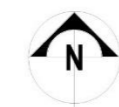
87253	No 1 Chapel Place	II
87254	No. 1 Clive Terrace	II
87256	No. 2 Black Hall Cottage	II
87257	No. 2 Castle Terrace	II
87258	No 2 Chapel Place	II
87259	No. 2 Cross Houses	II
87261	No. 2 Plough Bank	II
87262	No. 2 Rock Cottages	II
87263	No. 3 Castle Terrace	II
87264	No 3 Chapel Place	II
87265	No. 3 Cross Houses	II
87266	No. 3 Plough Bank	II
87267	No 4 Chapel Place	II
87268	No. 4 Cross Houses	II
87269	Penymynydd	II
87270	Plas Offa	II
87271	Premises occupied by Country Works	II
87272	Premises occupied by Montgomery Fish Bar	II
87273	Premises occupied by R.H. Bunner	II
87274	Pump to S of Steppe House	II
87276	Saddlers House	II
87277	The Armoury	II
87278	The Institute	II
87279	Ty'r Garw	II

Appendix 3 Undesignated assets within 250m of the Development Site

PRN	Name	Period	Type
172	Montgomery Civil War battlefield, possible siege works	Post Medieval	Field System; Seige Work
13330	Montgomery Medieval Town Defences, corner tower and boundary wall	Post Medieval; Medieval	Wall; Town Wall
17649	Montgomery, Plas Du	Medieval	House
19146	Montgomery Civil War battlefield	Post Medieval	Battle Site
20597	Montgomery Gaol	Post Medieval	Prison
29167	Montgomery Medieval Town	Medieval	Urban Area
29168	Montgomery Medieval Town	Medieval	Urban Area
29169	Montgomery Medieval Town	Medieval	Urban Area
30452	Montgomery Gaol, 'Governor's house'	Post Medieval	House
30453	Montgomery Gaol, 'Oakfield'	Post Medieval	House
30454	Montgomery Gaol, 'Howard's End'	Post Medieval	House
30525	Montgomery Gaol, 'Oakfield Lodge' 1-2	Post Medieval	House
42742	Plas Offa, gatepiers, garden wall and railings	Post Medieval	Gateway
42969	Old County Goal, Cannon Ball	Post Medieval	Findspot
42970	Oakfield Cottage, Stone Ball	Post Medieval	Findspot
42971	The Beeches, New Road, Stone Ball	Post Medieval	Findspot
43216	Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds	Post Medieval	Findspot
43217	Montgomery ridge and furrow	Post Medieval	Ridge and Furrow
43218	Montgomery pond	Post Medieval	Pond
43219	Montgomery land drain	Post Medieval	Drainage Ditch
43220	Montgomery pipe trench	Modern	Pipe Trench
43221	Montgomery headland	Post Medieval	Plough Headland
43222	Montgomery land drain	Post Medieval	Drainage Ditch

43223	Montgomery ridge and furrow	Post Medieval	Ridge and Furrow
43224	Montgomery hollow way	Post Medieval	Hollow Way
43225	Montgomery milestone	Post Medieval	Milestone
43227	Montgomery field system	Post Medieval	Field System
44335	Montgomery Civil War battlefield, Sarkley Lane, flintlock musket	Post Medieval	Findspot
50106	Montgomery Medieval Town Defences, Chirbury Gate	Medieval	Town Gate
50109	Montgomery Medieval Town Defences, Arthur's Gate	Medieval	Town Gate
50111	Montgomery Medieval Town Defences, north tower	Medieval	Town Defences
50664	Montgomery Medieval Town Defences I	Medieval	Town Defences
50671	Montgomery Medieval Town Defences VIII	Medieval	Town Defences
50672	Montgomery Medieval Town Defences, north	Medieval	Town Defences
54831	Montgomery Civil War battlefield, musket ball	Post Medieval	Findspot
54876	Montgomery, Coin	Post Medieval	Findspot
57723	Montgomery, Chirbury Road, Garden Cottage, hearth	Medieval	Hearth
57839	Montgomery Civil War battlefield, Montgomery Thermostats, metal detector survey 1999, finds	Post Medieval	Findspot
58147	Montgomery Medieval Town Defences, Chirbury Road, Plas Offa cottages	Medieval	Town Wall
60993	Plas Offa	Post Medieval	House
71096	Beeches milestone	Post Medieval	Milestone
71257	Close y Bont placename	Post Medieval	Bridge
85281	Montgomery, Gaol Road, ditch	Post Medieval	Ditch
85282	Montgomery, Gaol Road, causeway	Post Medieval	Causeway
85783	Montgomery Town bottle dump	Post Medieval	Refuse Disposal Site
87288	Montgomery bridle boss	Post Medieval	Findspot

132118	Montgomery, plaque	Post Medieval	Findspot
NPRN			
29662	Oakfield Cottage, Montgomery	Post Medieval	House
32033	New Gaol, Montgomery	Post Medieval	Gaol
309053	Chirbury Gate, Montgomery	Medieval	Gate
402959	Earthworks north of Montgomery	Medieval	Earthwork; Field System



NOTES

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schedule of accommodation
 1 no. 4 bed houses 114.4 sq m
 12 no. 3 bed houses 96.7 sq m
 10 no. 2 bed houses 92 sq m
 4 no. 1 bed houses 52 sq m
 2 no. 1 bed bungalows 78.5 sq m
 2 no. 2 bed bungalow 87.25 sq m
 2 no. 3 bed bungalow 115.9 sq m
 33 no total

all bungalows are wheelchair compliant

site area approx 1.58 ha (3.90 acres)

J	2 bed house type changed, 3 bed house doors moved to center, 2 & 3 bed bungalows updated, first road bend revised, schedule of accommodation updated	23.12.20	JE
I	Bungalows updated plots 28 & 29 rotated, footpath moved rear of plots 11 - 18, Footpath along Forden Rd added.	10.12.20	JE
H	plots 19 - 22 rotated	03.12.20	JE
G	updated as ecology notes	25.11.20	JE
F	bungalows updated, plots 18 revised to provide more wildlife space, two ponds added, schedule updated with one less dwelling.	20.11.20	JE
rev.	description	date	by

status: pre planning

Pickstockhomes
11000 The Beeches Road, Montgomery, Powys, SY12 1JL
 01497 820000

project:
Proposed residential development land off Forden Road, Montgomery, Powys

drawing:
site plan

scale	date	drawn
1:500 A1	14.10.20	JE
dwg no		rev
1906-sit-01		J

Fig. 16 The layout of the proposed development