

CPAT Report No 1084

Proposed Redevelopment of Whitchurch Rugby and Hockey Club

CULTURAL HERITAGE ASSESSMENT



THE CLWYD-POWYS ARCHAEOLOGICAL TRUST

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Report for DPP



C P A T

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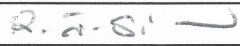
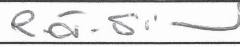
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CPAT Report Record

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Internal memo

1 Introduction

- 1.1 This report describes the results of an assessment of potential direct and indirect impacts on cultural heritage features in the environs of the Whitchurch Rugby and Hockey Club, Prees Road, Whitchurch, undertaken by the Field Services Section of the Clwyd-Powys Archaeological Trust (CPAT). The proposed development area is located on the southern outskirts of the town, occupying around 12ha, centred at NGR SJ 5477 4060.
- 1.2 The assessment was commissioned by the Cardiff-based consultancy, DPP on behalf of Tesco and was conducted as one element of an Environmental Impact Assessment (EIA) related to the proposed redevelopment of the existing rugby and hockey club to provide a new access, sports pitches (including floodlighting), clubhouse facilities, a Tesco foodstore, petrol filling station, car parking, landscaping and ancillary works.

2 Scoping and Consultations

Scope of the Assessment and Report

- 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, to the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be buried and only become apparent during ground disturbance, 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. Individually all these features are known as cultural heritage assets - as for instance defined in the Highways Agency's Design Manual for Roads and Bridges (DMRB 2007).

Scoping Request

- 2.2 At the time of completing this report a request for a scoping report had only elicited a response from English Heritage, to the effect that the assessment should examine potential impacts on all designated and registered assets and their settings (World Heritage Sites, Listed Buildings, Scheduled Monuments and other nationally important sites, Registered Historic Parks and Gardens, Registered Battlefields, and Conservation Areas), together with non-designated features of local historic or architectural interest and value.

Sources of Information & Guidance

- 2.3 The Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007) provides a suitable, general framework for environmental statement reports and considers in detail the cultural heritage as a whole. The approach to the cultural heritage which it promotes, although designed for road developments, is relevant as a methodology for the proposed pipeline and has been adopted here.
- 2.4 The baseline survey of the assessment was undertaken with reference to the principles and methods for assessing archaeological and cultural heritage assets laid out in a) the Standard and Guidance for Archaeological Desk-based Assessments and b) the Standard and Guidance for Archaeological Field Evaluation (2001), both produced by the Institute for Archaeologists, the regulatory body for the profession.

3 Legislative & Planning Policy Considerations

National Policies

- 3.1 The principal legislation relating to the cultural heritage is the Ancient Monuments and Archaeological Areas Act (1979) which provides statutory protection to monuments of national importance, otherwise known as Scheduled Ancient Monuments. Buildings of cultural heritage interest are protected under the Planning (Listed Building and Conservation Areas) Act (1990), as amended.
- 3.2 Planning Policy Statement 5: Planning for the Historic Environment (PPS5; 2010) sets out the Government's planning policies on the conservation of the historic environment, replacing Planning Policy Guidance 15 and 16 (PPG15 and PPG16). The PPS sets out the Government's objectives for the historic environment and the rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The PPS also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified. These objectives for the historic environment are also reflected in Planning Policy Statement 1: Delivering Sustainable Development, ODPM (2005) (PPS1), which says that:
- 'planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by [amongst other things] protecting and enhancing the natural and historic environment, the quality and character of countryside, and existing communities'.
- 3.3 The English Heritage 'Register of Historic Parks and Gardens of special historic interest in England', first established in 1983, currently identifies over 1,600 sites assessed to be of national importance. The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection.
- 3.4 Those considered to be of exceptional interest are afforded Grade I, those of particular interest are Grade II* and special interest are Grade II. The Register is advisory and the inclusion of a particular park or garden does not signify a statutory designation (English Heritage 2010).

Local Policies

- 3.5 Cultural heritage assets without statutory protection are curated by archaeological advisors to the local planning authorities and afforded protection through local Development Plan policies. Those planning policies specific to the protection of cultural heritage assets in this area include those in the North Shropshire Local Plan 2000-2011 (adopted 2005) from which the following policies can be cited:

POLICY C1 : CONSERVATION AREAS

In considering proposals for development in or adjacent to a Conservation Area, the District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area and proposals will not be permitted unless:

- (a) they retain open spaces and the materials, features and details of buildings or structures which contribute to the character of the conservation area;
- (b) are of height, size, design and materials which respect the character of the conservation area;
- (c) the proposed design and materials of the development are of high quality.

The reasoned justification to this policy is set out under Policy C2.

POLICY C2 : APPLICATIONS FOR LISTED BUILDINGS AND CONSERVATION AREAS

All proposals for development in Conservation Areas and for Listed Building Consent must contain full details including elevations which show the proposed development in its setting and allow the full impact of proposals to be clearly understood. Where appropriate the following criteria should also be satisfied:

- (a) applications involving the loss of original fabric should be accompanied by a full archaeological recording of the building to allow the impact of the loss to be assessed;
- (b) all works to listed buildings should be comprehensively specified and works should be in accordance with good conservation practice;
- (c) works should be carried out without damaging the character of the building, altering features of architectural or historic importance, causing unnecessary disturbance or destroying historic fabric.

Within Conservation Areas additional planning powers exist to conserve and enhance the environment. However, the emphasis will be on securing good quality development rather than preventing development so as to allow an area to thrive but at the same time ensuring that the area's special qualities are respected. Conservation Areas, are designated because of the attractiveness and character of the locality as much as for the individual buildings within them. This character will derive from a number of elements such as open spaces, mature trees, historic street patterns and groups of buildings, and for this reason new buildings should not be designed as a separate entity but as part of the village or street scene. Because the merits of individual proposals cannot be satisfactorily assessed without examining their detailed relationship to their surroundings, outline planning applications will not be acceptable. Further advice is set out in *PPG 15 – Planning and the Historic Environment*. The District Council has declared twelve Conservation Areas in the District, one of which is in Whitchurch.

POLICY C3 : HISTORIC AND LISTED BUILDINGS AT RISK

The District Council will use its planning powers to encourage the proper repair and continued use of historic and listed buildings.

Many buildings of architectural and historic interest are designated as 'listed buildings' and these are protected by law from demolition or alteration without the consent of the District Council. Such buildings are irreplaceable making a significant contribution to the attractiveness of the District and their maintenance and continued use is to be encouraged. Where listed buildings are neglected the District Council has statutory powers to serve notices on owners to repair and maintain their properties. The District Council attaches great importance to the safeguarding of historic buildings at risk and will also apply this policy to unlisted historic buildings, which contribute to the character of a conservation area or the locality.

POLICY C4 : DEVELOPMENT, ALTERATIONS AND ADDITIONS AFFECTING LISTED BUILDINGS

Proposals for new development, and alterations and additions affecting listed buildings will not be permitted if they adversely affect the character or architectural or historic features or setting of the listed buildings. Where appropriate the District Council may require an archaeological investigation of the affected area prior to determination of the proposal.

Any schemes affecting listed agricultural buildings must respect the agricultural character of the buildings in a way which leaves their original functions apparent.

Alterations to buildings of historic or architectural character should in all circumstances respect the original character and features. Alternative uses that are compatible with the building and its surroundings, that can be accommodated without a material change of character and that comply with the other relevant policies in the Local Plan, will be considered favourably.

Often the setting of a building can be as important to its character and history as the architectural details of the building itself, for example its gardens or its relationship within a street scene. The District Council will, therefore, resist proposals for development which would have an adverse impact on the setting of a listed building.

English Heritage's Policy Statement "*Enabling Development and the Conservation of Heritage Assets*", 2001 gives advice on proposals which are put forward as a way of enabling the retention of heritage assets by allowing development that would normally be contrary to planning policy. There is a need to ensure that the enabling development does not materially harm the historic asset or its setting. Further advice is also given in *PPG 15 - Planning and the Historic Environment*.

POLICY C5 :DEMOLITION OF LISTED BUILDINGS AND IN CONSERVATION AREAS

There will be a presumption in favour of the preservation of listed buildings and buildings in Conservation Areas. Consent will not be granted for demolition unless

- (a) in the case of listed buildings, it can be demonstrated to the satisfaction of the District Council that:
 - i) an alternative use suitable for the building cannot be found;
 - ii) the freehold of the building has been offered for sale for a reasonable period on the open market;
 - iii) the condition of the building and cost of repairing and maintaining it is such that it outweighs its importance and the value derived from its continued use.
- (b) in the case of unlisted buildings in conservation areas:
 - i) the building is not of historic or architectural interest;
 - ii) the character or appearance of the conservation area will not be adversely affected;
 - iii) the application is accompanied by details of re-development or after use proposals.

This policy aims to ensure that only in the most exceptional circumstances will the demolition of a Listed Building or a building in a Conservation Area be permitted. Where listed buildings are to be demolished, the District Council will require a condition or agreement to ensure that, prior to demolition, the appearance, plan and detailed features of the building are recorded by a suitably qualified person and that opportunities for salvage or re-use of materials are encouraged.

POLICY C8 : ARCHAEOLOGICALLY SENSITIVE AREAS

Within the defined archaeologically sensitive areas of Baschurch, Ellesmere, Market Drayton, Wem and Whitchurch identified on the Proposals Map, planning applications should be accompanied by an archaeological evaluation. Where preservation in situ is not feasible, planning consent for development will normally be conditional upon developers making satisfactory provision for the excavation, recording and safeguarding of archaeological remains as appropriate prior to the commencement of the proposed development.

The settlements identified in this policy have important historic significance, having been inhabited for many centuries. Indeed, Whitchurch was a Roman town while evidence suggests that Ellesmere may have been occupied since the Iron Age. It is probable that archaeological deposits remain within the historic cores and, in accordance with *PPG 16: - Archaeology and Planning*, the policy requires developers to undertake an archaeological field evaluation before any decision on the planning application is taken so as to ascertain the significance of the site and to ensure that decisions are based on properly conducted investigations.

Historic Hedgerows

- 3.6 Under the criteria for determining “Important Hedgerows” for the purposes of section 97 of the Environment Act 1995 and the Hedgerow Regulations, a hedgerow is important if it, or the hedgerow of which it is a stretch,
- a) has existed for 30 years or more; and
 - b) satisfies at least one of the criteria listed in Part II of Schedule 1 within the Hedgerow Regulations
- 3.7 These criteria are defined for archaeology and history (Part II of Schedule 1, Subsections 1 – 5) as:
1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose ‘historic’ means existing before 1850.
 2. The hedgerow incorporates an archaeological feature which is –
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Record].
 3. The hedgerow –
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
 4. The hedgerow -
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
 - (b) is visibly related to any building or other feature of such an estate or manor.
 5. The hedgerow -
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system -
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.

4 Assessment Methodology

General

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

Impacts and Effects

- 4.2 A development can have one of four types of impact on a cultural heritage asset. These are:
- i) **Direct Impacts:** A direct impact upon a cultural heritage asset involves its physical alteration or destruction 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 Impacts:** An indirect impact involves an impact on a cultural heritage asset or area, or its setting, regardless of whether it is designated or not.
 - iii) **Cumulative** – where incremental effects arise due to the presence of other proposed schemes or from the interaction of different effects over time.
 - iv) **Uncertain** – where there is a risk that the works may affect a cultural heritage asset, for example, when it is unclear where the location or boundaries of a site lie, or where the baseline condition of a site cannot be established satisfactorily.
- 4.3 The report considers statutorily protected assets within one kilometre of the development area and non-statutorily protected assets within 100m of the development.
- 4.4 It is considered that the possibility of physical impacts on the cultural heritage resource of the area will be at its greatest during the construction phase of the development, and appropriate mitigation is recommended in Table 7.

Assessment Methodology

- 4.5 It is a general tenet in conservation strategies that cultural 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 cultural heritage assets in the DMRB (2007).
- 4.6 The classification of each asset (with the exception of nationally important scheduled sites and listed buildings) is based on the collective professional judgement and expertise of the field staff of CPAT using information both from existing records and the field visits to selected assets.
- 4.7 The relative value (importance) of a cultural heritage asset, as given in DMRB (2007) is laid out in Table 1.

Table 1 Factors for Assessing the Value of Cultural Heritage Assets

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

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

Table 2 Factors in the Assessment of the Magnitude of Impacts

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

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

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

Magnitude of Impact	Value/Sensitivity of Cultural 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

- 4.10 Useful guidance on the assessment of indirect impacts on the setting of statutorily designated cultural heritage assets is provided by the consultation draft of *The Setting of Heritage Assets: English Heritage guidance* (English Heritage 2010). In defining setting and its relationship to character, context and curtilage the document makes reference to *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)*, which defines setting as:
- 4.11 The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 4.12 The *Historic Environment Planning Practice Guide* supporting PPS 5 provides further guidance as follows (with the relevant paragraph numbers cited):

(113): Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

(114) The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting.

(115) Setting will, therefore, generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.

(116) The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house and the fortuitously developed multi-period townscape around a medieval church may both contribute to the significance.

(117) The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

- 4.13 In assessing the significance of indirect effect, the previous matrix set out in Table 3 is useful, although guidance on its effective use provided by the DMRB (2007) is less expansive for indirect visual impacts than for direct impacts. It should be noted that because the cultural heritage assets considered here are all designated as being of national importance, their value/sensitivity is automatically classed as high.

5 The Cultural Heritage Baseline

Desk-top and Field Methodology

- 5.1 The Development Area has been determined by DPP, in consultation with their clients. A search was made for cultural heritage assets within this area and a surrounding buffer zone of 100m, as well as for designated sites within a wider zone where the effect of the proposed development on them needed to be properly assessed.
- 5.2 The desk-based study, which forms the basis for the assessment of the area, involved the examination of readily available written, cartographic, and aerial photographic sources held in the following repositories:
- a) The Shropshire Historic Environment Record (HER) in Shrewsbury.
 - b) The Shropshire Records and Research Centre (SRRC) in Shrewsbury.
- 5.3 A search was made of the on-line records in the English Heritage's Heritage Gateway website, primarily for listed building records.
- 5.4 Other designated sites, primarily scheduled ancient monuments (SAMs), were checked via the MAGIC website.
- 5.5 On-line historical information about Whitchurch and its environs on the *Discover Shropshire* website <http://www.discovershropshire.org.uk/>
- 5.6 The desk-based study was followed by a field visit which examined the Development Area in order to assess known assets, identify any previously unrecorded assets and assess the potential visual impacts.

6 The Cultural Heritage History of Whitchurch in relation to the Development Area

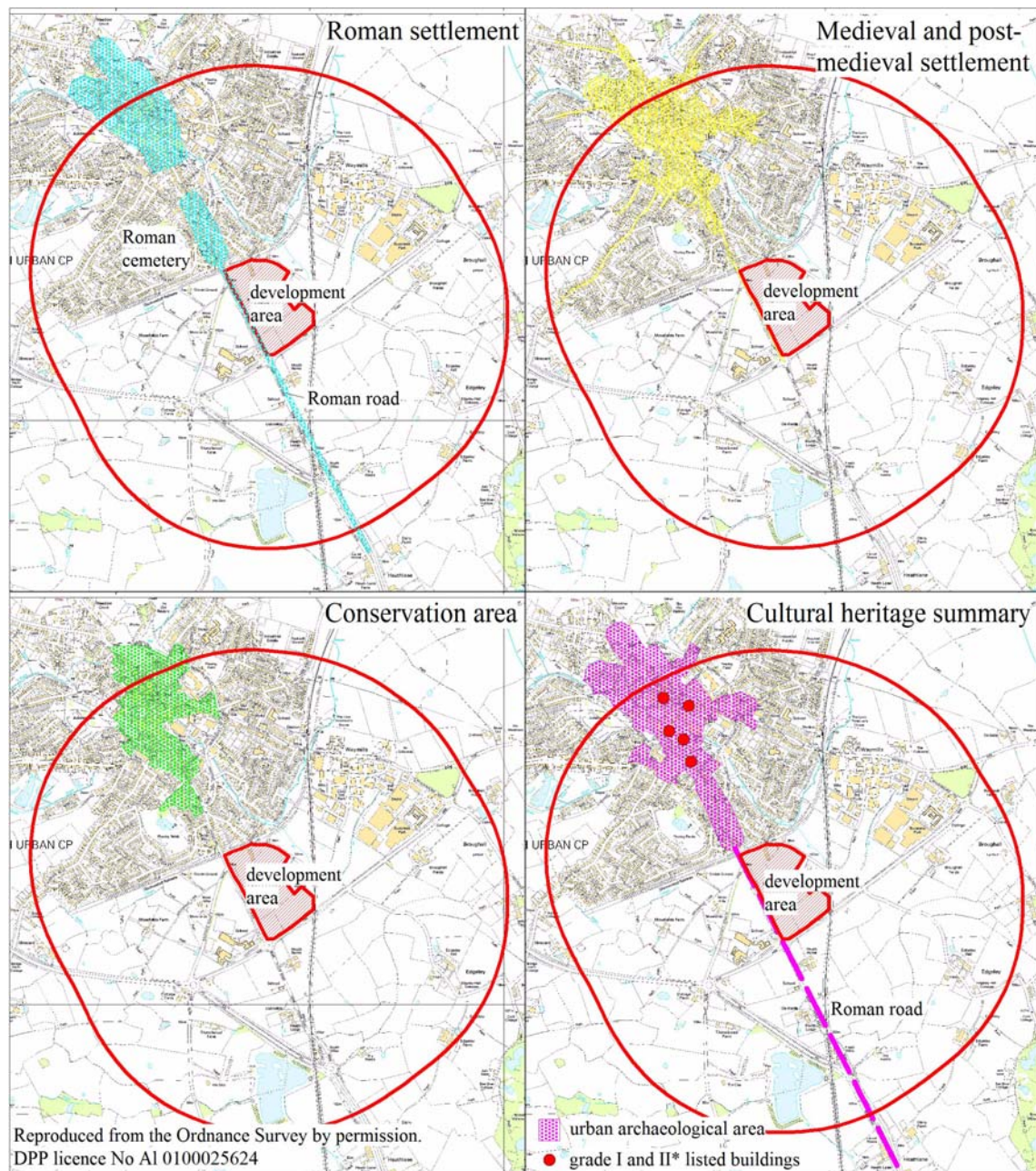


Fig. 1 The location of the Development Area and a 1km buffer (outlined in red), in relation to known Roman and medieval/post-medieval settlement, the Whitchurch Conservation Area and main cultural heritage assets.

- 6.1 The following brief description of the cultural heritage of the town and its environs has been compiled from a number of sources, including the HER and reports on the various archaeological interventions which have been carried out around the town in the past. A valuable assessment of the nature of the town and its past history is provided by work carried out under the auspices of the local authority under a programme known as the Central Marches Historic Towns Survey (Dalwood and Bryant 2005). This included mapping of the main phases of activity in the town, together with the definition of the urban archaeological area, providing a

baseline against which the impact of any development on the archaeological resource of the town could be judged.

- 6.2 Whitchurch is a market town with a long history, located in Northern Shropshire and lies at an elevation of about 100m OD on the plain which extends into the southern part of Cheshire.

Prehistoric

- 6.3 Although there is a general lack of information regarding any use of the locality in this period, enough has been found in the past to suggest some activity going back at least as far as the Bronze Age, *i.e.* the second millennium BC. This takes the form of chance finds and material recovered during excavations in the town, including bronze and stone tools, together with flints included as secondary material within Roman and later deposits.

Roman

- 6.4 Whitchurch occupies the site of the Roman fort of Mediolanum, an auxiliary fort constructed in the 1st century AD on the route between the major fortress at Chester and the Roman town at Wroxeter, near Shrewsbury. The projected line of the Roman road follows the B5395 Prees Road along the western boundary of the Development Area. The site of the fort lies around 1km north-north-west of the Development Area. Activity continued here for much of the Roman period, with the establishment of a settlement based on the fort which seems to have spread out along the road to the south (see Fig.1). Roman activity obviously continued beyond the southern extent of the settlement, however, as significant evidence has been revealed by previous work that points to a Roman cremation cemetery in the areas known as Dodington and Sedgeford, and perhaps extending to within 50m of the Development Area. It might be expected too, given the length of time over which the Roman occupation extended, that there would also be Roman inhumations in this locality.

Saxon

- 6.5 Evidence of the occupation of Whitchurch, and Dodington to its south, is known for the late Saxon period from documentary sources. These refer to the settlement of 'Westune', which was held by Aelfgar, earl of Mercia, around 1060, and then subsequently formed part of the estates owned by King Harold prior to his death at the Battle of Hastings. With the imposition of Norman control on the area, it came under the ownership of William de Warenne, who is believed to have built a castle and church, and it has been alleged that the colour of the stone used to build the church was the main factor in the changing name of the settlement to Whitchurch. It appears that there was a Saxon predecessor to the Norman church, founded in the name of St Alkmund in the first part of the 10th century. Dodington, just to the south, together with Alkington and Edgeley townships, were owned separately just prior to the Battle of Hastings, firstly by Earl Edwin, then, following the conquest, as part of the possessions of Roger de Courseulle. Both areas are mentioned in the Domesday Survey.

Medieval

- 6.6 Whitchurch Manor continued to be held by the de Warenne family into the 13th century, subsequently forming part of the estates of the le Strange and then the Talbot families in the 14th century. By the late 13th century, Whitchurch had become a market town, but it was badly damaged by Owain Glyndŵr in the early 15th century, taking seven years to rebuild. By the time Leland visited the town in around 1540, it seems to have regained its prosperity as it is described as having a very good market. The presumed extent of medieval and post-medieval settlement is depicted in Fig. 1.

Post-medieval and modern

- 6.7 At the end of the 16th century Edward Talbot sold the Manors of Whitchurch and Dodington to Sir Thomas Egerton, who was appointed Lord Chancellor by James I, subsequently becoming Baron Ellesmere and Viscount Brackley. In the Civil War, Whitchurch was taken by Parliamentary forces in 1643, before being retaken by the army of the King under Prince Rupert

in 1644. The church from which the town is believed to have got its name collapsed in 1711, but its replacement was speedily erected, being consecrated towards the end of 1713. This was evidently a time of prosperity in Whitchurch as many houses were built in and around the town, particularly at Dodington, along the street leading south from the town centre, the nature of which can be readily determined from the first map of Whitchurch, which was compiled in 1761 for the Earl of Bridgewater. In more recent years, the town has expanded out from its historic core with the growth of suburbs to the east and west.

- 6.8 By the beginning of the 19th century, industrial development had reached Whitchurch, in the form of a branch of the Ellesmere Canal, which provided a ready means of transport for the produce of the town. This was partly superseded by the railway from Crewe to Shrewsbury which opened in 1858, with another line running from Whitchurch to Oswestry being added to the network in 1863-4. The canal was finally abandoned in 1944, not long before the railway line to Oswestry closed as a result of the Beeching cuts. The line to Shrewsbury remains in use to this day.

The Development Area

- 6.9 The Tithe Map of 1841 shows the Development Area divided into a number of fields, a situation which changed little until at least 1937, although part of the area was incorporated into the grounds of Edgeley House in the late 19th century. Cartographic sources indicate the former presence of a number of cultural heritage assets within the area, including two water pumps, a pond and two buildings, although none now survives.
- 6.10 The area is currently part of the Whitchurch Rugby and Hockey Club, apart from the two fields at the southern end. The sports facilities have been created following significant landscaping of the area, affecting all five sports pitches, the clubhouse and the carparking area, such that the original ground levels are no longer obvious. This is likely to have had a considerable impact of any potential for buried archaeological deposits.

7 The Baseline Assessment

Cultural Heritage Assets within the environs of the proposed development

- 7.1 There are no Scheduled Ancient Monuments, Registered Battlefields or Registered Historic Parks and Gardens within 1km of the proposed development. There are 109 Listed Buildings within 1km, of which none are Grade I and only a small number are of Grade II*, which are listed below in Table 5 and briefly described.
- 7.2 Six non-designated assets have been identified within the Development Area (Fig. 2), of which only one had been previously recorded in the Shropshire HER. These are tabulated below in Table 4, where they are listed and identified by either their record number in the Shropshire HER, or one of a sequence of Site Numbers which have been assigned to them for ease of reference.
- 7.3 There is always the potential for previously unrecorded assets to be present within any given area, particularly with regard to buried archaeological deposits. Information from known assets within the general area is normally used to provide an indication of the potential for significant buried remains. In this instance the presence of the Roman road along the western side of the Development Area, together with the proximity of a known Roman cremation cemetery within 150m of the northern boundary, suggests that there is the potential for associated remains within the Development Area.

- 7.4 An examination of non-designated assets within 100m of the Development Area revealed no other assets which were either indicative of significant past activity that might extend into the Development Area or could be affected by the proposals.

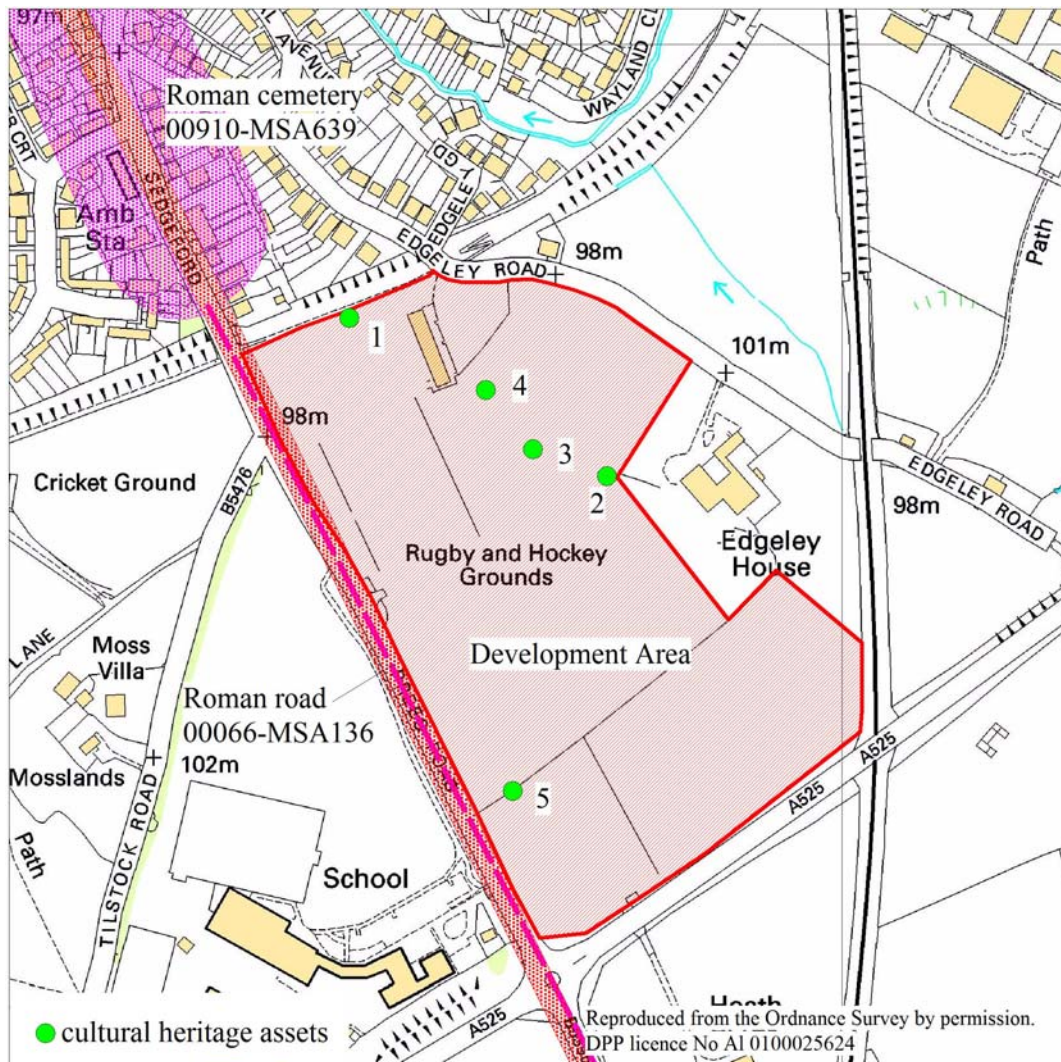


Fig. 2 Cultural heritage assets within the Development Area, together with the location of the Roman cemetery

Table 4 Known Cultural Heritage Assets within the Development Area

HER No/ Site No	Name	Type	Period	Condition	NGR	Value
00066- MSA136	Roman Road from Wroxeter to Chester	Road	Roman	Unknown	SJ5460040682	Medium
1	Edgeley House pump and trough	Water supply	19 th century	Destroyed	SJ5463340797	Negligible
2	Edgeley House pond	Pond	Unknown	Destroyed	SJ5482540680	Negligible
3	Edgeley House building	Building	20 th century	Destroyed	SJ5477040700	Negligible
4	Edgeley House building	Building	20 th century	Destroyed	SJ5473540744	Negligible
5	Prees Road pump	Water supply	20 th century	Destroyed	SJ5475540446	Negligible

00066-MSA136

Roman Road from Wroxeter to Chester

SJ 54600

40682

The Roman road running between the fort at Chester and the Roman town of Wroxeter, via Whitchurch. It has been recorded in excavations on the site of Lloyd's Bank in 1960, and when the Whitchurch Bypass was built in 1991 traces of it were found on the line of Heath Road, which merges with the southern end of Prees Road, the western boundary of the proposed development area. The structure revealed in the excavations is of closely rammed cobbles, around 0.3m in overall thickness.

The line of the road has been preserved by the present B5395 Prees Road which runs along the western boundary of the Development Area, generally at a level which is significantly below that of the surrounding ground. It is possible that the modern road has adopted a medieval or later holloway at this point, although there is no evidence to suggest the level or exact alignment of the Roman road.

Site No 1 Edgeley House pump and trough

SJ 54633 40797

A pump and trough providing a water supply are depicted here on the 1st edition OS map of 1880 and was still extant in 1937, although there is now no surviving trace.

Site No 2 Edgeley House pond

SJ 54825 40680

A probable pond is depicted here on the 1st edition OS map of 1880, but seems to have gone by 1901 and there is no present surface indication.

Site No 3 Edgeley House building

SJ 54770 40700

A building aligned north-west/south-east with a rectangular enclosure adjoining to its north-west is depicted on the 2nd edition OS map of 1901 and again in 1937, although landscaping for the rugby and hockey pitches has removed all traces.

Site No 4 Edgeley House building

SJ 54735 40744

A building aligned north-west/south-east is depicted here on the 3rd edition OS map of 1937, although landscaping for the rugby and hockey pitches has removed all traces.

Site No 5 Prees Road pump

SJ 54755 40446

A pump providing a water supply is depicted here on the 2nd edition OS map of 1901 and the subsequent 1937 edition, although there is now no surviving trace.

Significant Cultural Heritage Assets within the immediate area**00910-MSA639** Sedgeford Roman Cremation Cemetery (Core area) SJ 54454 40969

The first evidence for a Roman cremation cemetery was found near the junction of the B5476 Sedgeford-Doddington road and Edgeley Road in 1899. Various other cremations have been found subsequently, suggesting the cemetery dates to the 1st and 2nd centuries AD, but there can be no grounds for assuming, given the longevity of the settlement at Whitchurch, that it did not continue in use later into the Roman period, when inhumation became the common practice. The burials seem to be concentrated on the edges of the Roman road leading to Wroxeter, whose line forms the western side of the Development Area. The area defined in the Central Marches Historic Towns Survey comes to within 50m of the Development Area, but the physical extent of the cemetery has yet to be clearly defined.

Designated Cultural Heritage Assets within 1 Kilometre of the Development Area

- 7.5 The identification of designated assets within 1km of the Development Area is based on information gleaned from The Shropshire Historic Environment Record (HER) in Shrewsbury, English Heritage's Heritage Gateway website, and the MAGIC website. All nationally designated assets are automatically considered to be of **high** value (see Table 1).
- 7.6 Each of these designated assets was assessed to establish whether there is likely to be any indirect, visual impact as a result of the proposed redevelopment.
- 7.7 There are no scheduled ancient monuments, registered battlefields or registered parks and gardens within 1km.
- 7.8 The southern extent of the Whitchurch Conservation Area lies approximately 250m to the north-north-west of the Development Area.
- 7.9 There are a small number of higher grade listed buildings within 1km of the Development Area, which are tabulated and listed below, together with 104 buildings listed at grade II. The nearest Grade I listed building is St Alkmund's Church (LB No 260599) which lies 1.1km to the north-north-west.

Table 5: Higher grade listed buildings within 1km of the Development Area

LB No	Name	Type	LB Grade	NGR
260608	No 5, Doddington	House	II*	SJ 54255 42372
260614	No 21, Doddington	House	II*	SJ 54300 41255
260629	No 17, Green End	House	II*	SJ 54289 41544
260645	Nos 21 & 23 High St	House	II*	SJ 54160 41581
260687	No 13, Watergate	House	II*	SJ 54185 41408

260608 No 5, Doddington SJ 54255 42372

A house probably of mid to late 16th-century date, with early 17th-century additions. Remodelled in the early 18th century. It is of timber-framed construction on a brick plinth with painted brick nogging, rendered to the front, and slate roofs. It also contains a complete early 19th-century shop-front with Tuscan pilasters, a frieze and a moulded cornice. The building has been listed as

a complete and interesting survival of an urban building of the 16th or early 17th century. The front range probably formerly consisted of a first-floor solar over a ground floor partly or wholly occupied by a shop or other business premises, and the rear range was probably formerly an open hall, with a first floor inserted at some time in the 17th century. The ground floor of the rear range was latterly used as a smithy, probably from the 19th century onwards.

260614 No 21, Doddington

SJ 54300 41255

A house of c.1725 constructed of red brick on a stone plinth with painted stone dressings and 20th-century flat roofs. It is of three storeys, with one-storey wings, although it is thought that these were originally of two storeys. Despite the degree of alteration this has been listed as a fine example of an early 18th-century house which retains much of its sumptuous fittings and ornament.

260629 No 17, Green End

SJ 54289 41544

A house of c.1700, with an addition of c.1900. Constructed of red brick on a plinth in an L-plan, with painted sandstone ashlar dressings and a plain tile roof. It is of two storeys and an attic over a basement. The site has been listed as despite the addition of c.1900 it is still a fine and complete example of an early C18 town house.

260645 Nos 21 & 23 High St

SJ 54160 41581

A house, now a shop and café of late 15th-century date, with elements dating to the late 16th century or early 17th century. It is of two storeys and timber-framed with plastered infill, a rendered plinth, and a plain tile roof. The building is L-shaped in plan with a c.1600 hall range to the right and a 15th-century cross wing to the left with a jettied first floor. It also contains an elaborate and complete late C19 wooden shop-front. The building has evidently been listed for its well-preserved early features, although the survival of its later shop-front is also a contributory factor.

260687 No 13, Watergate

SJ 54185 41408

A house, now converted to a public house, which is probably originally of 14th-century date, but was remodelled in the middle of the 19th century. It is timber framed, of cruck construction, although partly rebuilt in painted brick, and with a slate roof. The interior features represent the substantial remains of a 14th-century house. Although altered externally this is a rare example of a medieval town house, particularly notable for its unusual framed construction.

Historic Hedgerows

- 7.10 The only hedgerow within the Development Area which might be considered to be historic is that which forms the western boundary. This not only marked the boundary between the townships of Doddington and Edgeley (as shown on the 1841 Tithe Map) and therefore probably has a long history, but also runs alongside the presumed line of the Roman road which follows the B5395 Prees Road. An inspection of the Development Area indicates that although the boundary may be historic the hedge itself is not necessarily of any great age.

8 Assessment of Impacts

Project Description

- 8.1 The application site, located 550m from Whitchurch town centre, extends to approximately 12 hectares and is irregular in shape. Prees Road and Nantwich Road (A525) form the western and southern boundaries respectively. A disused railway, now used as a public footpath/cycleway, runs along the northern boundary. Edgeley Road forms the north eastern boundary and Edgeley House Nursing Home and grounds lie to the east. The main Cardiff – Manchester railway line runs along the south-eastern corner of the site. Vehicular and pedestrian access is taken from Prees Road, in the north-western corner of the site.
- 8.2 The majority of the site is occupied by Whitchurch Rugby and Hockey Club. The Clubhouse sits at the northern end of the site, with four rugby pitches to the south. A spectator stand is located on the western boundary, overlooking the 1st team pitch. The southern third of the site is undeveloped. Landscaping is primarily confined to the western and northern boundaries.

Assessment of Impacts

- 8.3 Impacts on the cultural heritage resource may arise from a variety of sources at any or all stages in the life-cycle of the development. For the purposes of this assessment, the terminology follows that laid out in the DMRB, Volume 11 Section 3 Part 2, HA 208/07), page 4/2. Short-term temporary impacts are those associated with the construction and decommissioning periods and are reversible. Long-term temporary impacts are those lasting more than 15 years but are still reversible, and are thus associated with the operational life of the development. Permanent impacts are irreversible.
- 8.4 Where an impact is identified, an assessment is made of its significance. In the context of this development, all impacts on cultural heritage assets are considered adverse, in other words no beneficial effects on the cultural heritage resource arising from the development have been identified.

Sources of Impact

Pre-construction Site Investigation Work

- 8.5 At the time of writing the extent of any pre-construction site investigation works is unknown.

Construction Impacts

- 8.6 The potential impacts of ground disturbance associated with intrusive elements of the proposed development will be taken into account in the site design process.

Operational Impacts

- 8.7 No obvious direct impacts relating to the operation of the new store and sports facilities have been identified during the preparation of this study and the direct operational impact is considered to be Neutral.

Decommissioning Impacts

- 8.8 No obvious decommissioning impacts can be recognised at this time, but in view of the time span involved, coupled with the potential for changes in working practices and technology, this issue must be re-assessed before the decommissioning phase commences.

Identified Impacts

- 8.9 The identified potential physical impacts on cultural heritage assets lying within the Development Area are listed in Table 6. For ease of reference each asset has been assigned a Site Number as already described above. This is shown in the table together with the type of the asset, its value and the predicted magnitude of the impact before mitigation, and the nature of the impact. There is, however, at the time of writing no information available regarding the potential for any associated infrastructure works and ground investigation works.
- 8.10 In the table, the magnitude of impact before mitigation is an assessment of the impact that could occur if a site were damaged during the construction process, either through the construction process itself or through gaining access.

Table 6: Identified Physical Impacts

Site No.	Asset Type	Value of Asset	Magnitude of impact before mitigation
00066-MSA136	Roman Road	Medium	Moderate
1	Water supply	Negligible	Negligible
2	Pond	Negligible	Negligible
3	Building	Negligible	Negligible
4	Building	Negligible	Negligible
5	Water supply	Negligible	Negligible

- 8.11 The direct impacts on known cultural heritage assets which are likely to result from the proposed development relate to the Roman road and the potential for associated activity along its western side.
- 8.12 There is also the potential for direct impacts on previously unrecorded cultural heritage assets of any period.

Assessment of Indirect Effects

- 8.13 The following section summarises the predicted indirect effects on the setting of statutorily designated and registered cultural heritage assets within 1km of the proposed redevelopment.

Scheduled Monuments

- 8.14 There are no Scheduled Monuments within 1km of the development area. However, the scoping opinion provided by English Heritage made specific reference to one Scheduled Monument, Pan Castle (No 34912), which lies 2km to the west of the development area. The castle lies beyond the A41/A525 Whitchurch Bypass and this, together with other intervening features will screen direct views of the development. It is therefore considered that the development would result in a **negligible** impact on the Scheduled Monument and its setting.

Registered Historic Parks and Gardens

- 8.15 There are no Registered Historic Parks and Gardens within 1km of the development area. The closest is Combermere Abbey which lies 4km to the east, in Cheshire. Over this distance it is considered that the development would result in a **negligible** impact on the site and its setting.

Registered Battlefields

- 8.16 There are no Registered Battlefields within 1km of the development area. The closest Registered Battlefield is the Civil War battlefield on the outskirts of Nantwich, 14km to the north-east. At this distance it is considered that there would be no visual impact on the site and its setting.

Listed Buildings

260608 No 5, Doddington

The late 16th-century house lies around 660m from the Development Area. At street level the proposed development will not be visible owing to the intervening buildings, the former railway embankment along the northern side of the Development Area and the general fall in ground level away from the Development Area. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

260614 No 21, Doddington

The early 18th-century house lies around 550m from the Development Area. At street level the proposed development will not be visible owing to the intervening buildings, the former railway embankment along the northern side of the Development Area and the general fall in ground level away from the Development Area. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

260629 No 17, Green End

The house dates from c.1700 and lies around 800m from the Development Area. At street level the proposed development will not be visible owing to the intervening buildings. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

260645 Nos 21 & 23 High St

The late 15th-century building lies around 900m from the Development Area. At street level the proposed development will not be visible owing to the intervening buildings. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

260687 No 13, Watergate

The house, now converted to a public house, which is probably originally of 14th-century date, lies around 740m from the Development Area. At street level the proposed development will not be visible owing to the intervening buildings and the general fall in ground level away from the Development Area. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

260599 St Alkmund's Church

The Grade I listed building dates from 1712-13 and lies over 1km from the Development Area. However, owing to its prominent position overlooking the town centre from the north the proposed development will be visible in the distance, at least from the church tower. There will, as far as we can judge, be no view from the churchyard. It is therefore considered that the development would result in a **minor** impact on the listed building and its setting.

- 8.17 The scoping opinion provided by English Heritage made specific reference to two listed buildings; Broughall House, listed grade II (No 260582), and Alkington Hall, listed grade II* (No 260567). The former lies 1.2km to the east of the development area and the latter 2km to the west-south-west. Both buildings lie beyond the A41/A525 Whitchurch Bypass and this, together with other intervening features will screen direct views of the development. It is therefore considered that the development would result in a **negligible** impact on the listed building and its setting.

Whitchurch Conservation Area

- 8.18 At its closest point the conservation area lies around 250m from the northern edge of the Development Area. However, the proposed development is largely screened by the presence of the former railway embankment, which runs along the northern boundary of the Development

Area, as well as intervening buildings. In addition, the general ground level falls away from the Development Area, further limiting any potential visual impact. The former railway embankment is also significant since it effectively marks the southern limit of the urban area of Whitchurch, with the Development Area lying beyond this residential zone. Although there will undoubtedly be some view points within the Conservation Area from where the proposed development will be visible the majority of the defined area will have no views and the overall visual impact is therefore considered to be **negligible**, or at most **minor**.

Summary

- 8.19 In summary, within one kilometre of the Development Area the assessment has identified five grade II listed buildings where the magnitude of visual impact is judged to be **negligible**, while for one grade I listed building at a distance of 1.1km the visual impact is judged to be **minor**. The significance of that visual impact, based on Table 3 and with the requirement that all nationally designated assets are of high value, is thus assessed as **neutral** in five instances and **slight** in one instance. Also within one kilometre there are around 100 grade II listed buildings as well as non-designated assets which are part of the historic character of this part of Whitchurch, and which is designated as a Conservation Area. The magnitude of impact on the Conservation Area is judged to be largely **negligible**, or at most **minor**, and the significance is therefore **neutral** or **slight**.

9 Detailed Mitigation Measures & the Identification of Residual Impacts

Introduction

- 9.1 The proposed redevelopment area occupies around 12ha of land currently occupied by the Whitchurch Rugby and Hockey Club. A small number of cultural heritage assets have been identified within the area which may be subject to direct impacts.
- 9.2 In the light of the assessment above, this section provides a description of the measures adopted to mitigate the identified impacts on cultural heritage assets, together with a consideration of the residual effects of the development on cultural heritage assets.

Mitigation strategy

- 9.3 It is accepted that cultural heritage assets represent a non-renewable resource, and should be avoided wherever this is feasible in order to avoid damage or destruction. The purpose of mitigation is to avoid or reduce any adverse impacts that might result from the proposed development on the cultural heritage resource. The main strategy for minimising impacts from the scheme is avoidance, through careful planning, design and routeing. Where an impact is unavoidable, the reduction of that impact on the cultural heritage asset necessitates detailed consideration of the site characteristics and the introduction of specific measures designed to limit the impact. These are addressed in the section that follows. Residual impacts are those which remain after mitigation has been put in place.

Mitigation options

- 9.4 The following standard archaeological terms are used as recommended mitigation measures, though not all of them will necessarily be relevant to the current proposal:

Preservation in situ: where a site is considered to be of sufficient significance it may be considered appropriate to preserve the site in its present form, condition and location. This may be achieved during primary design and by layout finalisation, after detailed site survey. Where complete avoidance can be achieved, any impact can be totally avoided.

Preservation by record: where proposals will inevitably lead to the loss of a site sufficient recording should be undertaken to provide a full, accurate and permanent record of its nature, form, significance and dating.

Preservation by record can take a number of forms, depending on the nature of the site in question, and may be achieved with or without excavation and could include any or all of the following: a written record; drawn record; photographic record; artefactual record; survey; and environmental sampling. Unless guidance is requested jointly from the client and archaeological curator, the level of detail required for preservation by record in any specific instance is a decision for the local authority's archaeological advisor to make rather than the writers of this report.

Excavation: where a feature of local or minor significance is to be wholly removed as part of the development, its complete excavation may be required in advance of any construction works.

Evaluation: where insufficient information exists regarding a site for a decision to be made regarding its future management a programme of investigative work may be proposed.

Such investigation may include geophysical survey, topographical survey and trial excavation.

Watching brief: a watching brief may be recommended to include archaeological monitoring of all relevant groundworks, including topsoiling, in order to identify and record any previously unknown archaeological remains which may be revealed. Sufficient time must be allowed for adequate recording of any remains that are encountered, and in the case of assets considered to be of medium, high or very high value, their continuing preservation may need to be considered by the archaeological curator in conjunction with the developer.

Demarcation: features that are close to planned works or that could be affected by unplanned works should be fenced in advance of the work and monitored (during the watching brief) during the construction phase. Close here is defined as within 50m of the perimeter or boundary of the asset.

Protection: the use of a membrane may be appropriate to protect certain assets from damage during the construction or operational phases.

Mitigation Measures – Direct Impacts within the Development Area

- 9.5 Of the six assets identified within with the Development Area one is of medium value, requiring mitigation, while five are considered to be of negligible value and no mitigation is therefore proposed.

Table 7: Mitigation for Identified Impacts within the Development Area

Site no	Asset type	Value of Asset	Mitigation	Magnitude of impact after mitigation	Significance
00066-MSA136	Road	Medium	Evaluation	Minor	Slight
1	Water supply	Negligible	None	Negligible	Negligible
2	Pond	Negligible	None	Negligible	Negligible
3	Building	Negligible	None	Negligible	Negligible
4	Building	Negligible	None	Negligible	Negligible
5	Water supply	Negligible	None	Negligible	Negligible

Evaluation

- 9.6 The assessment has identified the line of a Roman road along the western boundary of the Development Area, although it is not known whether any physical remains survive within the area. In addition, there is also the potential for unrecorded, buried archaeological deposits associated with the Roman road, particularly with reference to the proximity of the Roman cremation cemetery. The potential impact is likely to be greatest in association with the construction of a new roundabout at the point of access from the B5395 Prees Road.
- 9.7 A programme of evaluation is therefore recommended to assess further the potential and significance of the cultural heritage within the Development Area. Geophysical survey would normally be considered to be an appropriate means of evaluation, although in this instance the extensive landscaping which has taken place is likely to make this non-viable in all but the

southernmost fields, beyond the rugby and hockey pitches. Within these two fields a minimum 50% sample survey is recommended. Trial excavation should also be considered within these fields, as well as in the area of the proposed new access following discussions with the regional Historic Environment Officer to determine a suitable programme of work.

Watching brief

- 9.8 In addition to the evaluation and regardless of its results a watching brief is recommended during all significant groundworks in order to ensure the preservation by record of any cultural heritage assets which may be revealed. In order for this to be achieved there must be sufficient opportunity for an appropriate level of recording, including detailed excavation, should significant remains be revealed.
- 9.9 A watching brief should also be considered during any ground investigation works.

Residual Impacts

- 9.10 Residual impacts are those which will remain even after mitigation and in this instance would include the indirect, visual impacts.

11 Conclusions

- 11.1 A cultural heritage study has been prepared for the proposed redevelopment of the Whitchurch Rugby and Hockey Club, based on an assessment of the available desk-top sources and integrated with a field survey of the area and selective examination of statutorily designated and registered cultural heritage assets within 1km of the Development Area. The proposed mitigation measures include trial excavation to determine the potential impact on the line of the Roman road and any associated activity, and a general watching brief during significant groundworks.
- 11.2 The study indicates that communities have been using the general area from at least the Bronze Age in the third millennium BC and activity has continued, if intermittently and in different forms, through to the present day. The Development Area lies adjacent to the projected line of a Roman road which is considered to be of moderate value and there is potential for related activity alongside the road, as indicated by the presence of a roadside cemetery to the north and beyond the Development Area. A further five assets have been identified from desk-based sources of which there is now no visible trace and these are considered to be of negligible value.
- 11.3 Mitigation measures are based on the underlying assumption that no identified archaeological site, regardless of its category, should be significantly disturbed unless this proves to be wholly unavoidable. Within the Development Area, potential physical impacts have been identified for only one asset.
- 11.4 Provided that the mitigation measures detailed in this section of the Environmental Statement are fully implemented, the impacts from the proposed development, both on known and unknown features, are predicted to be 'slight', and the potential significance of that impact is the same.
- 11.5 The visual impact of the proposed scheme on statutorily designated and cultural heritage assets and the Conservation Area around the Development Area has also been considered. For one grade I listed building the significance of the visual impact is considered to be slight, while for the five grade II* listings it is considered to be neutral. The significance of the impact on the Conservation Area, including its constituent listed buildings and non-designated assets is considered to be neutral, or at most slight.

12 References

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