



# Heritage Impact Assessment

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Commercial Development

Land south of Llanidloes Road, Newtown, Powys

September 2021



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**PROJECT**

Commercial development of petrol filling station, restaurant with drive-thru facility, hotel and public house on land to the south of Llanidloes Road, Newtown, Powys SY16 4HZ

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Contents

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1. Introduction .....4

2. Methodology .....5

3. Identifying Heritage Assets .....7

4. Planning Policy ..... 10

5. Heritage Impact Statement ..... 12

5 Conclusion ..... 19

## 1. Introduction

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- 1.1 This report has been prepared to accompany the outline planning application for the proposed commercial complex to include a petrol filling station, restaurant with drive-thru facility, hotel and public house on land to the south of Llanidloes Road, Newtown.
- 1.2 The site (henceforth referred to as the 'Site') is vacant former agricultural land that has now been reduced in size due to the construction of the Newtown By-Pass and the approval for residential development (P/2016/0796 and P/2016/0797) on land east of the site.
- 1.3 The Site is approx. 1.45 ha. and well located off the A489, when approaching Newtown from the east and is ideally placed for commercial development and associated facilities serving those travelling to Mid-Wales along the A489.
- 1.4 Pre-app with the Local Planning Authority was undertaken in June 2021 (21/0119/PRE), which excluded any comments from the Council's Conservation Team and does not highlight the need for a Heritage Impact Assessment in the list of additional information required. However, it does raise the concern of possible impact on nearby designated historic assets.
- 1.5 The purpose of this report is to understand, assess the significance and to analyse the impact of the proposed work to any relevant historic assets including those named in the pre-application response in accordance with the Technical Advice Note (TAN) 24 - The Historic Environment (2017).
- 1.6 This Heritage Impact Assessment (HIA) should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

## 2. Methodology

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- 2.1 The methodology in this report will be based upon Cadw's *Heritage Impact Assessment in Wales*<sup>1</sup> and *Setting of Historic Assets in Wales*<sup>2</sup> which sets out a staged approach on identifying historic assets, analysing the setting, evaluating the potential impact and considering changes or mitigation strategies to the development to improve any potential impact.
- 2.2 This report has primarily been produced through desktop research, using relevant secondary sources including:
- Historic Environment Records of Wales (HER) via Archwilio
  - National Monuments Record of Wales
  - Natural Resource Wales
  - Cof Cymru
  - Powys County Council Archives
  - UK Census Records (online resource)
  - National Library of Scotland (online resource)
- 2.3 Site visits were undertaken for photographs, to assess the significance and setting of the heritage asset/s identified. Conditions for site visits were dry and sunny and visibility was clear. Surrounding vegetation was in full leaf at the time of the site visits.
- 2.4 The assessment is primarily a desk-based study which has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate. The records held by the HER and

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<sup>1</sup> Cadw, 2017. Heritage Impact Assessment in Wales.

<sup>2</sup> Cadw, 2017. Setting of Historic Assets in Wales

historic maps are not an infinite record of all heritage assets, but signposts to sources of information relating to the discovery of historic features.

- 2.5 Not all historic assets identified were visited and/or fully visually assessed due to limited public accessibility.
- 2.6 There are no historic assets present on the Site itself. The non-exhaustive list of physical elements set out by Cadw has been used to help consider how the identified heritage assets are appreciated to understand to what degree setting makes a contribution to the identified historic asset.

### 3. Identifying Heritage Assets

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3.1 Planning Policy Wales (PPW) defines a historic asset as:

*“An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”*

3.2 There are no historic assets on the Site itself, however there are several nearby designated historic assets (Table 1) which have the potential to be impacted by the proposed development have been identified as part of this assessment. The HER (courtesy of The Clwyd-Powys Archaeological Trust) does not highlight any other historic assets in the immediate surroundings that are of significance.

3.3 Significance is defined in the PPW as:

*“The sum of the cultural and natural heritage values of a place, often set out in a statement of significance.”*

3.4 Understanding the nature, extent and level of significance is paramount when assessing any change to historic assets. It is possible for sites and buildings to have *no* significance.

3.5 Significance results from a combination of any, some or all the below (Table 2) heritage values which are defined in Cadw’s Conservation Principles<sup>3</sup>.

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<sup>3</sup> Cadw, 2011. Conservation Principles.

**Table 1: Designated Historic Assets of Interest**

Name	Grade	Description
<a href="#">Glanhafren Hall Gateway</a>	II	Late C19 cast iron gateway and railings on stone plinth. The main gates are now missing. Gateway is framed by two S-curved plinths in snecked stone with moulded copings.
<a href="#">Glanhafren Hall</a>	II	C17 three-storey house with c1810 frontage. Rear range converted to flats in mid-C20. L-shaped front range with rectangular range behind, hipped slate roofs, three-bay front with narrower central bay and central brick porch.
<a href="#">Apple House at Glanhafren Hall</a>	II	Two storeys of random rubble to lower storey brick with pyramidal slate roof and wooden lantern. Possible c.1810 dovecote above loose box.
<a href="#">Glandulais Farmhouse</a>	II	Late C18, early C19 two storey farmhouse with roughcast brick walls and hipped slate roof. 4 window frontage with tripartite windows and sawtooth eaves.

**Table 2: Criteria for Significance**

Significance	Description
Historic	Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
Evidential	Value deriving from the potential of a place to yield evidence about past human activity
Aesthetic	Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.



Fig. 1 Site Analysis Source: Google Maps



## 4. Planning Policy

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4.1 This statement is written in the context of the following legislative, planning policy and guidance:

- Planning (Listed Buildings and Conservations Areas) Act 1990
- Historic Environment (Wales) Act 2016
- Well-being of Future Generations (Wales) Act 2015
- Planning Policy Wales 2016 (PPW)
- Technical Advice Note (TAN) 24: *the historic environment (2017)*
- Historic Environment Records in Wales: *Compilation and Use (2017)*
- Managing Lists of Historic Assets of Special Local Interest in Wales (2017)
- Setting of Historic Assets in Wales (2017)

4.2 Section 6 of PPW covers the Historic Environment under Distinctive and Natural Places, setting out objectives to realise a prosperous Wales by valuing the quality of its landscapes and historic environment.

4.3 In 6.1.6 of PPW specific objectives are set out, those which are most relevant to this development are:

- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved

4.4 Section 66(1) of the Act (1990) states that when:

*“...considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 4.5 Decision-makers should give “*considerable importance and weight*” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise<sup>4</sup>
- 4.6 Whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused as clarified in the Court of Appeal<sup>5</sup>.
- 4.7 The following policies from the Powys Local Development Plan (2011-2026) adopted 2018 are relevant:
- Policy DM4: Landscape
  - DM14: Design & Resources

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<sup>4</sup> Barnwell Manor Wind Energy Limited v East Northants DC, English Heritage, National Trust & SSCLG [2014] EWCA Civ.137.

<sup>5</sup> Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (04 November 2016)

## 5. Heritage Impact Statement

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5.1 TAN 24 (2017) defines the setting of an historic asset as:

*“...the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.”*

5.2 Setting itself is not an historic asset and a designation in its own right, however it can make a positive, negative, or neutral contribution to the significance of the asset.

5.3 Setting is not fixed and will change over time; therefore, cumulative change should be taken into consideration. In circumstances where the significance of an asset has been compromised consideration should still be given to whether additional change from development will further detract from, or enhance, the significance of the historic asset. The setting of an historic element can include tangible, physical elements as well as those less-tangible elements. TAN-24 highlights that any development within the setting of a historic asset should consider the below factors:

- the significance of the asset and the contribution the setting makes to that significance
- the prominence of the historic asset
- the expected lifespan of the proposed development
- the extent of tree cover and its likely longevity
- non-visual factors affecting the setting of the historic asset such as noise

5.4 Cartographic evidence (Fig. 2) shows relatively little change to the identified historic assets themselves and no evidence of built form previously which illustrates that the context of the Site has always been of a rural nature adjacent to woodland. However, the surroundings in which the historic assets are now experienced are considerable different.

- 5.5 This is largely from the arrival of the Newport Bypass (Fig. 3) which has caused a significant impact changing the physical, rural characteristics, and the surrounding landscape. Even the field patterns are relatively undistinguishable in relation to the Site itself due to the realignment of the road, the roundabout and bypass.
- 5.6 Furthermore, the bypass has resulted in an increase in vehicular traffic which has an aural impact and harmed the tranquil ambience of the setting of the historic assets (Fig. 4).
- 5.7 Glahafren Hall is a high-status C17 farmhouse with later C19 later alterations including a formal frontage and gardens, walled garden and agricultural barns detached from the hall itself. The hall has more recently been converted to flats and Apple House forms part of the agricultural farmstead to the rear (north).
- 5.8 Leading up to Glahafren Hall and Apple House (Fig. 5) and the listed Glahafren Hall Gates (Fig. 6) is a two-lane road, bollards and 30mph road sign which negatively contributes to the rural setting of this collection of historic assets and these highways features have been recently introduced as part of Newport Bypass.

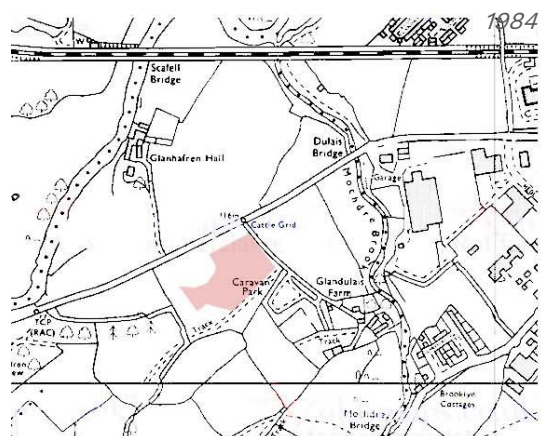
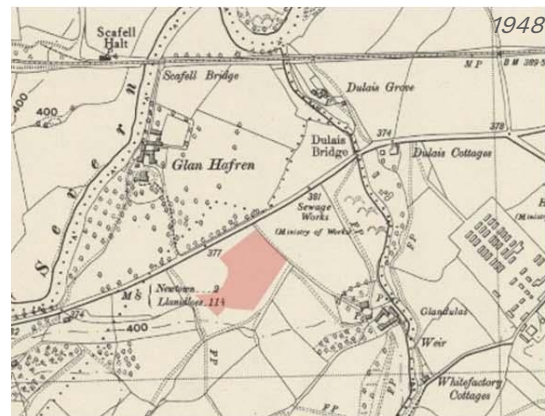
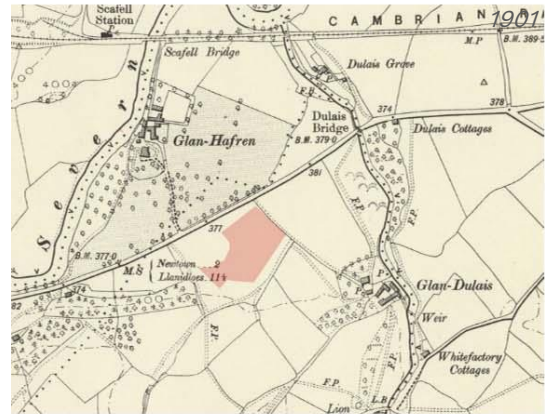
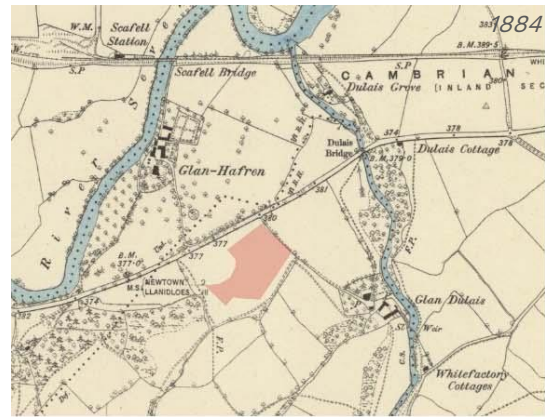


Fig. X OS Map Regression





Fig. 3 Newtown Bypass aerial view Source: RCAHMMWales, 2018

- 5.9 There is no historic or current visual relationship between Glahafren Hall and Apple House and the Site due to the existing tree-lined driveway which has been retained giving access to both properties and screen the historic assets from the Site.
- 5.10 In general, views are restricted due to woodland coverage that bounds the River Severn on which the two historic assets are located, thus there is virtually no visibility from the Site or the Newport Bypass. Therefore, the heritage asset is only really appreciated from within its boundary.
- 5.11 The proposed development would have no direct physical impact and its aesthetic and historic value the primary reasons for designation from which its significance is derived as a well preserved high-status house.



*Fig. 4 The Site looking towards Newport Bypass with large signage and flyover crossing bypass*



*Fig. 5 Entrance to Glanhafren Hall and Apple House*



*Fig. 6 Glanhafren Hall Gates with tree lined driveway*



- 5.12 The walled garden of Glanafren Hall however is much more exposed, although there has been some loss of significance to the curtilage listed wall garden as well as the principal building of the hall itself due to the erection of a dwelling in the walled garden (P/2016/0509) which confuses the legibility and hierarchy of the spaces of the estate (Fig. 7).
- 5.13 Like both Glanafren Hall (and Apple House), Glandulais Farmhouse sits far back from the road, with its principal elevation facing directly onto open fields. However, it is bound on its immediate western boundary by the caravan site (Glandulas Holiday Home Park – Fig. 8) which provides substantial visual screening from the Site. It is almost now enveloped by the caravan site and further development to the east including a small residential cul-de-sac and commercial development to the north-east (Fig. 9).



*Fig. 7 View from Llanidloes Road to walled garden of Glanhafren Hall*





*Fig. 8 Caravan site to south of Site*



*Fig. 9 Mixed commercial site to east of Site*

- 5.14 This piecemeal erosion to its agricultural setting which contributes to its significance as a traditional farmstead in the rural landscape will be further eroded as a result of a 2no. residential developments that have been granted to the north of the historic asset (P/2016/0796 and P/2016/0797). One of which includes the field immediately north of Glandulais Farmhouse (Fig. 10). Therefore, it is suggested that its capacity to accommodate change is much greater and the proposed development will result in no loss of significance to the historic asset.
- 5.15 The caravan site to the south of the Site has been granted consent to expand by a further 20 pitches and in order to access this addition to the caravan site (to avoid the bypass) a dominant concrete flyover has been built which further negatively contributes to the rural setting of the identified historic assets and their former agricultural landscape surroundings.



*Fig. 10 Llanidloes Road to Glandulais Farmhouse – field granted for residential development*

## 5 Conclusion

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- 6.1 The Site itself is of no historic, archaeological or communal value and it does not contribute to the setting to the historic assets identified in this report other than as a former piece of agricultural land in which the historic assets sit.
- 6.2 The Site has no historic relationship with any identified historic assets. There is no intervisibility between the Site and Glandulais Farmhouse and Glanhafren Hall and its associated historic assets which are the most sensitive to change.
- 6.2 The significant change that has impacted on the landscape from the Newtown Bypass has presented an opportunity for development of this area, which the Local Planning Authority have acknowledged by granted two residential permissions adjacent to the development site already.
- 6.3 There will be no loss of significance to the historic assets identified resulting from physical direct or indirect impact from the proposed commercial development due to a general lack of inter-visibility, as a result of intervening vegetation and the existing caravan site.
- 6.4 In conclusion, the proposed development is not anticipated to be a negative change and instead result in neutral impact and would *not* sever the last link between the setting of the historic assets and their original setting. It would neither increase nor decrease the experience of the historic environment.