

**Proposed rural enterprise dwelling at
Lynwood, Churchstoke,
Montgomery, Powys, SY15 6TD
Impact on Setting (Historic Environment)
Planning Application: 20/2079/OUT
(Powys)**



Report by: Trysor

For: Roger Parry & Partners

May 2021



**Proposed rural enterprise dwelling at
Lynwood, Churchstoke,
Montgomery, Powys, SY15 6TD
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Planning Application: 20/2079/OUT
(Powys)**

By

Jenny Hall, MCIfA & Paul Sambrook, MCIfA
Trysor

Trysor Project No. 2021/780
HER Event Record PRN – CPAT 164260

For: Roger Parry & Partners

May 2021

38, New Road
Gwaun-cae-Gurwen
Ammanford
Carmarthenshire
SA18 1UN
www.trysor.net
enquiries@trysor.net



Cover photograph: Looking east across the proposed development site towards Offa's Dyke.

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EVENT RECORD HER PRN – CPAT PRN 164260

DYDDIAD 13^{eg} o Fai 2021 **DATE** 13th May 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

JENNY HALL MCIFA *Jenny Hall*

PAUL SAMBROOK MCIFA *Paul Sambrook*

***Croesawn unrhyw sylwadau ar gynnwys neu
strwythur yr adroddiad yma.***

***We welcome any comments on the content
or structure of this report.***

*38, New Road,
Gwaun-cae-Gurwen
Ammanford
Carmarthenshire
SA18 1UN
01269 826397*

*82, Henfaes Road
Tonna
Neath
SA11 3EX
01639 412708*

www.trysor.net

enquiries@trysor.net

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Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been an independent archaeologist since 2004 undertaking a variety of work that includes upland survey, desk-based appraisals and assessments, and watching briefs.

Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He has been an independent archaeologist since 2004 undertaking a variety of work including upland survey, desk-based appraisals and assessments, and watching briefs.

Event Record PRN – CPAT HER

PRN	CPAT 164260
Name	Proposed rural enterprise dwelling at Lynwood, Churchstoke, Montgomery, Powys, SY15 6TD, Impact on Setting (Historic Environment) Planning Application: 20/2079/OUT (Powys)
Type	VISUAL IMPACT ASSESSMENT
NGR	SO2489592621
Easting	324895
Northing	292621
Summary (English)	During April and May 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed rural enterprise dwelling on land at Lynwood farm, Churchstoke, Montgomery, Powys, SY15 6TD © Trysor 2021
Crynodeb (Cymraeg)	Yn ystod Ebrill a Mai 2021, fe gariwyd allan asesiad gan Trysor ar effaith cynllun i adeiladu annedd menter wledig ar dir Fferm Lynwood, Yr Ystog, Trefaldwyn, Powys SY15 6TD ar leoliad a phwysigrwydd asedau hanesyddol dynodedig. © Trysor 2021
Description	During April and May 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a proposed rural enterprise dwelling on land at Lynwood farm, Churchstoke, Montgomery, Powys, SY15 6TD © Trysor 2021
Sources	Trysor, 2021, Proposed rural enterprise dwelling at Lynwood, Churchstoke, Montgomery, Powys, SY15 6TD, Impact on Setting (Historic Environment) Planning Application: 20/2079/OUT (Powys).
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Summary

This report was prepared by Trysor for Roger Parry & Partners on behalf of their client during May 2021. It assesses the impact of a proposed rural enterprise dwelling on land to the south of the farm complex at Lynwood, Churchstoke, Powys, SY15 6TD through the four stages of the Impact on Setting in Wales process.

The proposed development will take place at SO2489592621 in the southern corner of the pasture field to the south of the main farm complex.

This report assesses potential impacts on scheduled monuments and listed buildings within the immediate area as well as on the Mellington Hall Registered Historic Park and Garden and the Gwern y Go Historic Landscape Character Area, following the relevant Cadw guidance.

The assessment has found that there would be no significant adverse impacts on the setting or significance of designated assets within a 500-metre radius of the proposed development.

To enhance the historic environment, it is suggested that some limited tree planting be considered along the relevant section of the boundary bank which defines the southern edge of the proposed development site. This would ensure the longevity of the screening effect of the boundary, which already has hedgerow trees growing along its length.

1. Introduction

- 1.1 This document has been prepared by Trysor at the request of Roger Parry & Partners, on behalf of their client, to assess the impact on the setting of designated historic assets from a proposed rural enterprise dwelling at SO2489592621 on land to the south of the main farm complex at Lynwood, Churchstoke, Montgomery, Powys, SY15 6TD.
- 1.2 The proposed development would consist of a rural enterprise dwelling with garage and associated infrastructure. The access would be a new access track from the road between Mellington Lodge and Bacheldre. The dwelling would be two storey house with detached garage.
- 1.3 A site visit was made by Trysor on 13th April 2021 to examine the proposed development site and its environs.

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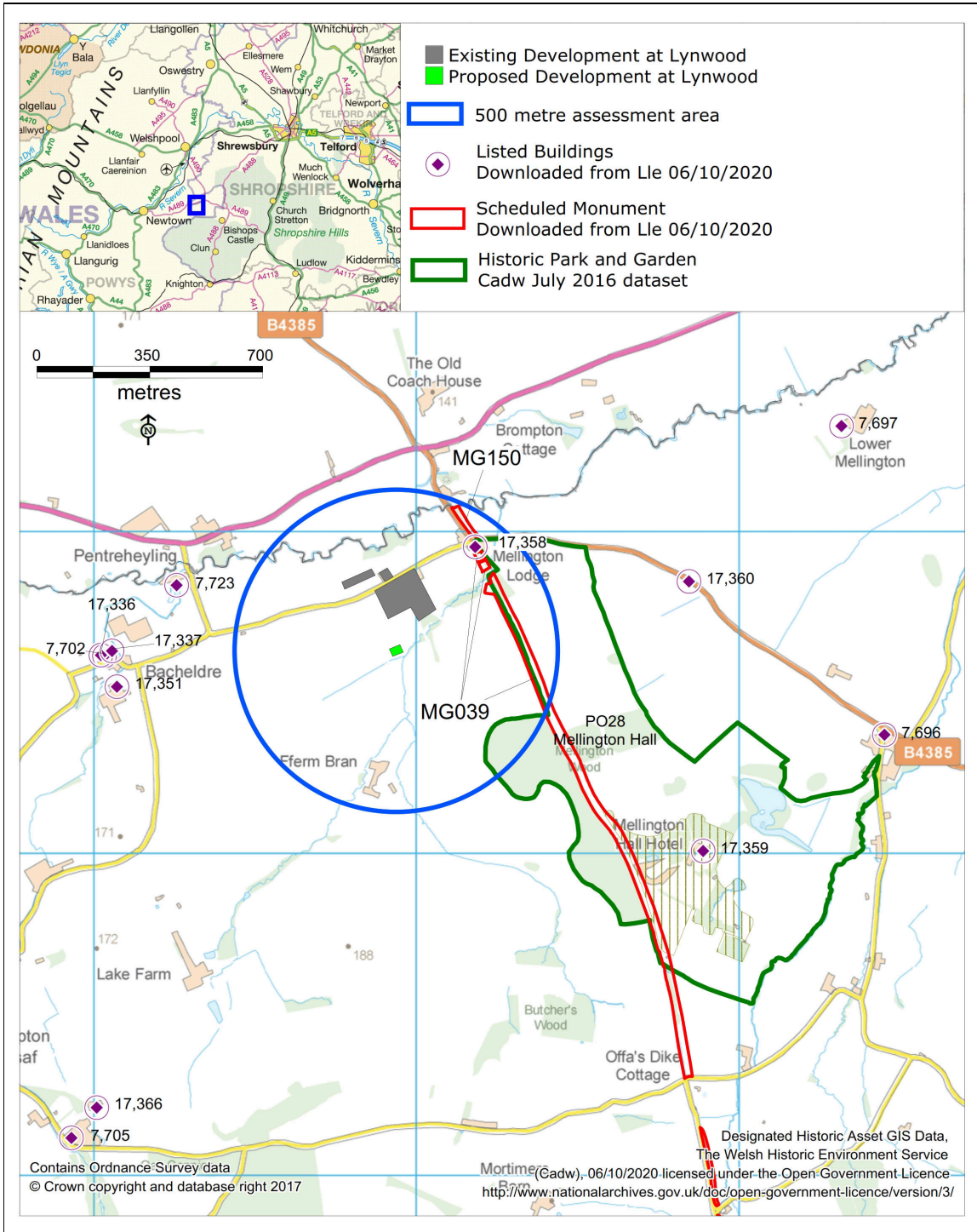


Figure 1: Location of the proposed development and designated historic assets within 500 metres of the development site.

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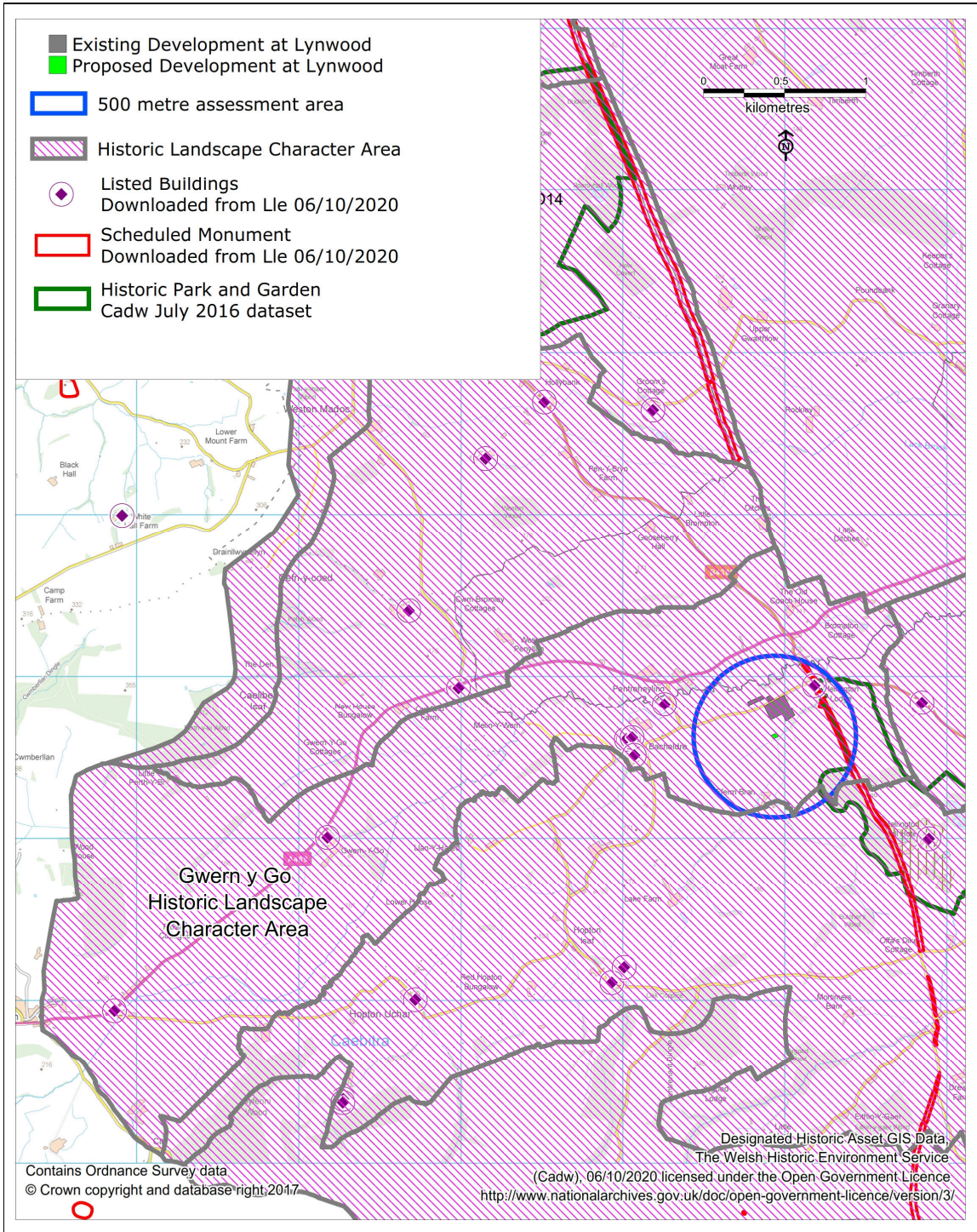


Figure 2: Location of the Gwern y Go Historic Landscape Character Area

2. The Proposed Development Site

- 2.1 The proposed development site is located in the southwestern corner of a large pasture field on Lynwood Farm and at an altitude of circa 143 metres above sea level, on flat ground to the south of the Caebitra stream. The main building range of this modern dairy farm is located less than 200 metres to the north-northeast of the proposed development site. A road to Crow Wood Farm passes immediately to the west of the proposed development site, but the surrounding area is dominated by the post-medieval fieldscape of the Caebitra valley.
- 2.2 The underlying geology is made up of rocks of the Bromleysmill Shale Formation, deposited in deep seas between 431 and 433 million years ago during the Silurian period. The bedrock is covered by clays and silts laid down in a lake during the Quaternary Period, during the last 3 million years. The soils here are categorised as *Slowly permeable seasonally wet acid loamy and clayey soils* on the LandIS soil map (Cranfield University, 2019). Soils of this type are of low fertility and characterised as seasonally wet pastures and woodlands.

3. Lynwood Farm: Historical & Archaeological overview

- 3.1 The proposed development site is located within a field which is recorded on the 1839 Churchstoke parish tithe map as a 12 acre meadow known as "Cross Piece", see Figure 3. At the time of the tithe survey the land was part of Crow Hill Farm (now Crow Wood Farm), which was then owned by John Mytton and occupied by a tenant farmer named William Francis.
- 3.2 The land became part of a newly established Lynwood farm by the 1970s. The farm is not shown on the 1964 1:10560 scale Ordnance Survey map but does appear as a small complex of buildings on the Ordnance Survey's 1:2500 scale map of 1976. Lynwood Farm was established as a council farm, owned by the local authority and rented to a tenant. Lynwood was a council farm until the early 21st century when the present owners purchased the holding, which they had previously occupied as tenants. Lynwood has developed into a moderately large dairy farm and has recently diversified with the addition of a large poultry unit to the northwest of the main farm building range.
- 3.3 The surrounding area includes a number of important sites of archaeological interest. The important, scheduled, early medieval earthwork dyke known as Offa's Dyke (Scheduled Monument Number MG039) runs north-northwest to south-southeast within

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400 metres to the east of the development site. Adjacent to the eastern side of the Dyke is the nationally significant Mellington Hall and its historic park and garden (Po28), with its main drive running north-northwest to Mellington Lodge.



Figure 3: An excerpt of the Churchstoke parish tithe map dating to 1839. Lynwood Farm straddles the boundary between field 145 and 146 and the proposed development site is ringed in red.

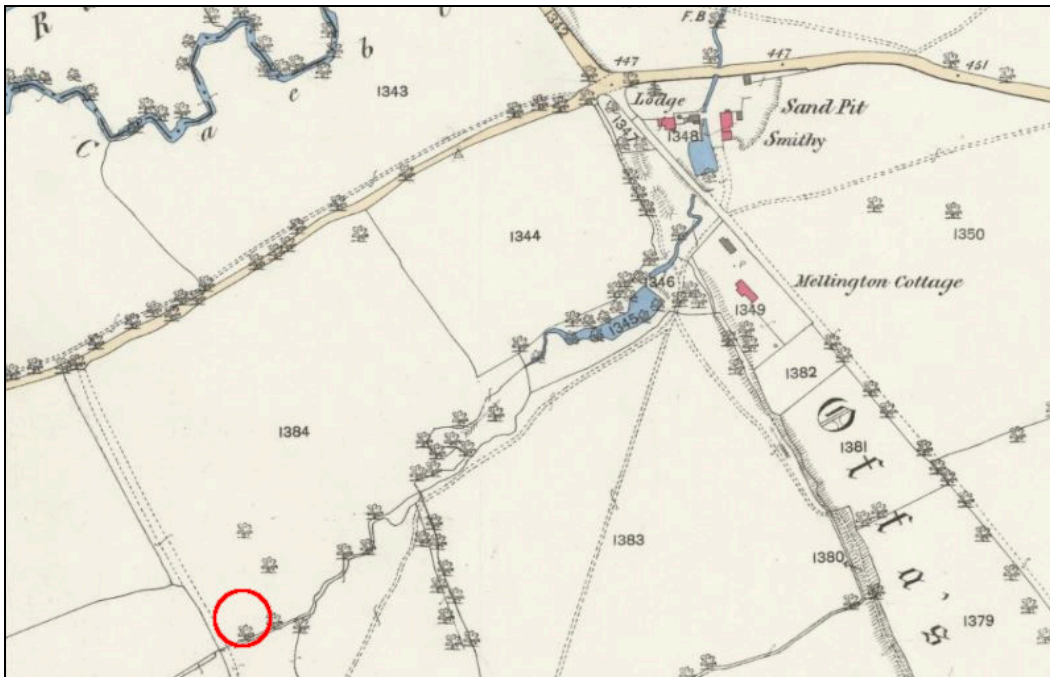


Figure 4: An excerpt from the 1883 1:2500 scale Ordnance Survey map showing the location of the proposed development site circled in red. Lynwood Farm now straddles the boundary between fields 1344 and 1384.

4. Methodology

4.1 This document has been prepared by Trysor at the request of Roger Parry & Partners, on behalf of their client, to assess the impact on the setting of designated historic assets from a proposed rural enterprise dwelling, garage and associated infrastructure cabin development at Lynwood farm, Churchstoke, Montgomery, Powys, SY15 6TD at SO2489592621.

4.1.1 The process outlined in "Setting of Historic Assets in Wales" (Cadw, 2017) has been followed in order to assess impacts on the setting of the historic asset and any impacts on its significance.

4.1.2 This process has four stages;

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.

5. Impacts on Setting Stage 1: *Identify the historic assets that might be affected by a proposed change or development.*

5.1 The development is less than 0.2 hectares in area and therefore following the guidance in Cadw's Managing Setting of Historic Assets the impact on the setting of those designated historic assets within a 500 metre radius of the development have been assessed.

5.2 The assessment considers the impact on the setting of a Scheduled Monument, a Registered Historic Park & Garden (which includes a Listed Building) and a Historic Landscape Character Area;

5.2.1 Detailed notes on the setting of these historic assets and impacts on their setting and significance are found in appendices B to D of this report.

5.2.2 Offa's Dyke: Mellington Hall Section Extending from Mellington Hall Lodge to Lower Cwm, (Scheduled Monument MG039) – This is a 1.8 kilometre section of Offa's Dyke. The section runs from Mellington Hall Lodge at SO2519092933 south-southeastwards to SO2584391308.

5.2.3 Mellington Hall Registered Historic Park & Garden – P028. The Registered Park & Garden designation relates to the parkland laid out around the 1876 mansion at Mellington Hall, incorporating some earlier features.

5.2.4 Gwern y Go Historic Landscape Character Area

This Character Area forms part of the Vale of Montgomery Historic Landscape and was defined to include an area described as "Low-lying land along the Caebitra valley, forming an important route into mid Wales via Sarn and Kerry, with Roman fort and marching camps, medieval grange, medieval and later mills."

6. Impacts on Setting 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.

6.1 The significance of an historic asset is derived from the sum of four heritage values according to *Conservation Principles (Cadw, 2011, p.10)*. These four values are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

6.1.2 Conservation principles outlines that setting is part of the Aesthetic Value (Cadw, 2011, p.10, section 2.3 and p.17 *Aesthetic Value*).

6.1.3 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.* (Cadw, 2017, p.2, Section 1, second para).

6.1.4 In sections 6.2 to 6.4 below, the setting and significance of each of the historic assets listed in 5.2 will be outlined.

6.2 Offa's Dyke: Mellington Hall Section Extending from Mellington Hall Lodge to Lower Cwm, (Scheduled Monument MG039)

Historic Setting

6.2.1 Offa's Dyke is thought to date to the late 8th century AD and to have been constructed to demarcate the western boundary of the English kingdom of Mercia during the reign of Offa. The Dyke can be traced as a physical feature for some 129km through the borderlands.

6.2.2 How the dyke was constructed and how its route was chosen has been subject of study and conjecture, and there is still no consensus on why its route and length were chosen. Ian Bapty and Keith Ray discuss the reasons why the route was chosen (Bapty & Ray, 2016, Chapter 4). Cyril Fox who studied Offa's Dyke in the 1920s to 1950s saw it as marking the change from lowland to highland, with political influence being secondary (Bapty & Ray, 2016, 123). More recent narratives suggest that the political landscape was the defining factor and Bapty and Ray agree that whatever other reasons led to its route, the Dyke consolidated the area of English settlement (Bapty & Ray, 2016, 124).

6.2.3 Bapty and Ray, suggest that views to the Dyke from the west may be important as the Dyke can be demonstrated to have been built on the western sides of hills, rather than the east. They also consider views from the Dyke to the west as of importance although in some places this may be more important than others.

6.2.4 The segment of the Dyke, MG039, south of Churchstoke has been the subject of little detailed analysis. It survives as a substantial earthwork bank with a ditch to its western side, generally topped with mature deciduous trees. Bapty & Ray suggest that this section of the Dyke crosses the Caebitra valley near Brompton perpendicular to the stream for the pragmatic reason of shortening the length crossing the soft, damp ground of the valley (Bapty & Ray, 2016, p.136). The Dyke proceeds southwards towards Mellington Hall and the higher ground to the south as a relatively straight line.

Modern Setting

6.2.5 The landscape around the section of the Dyke scheduled as MG039 has developed in post-medieval times into the modern farmed landscape, characterised by relatively large, irregular field parcels. The parkland and woodlands associated with Mellington Hall break the field pattern to the east and southeast of the proposed

development site however, with moderately large, managed woodlands and parcels of parkland seen along and east of Offa's Dyke. The Dyke in this area has largely been absorbed into the fieldscape or parkland boundaries. Today the long-distance Offa's Dyke footpath runs along the top of, or alongside, the section closest to the proposed development site, given good public access to the monument.

6.2.6 The **significance of the historic park & garden** is drawn from each of the four heritage values.

- a) The evidential value of the section of Offa's Dyke scheduled as MG039 is considered to be Very High as it is in a good state of preservation, despite the changes which have occurred to its function and surrounding landscape.
- b) The historical value of Offa's Dyke is Very High in view of its antiquity, state of preservation, rarity and association with the early medieval kingdom of Mercia and its reflection of the political situation of the period.
- c) The aesthetic value of the Dyke is High due to its survival here as an impressive monument of early medieval date, which has been retained as a physical boundary in the landscape but also now maintained as a striking landscape feature.
- d) The communal value of the monument is High as it is accessible to the public via the popular, long-distance Offa's Dyke trail.

6.3 Mellington Hall – Registered Historic Park & Garden (Po28) (see Appendix C)

Historic Setting

6.3.1 Mellington Hall has origins in the 17th century, when it was established by the Browne family. The 1816 Ordnance Survey Original Surveyors Drawings and the 1842 Churchstoke parish tithe map show the original mansion and its associated gardens. The layout of the demesne during the first half of the 19th century was very much on a north-northeast to south-southwest axis, with the 1816 Ordnance Survey map showing areas of parkland to the north of the mansion, with a tree-lined drive to its eastern side, and also to the west of the house as far as Offa's Dyke. During the 1870s, a new mansion was built at Mellington Hall and probably completed around 1876. The demesne was reconfigured and the original mansion and buildings were cleared away. The parkland was extended northwestwards towards Brompton, with a new drive put in place giving access to the Montgomery road, with an impressive gatehouse style lodge at its northern end (Listed Building Number 17358). It seems probable that this change of axis and access relates to a need to reach the railway at Montgomery, which had opened in 1861. The parkland and gardens created during the 1870s were therefore specifically associated with the newly built Mellington Hall and laid out over the earlier parkland and field system within the demesne. One interesting association is that with Offa' Dyke, which formed part of the western boundary of the estate demesne at the time of the tithe survey. It also served as the boundary between the townships of Bacheldre & Hopton Issa and Mellington within the parish of Churchstoke. Following the changes of the 1870s the large Mellington Wood, to the north of the house was extended across the Dyke by additional plantations which remain wooded to the present day.

Modern Setting

6.3.2 The landscape surrounding Mellington Hall and its park and garden has remained relatively stable since the estate was redesigned in the 1870s. The estate is set in a very rural area characterised by farmland and occasional small woodlands or copses. The buildings at many local farms have grown in size and some field amalgamation has taken place as agriculture has modernised. Mellington Hall is now a hotel with caravans around the gardens and some retirement housing also close to the mansion. The parkland is farmed but there are trails around the parkland, gardens and woods for visitors and the Offa's Dyke Path runs through the area following the line of the Dyke. The fishponds and formal garden are maintained as landscape features within the complex.

The change of use of Mellington Hall from a grand country residence to a hotel with an associated holiday caravan park has altered the purpose of the gardens and parkland.

6.3.3 The **significance of the historic park & garden** is drawn from each of the four heritage values.

- e) The evidential value of the Mellington Hall park & garden is considered to be High as it is in a relatively good state of preservation, despite the changes which have occurred to the purpose of the hall and its surroundings and the addition of retirement and holiday accommodation. Most of the component features laid out in the 1870s are readily identifiable and under appropriate management.
- f) The historical value of Mellington Hall park & garden is High, as a well-preserved later 19th century estate demesne with most of its component elements preserved, including the impressive mansion and its formal gardens.
- g) The aesthetic value of the building is High due to the retention of a well-planned and well-maintained parkland and formal gardens in a pleasant landscape setting focused on a large and attractive mansion house. The character of the surrounding landscape has also changed relatively little.
- h) The communal value of the building is Moderate as the park & garden were created for the use and enjoyment of the occupants of a private estate. The land remains in private ownership but as a hotel site with an associated car park and retirement community with some public access (including the long-distance Offa's Dyke path, which runs through this landscape) the communal value of the land here is now much higher than it was when first laid out.

6.4 Gwern y Go: Historic Landscape Character Area (see Appendix D)

Historic Setting

6.4.1 The Gwern y Go Historic Landscape Character Area forms part of the Vale of Montgomery Historic Landscape and was defined to include an area described as "Low-lying land along the Caebitra valley, forming an important route into mid Wales via Sarn and Kerry, with Roman fort and marching camps, medieval grange, medieval and later mills."

Modern Setting

6.4.2 This has historically been a highly rural area and that remains the case today. However, in earlier times much of the land here was manorial or grange land, whereas the area now comprises private holdings, mainly farmland. The settlement pattern is one of dispersed farm holdings and scattered roadside houses and cottages. It includes part of the registered historic park and garden at Mellington Hall. It is likely that the fieldscape which now dominates the character area was laid out during post-medieval times and had been modified in more recent times to reflect changes in agricultural practices.

6.4.3 The **significance of the Historic Landscape Character Area** is drawn from each of the four heritage values.

- a) The evidential value of Gwern y Go is High as the Character Area still retains many of its characteristic components, including archaeological sites of note, but more obviously the post-medieval field system and the associated farms and dwellings built within the fieldscape, which are mainly of post-medieval date.
- b) The historical value of the Character Area is High due to the concentration of important archaeological and historical sites within a relatively small area, including a section of Offa's Dyke, former monastic grange lands, historic mill sites and parts of Mellington Hall historic park & garden.
- c) The aesthetic value of the Character Area is High due to the retention of its key landscape characteristics which combine to make this a pleasant, living rural landscape.
- d) The communal value of the Registered Historic Park & Garden is Moderate. The land is mostly in private ownership but there is good public access with most of the area visible from the public roads and footpaths which cross the landscape. Information and photographs exist in relation to the history of key places through the internet, including the public heritage record. The long-distance Offa's Dyke public footpath runs through the eastern edge of the Character Area.

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

- 7.1 The surrounding landscape of the proposed development site has already seen the creation of a wholly new farmstead since the 1960s, within the same historic field parcel. Therefore, the proposed dwelling would be close to an existing group of modern farm buildings.
- 7.1.1 The development would sit within the existing boundaries of an historic field parcel which has seen development in its northern part. The cumulative impact of the proposed development is therefore slight.
- 7.1.2 The proposed development is domestic in nature and will not add any unusual smells or noises to the local environment.
- 7.1.3 The proposed development would be within the farmed landscape and would not be in a remote or wild situation.
- 7.1.4 Any artificial lighting would be for domestic use only and would not represent a significant change in a landscape where a pattern of scattered farms, houses and cottages is a characteristic feature.
- 7.1.5 The development would be expected to be in permanent use.
- 7.1.6 The development would not remove any existing historic environment features such as field boundaries.

7.2 Offa's Dyke: Mellington Hall Section Extending from Mellington Hall Lodge to Lower Cwm, (Scheduled Monument MG039) (see Appendix B)

- 7.2.1 The proposed development would measure approximately 0.1 hectares in area whilst the scheduled section of Offa's Dyke within the assessment area (MG039) is 1.8km in length and consists of a broad, high earth bank with a ditch along its western side.
- 7.2.2 The proposed development would be largely screened from view from the direction of Offa's Dyke, to the east, by existing mature hedgerow trees which grow on intervening boundary banks, including one which forms the southern boundary of the development site. Mature trees which grow along Offa's Dyke are visible 350 metres to the east, but the Dyke itself is not visible. The impact of development on the scheduled monument and its setting would therefore be negligible in terms of scale and visual impact.

7.3 Mellington Hall – Registered Historic Park & Garden (Po28) (see Appendix C)

- 7.3.1 The proposed development would measure approximately 0.1 hectares in area. The Mellington Hall Park & Garden measures 75 hectares. In terms of scale the impact is negligible.
- 7.3.2 The proposed development would be screened from view from the direction of Mellington Hall to the south and east by existing mature hedgerow trees which grow on intervening boundary banks, including one which forms the southern boundary of the development site.
- 7.3.3 The northern edge of Mellington Wood is visible, 370 metres to the southeast, from the development site but this itself blocks views towards much of the park and garden. Mature trees which grown along Offa's Dyke are visible 350 metres to the east, but these also block views into the park and garden at Mellington Hall. The visual impact of the development would therefore be negligible.
- 7.3.4 From the proposed development site, there is a partial view of the roof and chimneys of Mellington Lodge (Listed Building Number 17358), the impressive gatehouse style lodge at the northern end of the main drive to the Hall. The view is partial and at a distance of 380 metres. The development would not impact on any key views of the lodge building or including the lodge building. The visual impact is negligible and would not impact on the setting of the building or its significance.

7.4 Gwern y Go - Historic Landscape Character Area (see Appendix D)

- 7.4.1 The proposed development would measure approximately 0.1 hectares in area. The Gwern y Go Character Area extends across 670 hectares. In terms of scale the impact is negligible.
- 7.4.2 The HLC Character Area description notes that the local settlement pattern includes widely spaced farms and roadside houses cottages, therefore the proposed development would be in keeping with this pattern. It would also be positioned close to an existing, modern dairy farm and largely screened from view from the south and east by existing hedgerow trees, its visual impact would therefore be negligible.
- 7.4.3 The proposed development would therefore not have a significant adverse impact on the Historic Landscape Character Area.

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

- 8.1 There would be no significant adverse impacts arising from the proposed development on the historic environment or any individual, designated historic assets.
- 8.2 In order to enhance a historic field boundary at the southern side of the proposed development site, it is suggested that saplings are planted on boundary bank to help close gaps in the present line of mature deciduous hedgerow trees on the boundary. This would help ensure the longevity of the screening effect of the hedgerow and boundary in line with the longevity of the development.

9. Conclusion

- 9.1 The proposed development will be located in a pasture field to the south-southwest of a modern farmstead complex.
- 9.2 The assessment has considered potentially impacts on the setting and significance of designated historic assets within a 500-metre radius of the proposed development. These include a scheduled section of Offa's Dyke and part of the Registered Historic Park & Garden at Mellington Hall (including the listed Mellington Lodge).
 - 9.2.1 The proposed development site is also located within the Gwern y Go Historic Landscape Character Area, part of the Vale of Montgomery Historic Landscape.
- 9.3 The assessment has found that the proposed development would not have a significant adverse impact on any of the designated historic assets in the assessment area.
- 9.4 In order to enhance a historic field boundary which forms the southern side of the proposed development site, it is suggested that saplings are planted on boundary bank. This would help close gaps in the present line of mature deciduous hedgerow trees on the boundary and ensure the longevity of the screening effect of the hedgerow and boundary.

10.1 Bibliography

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10.2 Map Sources

Ordnance Survey map, 1816, 1 inch to 1 mile Bishops Castle Sheet

Ordnance Survey, 1883, First Edition 1:2500 map Shropshire Sheet LIV.9

Ordnance Survey, 1903, Second Edition 1:2500 map map Shropshire Sheet LIV.9

Ordnance Survey, 1977, 1:2500 map

Parish Tithe Map of Churchstoke, 1839, Bacheldre and Hopton Issa Township

Parish Tithe Apportionment of Churchstoke, 1839, Bacheldre and Hopton Issa Township

10.3 Online Sources

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Cof Cymru - <https://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en> accessed throughout the project

Cranfield Soil and Agrifood Institute (<http://landis.org/soilscapes>) accessed 29/04/2021

10.4 Aerial Photographs

Photographs available on Google Earth from 1999 (Part), 2006 (Part), 2007, 2009, 2020

Appendix A: Photographs

**Proposed rural enterprise dwelling at Lynwood, Churchstoke,
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Planning Application: 20/2079/OUT (Powys)**

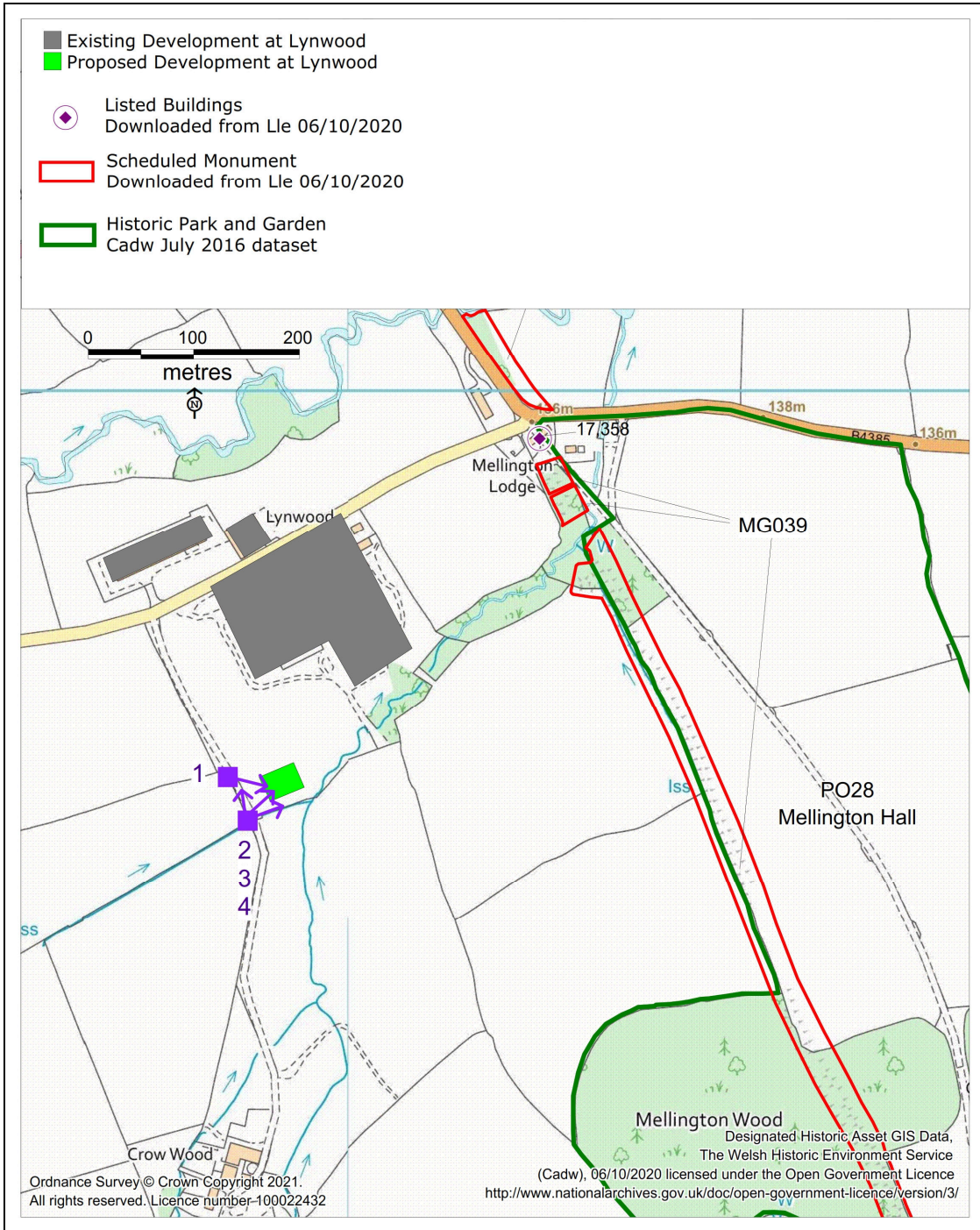


Figure 5: Location of photographs

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Plate 1: LYN2021_101. A view of the proposed development site, looking east-southeast. The northern edge of Mellington Wood is to the right.



Plate 2: LYN2021_102. A view of the hedgerow and hedgerow trees at the southern side of the proposed development site, looking east-northeast.

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Plate 3: LYN2021_103. A view of the proposed development site, with the sheds of Lynwood Farm in the distance. Looking northeast.



Plate 4: LYN2021_104. A view of the lane to the western side of the proposed development site, with the sheds of Lynwood Farm in the distance. Looking north.

APPENDIX B

**SETTING ASSESSMENT NOTES
STAGE 2 & STAGE 3**

OFFA'S DYKE

SCHEDULED MONUMENT MG039

Offa's Dyke Scheduled Monument MG039 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
<p>• Thinking about when the historic asset was first built and developed:</p>	
<p>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</p>	<p>Offa's Dyke is thought to date to the late 8th century AD and to have been constructed to demarcate the western boundary of the English kingdom of Mercia during the reign of Offa. The Dyke can be traced as a physical feature for some 129km through the borderlands.</p> <p>How the dyke was constructed and how its route was chosen has been subject of study and conjecture, and there is still no consensus on why its route and length were chosen. Ian Bapty and Keith Ray discuss the reasons why the route was chosen (Bapty & Ray, 2016, Chapter 4). Cyril Fox who studied Offa's Dyke in the 1920s to 1950s saw it as marking the change from lowland to highland, with political influence being secondary (Bapty & Ray, 2016, 123). More recent narratives suggest that the political landscape was the defining factor and Bapty and Ray agree that whatever other reasons led to its route, the Dyke consolidated the area of English settlement (Bapty & Ray, 2016, 124).</p> <p>Bapty and Ray, suggest that views to the Dyke from the west may be important as the Dyke can be demonstrated to have been built on the western sides of hills, rather than the east. Where the Dyke doesn't utilise the crest it would have been a stark line across the western hill slopes in the 8th century (Bapty & Ray, 2016, p.152). They also consider views from the Dyke to the west as of importance although in some places this may be more important than others.</p>

	<p>The segment of the Dyke, MG039, south of Churchstoke has been the subject of little investigation or detailed analysis. It survives as a substantial earthwork bank with a ditch to its western side, generally topped with mature deciduous trees.</p> <p>Bapty & Ray suggest that this section of the Dyke crosses the Caebitra valley near Brompton perpendicular to the stream for the pragmatic reason of shortening the length crossing the soft, damp ground of the valley (Bapty & Ray, 2016, p.136). The Dyke proceeds southwards towards Mellington Hall and the higher ground to the south as a relatively straight line.</p>
<p>What topographic or earlier features influenced its location?</p> <p>What was its relationship to the surrounding landscape/ streetscape?</p>	<p>Bapty & Ray suggest that the Dyke was built to cross this point of the valley as it closes off a narrow section of the valley before it opens out onto broader lands to the east, hence controlling movement from the west to east (Bapty & Ray, 2016, p.142). There was clearly some significance to the stream crossing at Brompton as there are three Roman camps just to the north and a medieval motte and bailey castle above the northern bank of the Caebitra stream. Possibly there was an easy crossing point here which attracted the dyke builders. Interestingly, shortly after it crosses the Caebitra stream, the Dyke runs straight across a natural ravine on a minor tributary of the Caebitra. This seems to be a weak point in the course of the Dyke and may explain why there is an earthwork outwork to the south of the ravine, known as the Mellington Outwork. This may represent a strengthening of the line or maybe an adjustment to the main course of the Dyke.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree</p>	<p>Bapty and Ray suggest that views from the west towards the Dyke may have been as important, if not more so, than views to the west from the Dyke. However, this segment of the Dyke runs across a relatively flat valley landscape views may not have been so important. A ZTV centred on the Dyke</p>

<p>view, some areas of the view may be more significant than others.</p>	<p>adjacent to the Mellington Outwork at a height of 3 metres above ground surface show that Dyke has 360-degree views with no particular view appearing to be favoured.</p>
<p>Has its function or use changed?</p>	<p>The Dykes original function as a high-level boundary between two political or geographical regions has changed. It does not mark the border between Wales and England which fluctuated throughout the medieval period.</p> <p>In this area the Dyke largely survives as a linear boundary bank, usually tree-topped, and retain within the modern field system.</p> <p>A major change in the function of the Dyke is its current use for recreation as it is now a long distance footpath. The Offa’s Dyke Path, a National Trail opened in 1971, runs along or alongside the Dyke for most of its course, including the scheduled section MG039.</p>
<p>What changes have happened to the surrounding landscape/ streetscape?</p>	<p>The landscape around the section of the Dyke scheduled as MG039 has developed in post-medieval times into a largely farmed landscape, characterised by relatively large, irregular field parcels. The parkland and woodlands associated with Mellington Hall break the field pattern to the east and southeast of the proposed development site however, with moderately large, managed woodlands and parcels of parkland seen along and east of Offa’s Dyke. The Dyke in this area has largely been absorbed into the fieldscape or parkland boundaries.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The landscape surrounding Offa’s Dyke has undoubtedly changed to a significant degree since it was constructed. In recent centuries the surrounding area has become characterised by a complex post-medieval field system, with the Dyke retained as a field boundary bank within the fieldscape. A scattered settlement pattern has also developed across the surrounding area, with</p>

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	<p>a number of farms and cottages within relatively close proximity to the Dyke. The large Mellington Hall estate has developed to the east of the Dyke and incorporated the earthwork as a boundary for its later 19th century parkland. The Dyke is also now a publicly accessible trail with a footpath along it or alongside it for most of its course.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>Yes. This section of the Dyke has acted as a boundary between Mellington and Bacheldre & Hopton Issa townships within Churchstoke parish, probably since medieval times. During the post-medieval period it has been retained as a boundary feature within the fieldscape and has also acted as a boundary for part of the demesne and parkland of the Mellington Hall estate.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>The presence of the Dyke has been influential in the development of the fieldscape either side of the Dyke.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>Yes. The Dyke is thought to have originally been maintained as a tree-free earthwork. It is now mostly tree-lined and set in a mature fieldscape with many hedgerow trees screening views of the monument.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The course followed by Offa’s Dyke was carefully planned and its presence in the landscape was a clear statement of political division. With time its role as the boundary between kingdoms was lost and the national boundary between England and Wales shifted. It survived as a township boundary from medieval into post-medieval times however. During the post-medieval period it was subsumed into the field system which developed as the enclosure of farmland by private estates and farmsteads came to dominate the landscape.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>The Dyke and the fieldscape within which it survives is a highly visual feature.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The history of the Dyke is not perfectly understood but numerous studies of the monument are in print. One of the most comprehensive is that published by Bapty & Ray in 2016.</p>

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	The traditional view that views to the west, and more recently views from the west are particularly important is not supported by ZTVs from this segment of Offa’s Dyke. Instead the longer views are to the southwest and northwest, and to the east. In practice, the importance of this segment seems likely to have been just as a continuation of the Dyke across the flat river plain of the Severn and Vyrnwy.
● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site	Nothing in particular noted for this segment of Offa’s Dyke
● important modern views to, from and across the historic asset – for example, popular visitor viewing points.	This scheduled segment of the Dyke, MG033, now lies within a modern landscape. This low lying section on the flat river plain now has very few long distance views as buildings, mature trees and hedges block sightlines. The Dyke is now used as a long distance National Trail, the path often along the bank itself, and people perceptions of the Dyke are along it not across it, as can be seen through the photographs that are taken of it online.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would measure approximately 0.1 hectares in area. The scheduled section of Offa's Dyke within the assessment area (MG039) is 1.8km in length and consists of a broad, high earth bank with a ditch along its western side. The scale of the development would therefore be negligible.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The proposed development would be largely screened from view from the direction of Offa's Dyke, to the east, by existing mature hedgerow trees which grow on intervening boundary banks, including one which forms the southern boundary of the development site. Mature trees which grown along Offa's Dyke are visible 350 metres to the east,	None	None

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	but the Dyke itself is not visible. The visual impact of the development would therefore be negligible.		
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	For the reasons explained above, the impact of the development in terms of scale and size would be negligible on the local landscape and it would not be visible from Offa’s Dyke or in views of the park and garden.	None	None
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	A substantial, modern dairy farm with a recently added poultry unit are found circa 200 metres to the north of the proposed development. This is typical of the farms of the area. The landscape is characterised by scattered, large farms and roadside houses and cottages therefore the development would be in keeping with this pattern.	None	None

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The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be permanent. Like all domestic structures it would ultimately be fully reversible.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	Small woodlands and copses and mature hedgerow trees are common in the landscape. The proposed development site would be screened on two sides by mature deciduous trees.	Neutral	Neutral
The impact of artificial lighting – for example, on night-time views	There would be domestic lighting at the proposed property but this would be in keeping with that of other dwellings in the area. The site is not part of a notable view.	Neutral	Neutral
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	Roadside houses and cottages are defined as one of the key characteristics of the Character Area and therefore this development would not erode that characteristic.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset,	This is a farmed landscape characterised by scattered farms and roadside houses and cottages, therefore the development is in keeping with the	None	None

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such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	existing pattern.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	The proposed development is for a rural enterprise dwelling and there would be no adverse changes in terms of noise or smell caused.	None	None
Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The local landscape has relatively little development, with two modern farms closest in proximity to the development site. The addition of the proposed dwelling in a relatively sheltered located would not represent a significant addition to the landscape.	None	None

APPENDIX C

**SETTING ASSESSMENT NOTES
STAGE 2 & STAGE 3**

MELLINGTON HALL

**REGISTERED HISTORIC
PARK & GARDEN (Po28)**

MELLINGTON HALL REGISTERED HISTORIC PARK & GARDEN Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
<p>• Thinking about when the historic asset was first built and developed:</p>	
<p>What were its physical, functional and visual relationships with other structures/historic assets and natural features?</p>	<p>Mellington Hall has origins in the 17th century, when it was established by the Browne family. The 1816 Ordnance Survey Original Surveyors Drawings and the 1842 Churchstoke parish tithe map show the original mansion and its associated gardens. The layout of the demesne during the first half of the 19th century was very much on a north-northeast to south-southwest axis, with the 1816 Ordnance Survey map showing areas of parkland to the north of the mansion, with a tree-lined drive to its eastern side, and also to the west of the house as far as Offa’s Dyke.</p> <p>During the 1870s, a new mansion was built at Mellington Hall and probably completed around 1876. The demesne was reconfigured and the original mansion and buildings were cleared away. The parkland was extended northwestwards towards Brompton, with a new drive put in place giving access to the Montgomery road, with an impressive gatehouse style lodge at its northern end (Listed Building Number 17358). It seems probable that this change of axis and access relates to a need to reach the railway at Montgomery, which had opened in 1861.</p> <p>The parkland and gardens created during the 1870s were therefore specifically associated with the newly built Mellington Hall and laid out over the earlier parkland and field system within the demesne.</p> <p>One interesting association is that with Offa’ Dyke, which formed part of the western</p>

	<p>boundary of the estate demesne at the time of the tithe survey. It also served as the boundary between the townships of Bacheldre & Hopton Issa and Mellington within the parish of Churchstoke. Following the changes of the 1870s the large Mellington Wood, to the north of the house was extended across the Dyke by additional plantations which remain wooded to the present day.</p>
<p>What topographic or earlier features influenced its location?</p> <p>What was its relationship to the surrounding landscape/ streetscape?</p>	<p>The present park and garden was laid out anew over the earlier parkland, gardens and mansion at Mellington Hall during the 1870s.</p> <p>It appears that Offa’s Dyke, which previously served as a boundary to the demesne and also acted as a township boundary between Mellington and Bacheldre & Hopton Issa remain a boundary to the new parkland to a large extent, although to the north Mellington Wood was extended to the west of the Dyke by a large new plantation.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.</p>	<p>There is no evidence that there was an intention to create a significant view into, or from, the park & garden. The new mansion built during the 1870s had a north-northwesterly aspect, facing the new drive which runs to the lodge near Brompton. Views along this drive from the hall are likely to have had some significance, and the newly laid out gardens and parkland were an important part of the setting of the mansion.</p>
<p>Has its function or use changed?</p>	<p>Mellington Hall is now a hotel with caravans around the gardens and some retirement housing also close to the mansion.</p> <p>The parkland is farmed. There are trails around the parkland, gardens and woods for visitors and the Offa’s Dyke Path runs through the area following the Dyke. The fishponds and formal garden are maintained as landscape features within the complex.</p>
<p>What changes have happened to the surrounding</p>	<p>The landscape surrounding Mellington Hall and its park and garden has remained relatively stable since the estate was</p>

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<p>landscape/ streetscape?</p>	<p>redesigned in the 1870s. The estate is set in a very rural area characterised by farmland and occasional small woodlands or copses. The buildings at many local farms have grown in size and some field amalgamation has taken place as agriculture has modernised.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>Yes. The change of use of Mellington Hall from a grand country residence to a hotel with an associated holiday caravan park has altered the purpose of the gardens and parkland.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p> <p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>Yes. The park and garden at Mellington Hall was a designed landscape created during the 1870s and sweeping away many earlier features, including the original mansion and some of its parkland. The change also changed the alignment of the demesne layout from north-northeast to north-northwest.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>No. The local landscape has remained relatively stable since the creation of the park and garden in the 1870s.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p>	<p>The park & garden were created along with a new mansion during the 1870s by design, sweeping away the earlier mansion and gardens.</p>
<p>How did these relationships change over time?</p>	<p>The key elements in the designed park and garden remain in place, including a series of fishponds. The addition of retirement housing and a caravan park in the area to the south of the mansion represent the most significant change to the landscape since the 1870s.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual features.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The Hall and its estate were historically associated with the Browne family, from the 17th to 19th centuries. Some old engravings and photographs of the hall and some estate buildings survive, but there are no known significant associations or representations relating to the park and garden.</p>

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	There are limited views into the parkland area from public roads to the north, east and south of the demesne and also from the publicly accessible Offa’s Dyke footpath along the western side of the parkland. The local topography, parkland trees, copses and hedgerow trees combine to screen views into the heart of the estate however, as the parkland was undoubtedly designed to preserve the privacy of the owners of Mellington Hall. The significant views of the estate are therefore those from the hall and its immediate environs.
● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site	Late 19 th or early 20 th century photographs of Mellington Hall and building such as Mellington Lodge are known, but no views of the park & garden are known.
● important modern views to, from and across the historic asset – for example, popular visitor viewing points.	Modern views of the parkland and gardens are gained from Offa’s Dyke path to the west or from the paths and tracks within the estate itself, where holiday caravans are found.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would measure approximately 0.1 hectares in area. The Mellington Hall Park & Garden measures 75 hectares. In terms of scale the impact is negligible.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	<p>The proposed development would be largely screened from view from the direction of Mellington Hall to the south and east by existing mature hedgerow trees which grow on intervening boundary banks, including one which forms the southern boundary of the development site.</p> <p>The northern edge of Mellington Wood is visible, 370 metres to the southeast, from the development site but this itself blocks views towards much of the park and garden. Mature trees</p>	<p>None</p> <p>None</p>	<p>None</p> <p>None</p>

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	<p>which grown along Offa's Dyke are visible 350 metres to the east, but these also block views into the park and garden at Mellington Hall. The visual impact of the development would therefore be negligible.</p> <p>From the proposed development site, there is a partial view of the roof and chimneys of Mellington Lodge (Listed Building Number 17358), the impressive gatehouse style lodge at the northern end of the main drive to the Hall. The view is partial and at a distance of 380 metres. The development would not impact on any key views of or from the lodge building however.</p>	None	None
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical</p>	<p>For the reasons explained above, the impact of the development in terms of scale and size would be negligible on the local landscape and it would not be visible from the park and garden or in views of the park</p>	None	None

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<p>relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>and garden.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The proposed development measures only 0.1 hectares in area and is considerably smaller than the existing residential and holiday developments which have been consented within the area of Mellington Hall and within the registered historic park and garden.</p> <p>A substantial, modern dairy farm with a recently added poultry unit are found circa 200 metres to the north of the proposed development. This is typical of the farms of the area. The landscape is characterised by scattered, large farms and roadside houses and cottages therefore the development would be in keeping with this pattern.</p>	<p>None</p>	<p>None</p>

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The lifespan of the proposed change or development and whether or not the impact might be reversible	The development would be expected to be permanent. Like all domestic structures it would ultimately be fully reversible.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	Small woodlands and copses and mature hedgerow trees are common in the landscape. The proposed development site would be screened on two sides by mature deciduous trees.	Neutral	Neutral
The impact of artificial lighting – for example, on night-time views	There would be domestic lighting at the proposed property but this would be in keeping with that of other dwellings in the area. The site is not part of a notable view.	Neutral	Neutral
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	Roadside houses and cottages are defined as one of the key characteristics of the Character Area and therefore this development would not erode that characteristic.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the	This is a farmed landscape characterised by scattered farms and roadside houses and cottages, therefore the development is in	None	None

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historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	keeping with the existing pattern.		
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	The proposed development is for a rural enterprise dwelling and there would be no adverse changes in terms of noise or smell caused.	None	None
Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The local landscape has relatively little development, with two modern farms closest in proximity to the development site. The addition of the proposed dwelling in a relatively sheltered located would not represent a significant addition to the landscape.	None	None

APPENDIX D

SETTING ASSESSMENT NOTES
STAGE 2 & STAGE 3

GWERN Y GO

HISTORIC LANDSCAPE
CHARACTER AREA

GWERN Y GO HISTORIC LANDSCAPE CHARACTER AREA	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The Gwern y Go Historic Landscape Character Area forms part of the Vale of Montgomery Historic Landscape and was defined to include an area described as "Low-lying land along the Caebitra valley, forming an important route into mid Wales via Sarn and Kerry, with Roman fort and marching camps, medieval grange, medieval and later mills."</p> <p>The area is rural in character today, with numerous, scattered farm holdings. It includes part of the registered historic park and garden at Mellington Hall.</p>
What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/ streetscape?	<p>The low-lying bottom of the Caebitra valley is the focus of the character area.</p>
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360-degree view, some areas of the view may be more significant than others.	<p>No. Views are not pertinent to the definition of this area.</p>
Has its function or use changed?	<p>This has historically been a highly rural area and that remains the case today. However in</p>

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	earlier times much of the land here was manorial or grange land, whereas the area now comprises private holdings, mainly farmland.
What changes have happened to the surrounding landscape/streetscape?	The layout of the landscape in pre-19 th century times is not understood sufficiently to compare to its present character, but it is likely that the fieldscape which now dominates the character area was laid out during post-medieval times and had been modified in more recent times to reflect changes in agricultural practices.
Have changes happened because of changes to the historic asset or to its historical setting?	Changes have happened due to the development of the rural landscape over time, particularly reflecting changes in agriculture and land tenure arrangements in the past 200 years.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure? Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	No.
Have historic and designed views to and from the historic asset changed?	No.

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The present form of the landscape here is the product of an organic process which has been driven by agricultural development and does not reflect a planned approach to landscape design.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual features.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>None are known.</p>

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:	
• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure	This landscape is relatively flat but can be enjoyed from the higher ground to the north and south as well as from the rural roads and paths which cross the area. These are all coincidental views rather than planned views however.
• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site	None known.
• important modern views to, from and across the historic asset – for example, popular visitor viewing points.	There are no known viewpoints of note.

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would measure approximately 0.1 hectares in area. The Gwern y Go Character Area extends across 670 hectares. In terms of scale the impact is negligible.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	The HLC Character Area description notes that the local settlement pattern includes widely spaced farms and roadside houses cottages, therefore the proposed development would be in keeping with this pattern. It would also be positioned close to an existing, modern dairy farm and largely screened from view from the south and east by existing hedgerow trees, its visual impact would be negligible.	None	None

**Proposed rural enterprise dwelling at Lynwood, Churchstoke,
Montgomery, Powys, SY15 6TD
Impact on Setting (Historic Environment)
Planning Application: 20/2079/OUT (Powys)**

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>No, in terms of scale and visual impact the development would have a negligible impact.</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>A substantial, modern dairy farm with a recently added poultry unit are found circa 200 metres to the north of the proposed development. This is typical of the farms of the area. The landscape is characterised by scattered, large farms and roadside houses and cottages therefore the development would be in keeping with this pattern.</p>		
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be expected to be permanent. Like all domestic structures it would ultimately be fully reversible.</p>		

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The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	Small woodlands and copses and mature hedgerow trees are common in the landscape. The proposed development site would be screened on two sides by mature deciduous trees.	Neutral	Neutral
The impact of artificial lighting – for example, on night-time views	There would be domestic lighting at the proposed property but this would be in keeping with that of other dwellings in the area. The site is not part of a notable view.	Neutral	Neutral
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	Roadside houses and cottages are defined as one of the key characteristics of the Character Area and therefore this development would not erode that characteristic.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	This is a farmed landscape characterised by scattered farms and roadside houses and cottages, therefore the development is in keeping with the existing pattern.	None	None

**Proposed rural enterprise dwelling at Lynwood, Churchstoke,
Montgomery, Powys, SY15 6TD
Impact on Setting (Historic Environment)
Planning Application: 20/2079/OUT (Powys)**

<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The proposed development is for a rural enterprise dwelling and there would be no adverse changes in terms of noise or smell caused.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The local landscape has relatively little development, with two modern farms closest in proximity to the development site. The addition of the proposed dwelling in a relatively sheltered located would not represent a significant addition to the landscape.</p>	<p>None</p>	<p>None</p>