

CPAT Report No. 1577

Land at Clematis, Guilsfield, Powys



HERITAGE IMPACT ASSESSMENT



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Summary

A heritage impact assessment has been conducted by the Clwyd-Powys Archaeological Trust to determine the potential direct and indirect impacts on designated and undesignated heritage assets which may result from proposals for a small housing development on land at Clematis, Guilsfield, Powys (SJ 2203 1167). The assessment comprised a desk-based study, field survey, and the excavation of five evaluation trenches to test the possibility that the plot contained sub-surface archaeological remains.

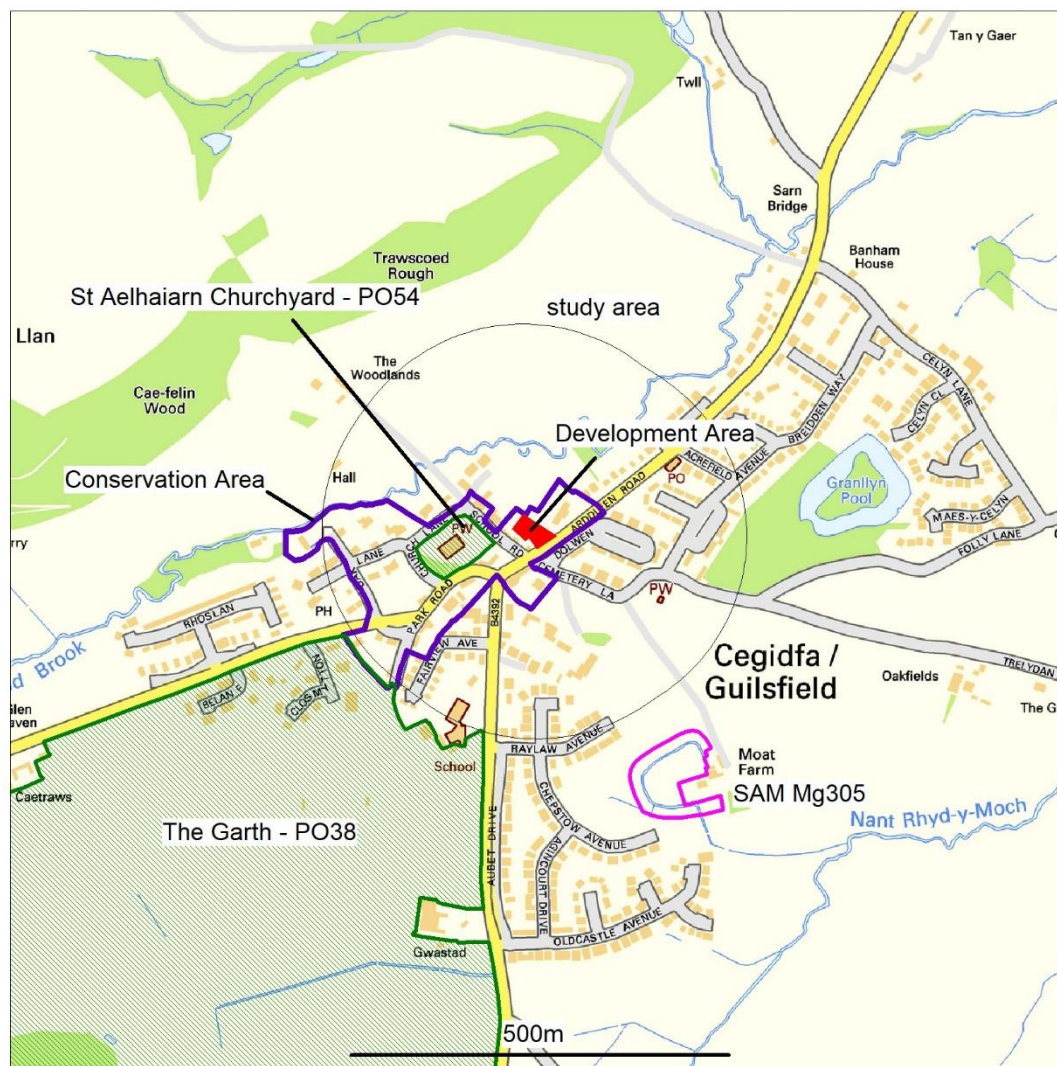
Although the development area lies in the heart of Guilsfield village, the desk-based assessment showed that Clematis was probably built as late as 1810 and that the development area had been an open space at least as far back as 1829. The village is of medieval origin, but the assessment revealed little evidence suggestive of contemporary occupation, so the potential direct impact of the proposal on the archaeological resource appears to be small.

A limited number of features were identified in the evaluation trench nearest the Arddleen Road frontage, but only two of these were of any significance, comprising two seemingly unrelated post-holes which might denote some form of settlement, though neither contained datable material. The only material potentially of medieval date comprised a single layer containing residual medieval pottery, found in the northern corner of the plot, but there was no evidence of this being associated with any structural remains.

The development falls within the Guilsfield Conservation Area and the assessment considered the potential indirect (visual) impacts on the listed buildings which contribute to the local streetscapes. Only four of the listed buildings in the vicinity were considered to be intervisible with the proposed development.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Anne McHardy to undertake a heritage impact assessment in advance of an application for planning permission regarding the construction of two new dwellings on land at Clematis, Guilsfield, in Powys (Fig. 1; SJ 2203 1167).



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Fig. 1: Location of development area

- 1.2. The proposed development lies in the centre of Guilsfield, some 90m to the east of the church and within the Guilsfield Conservation Area. It occupies land which currently forms the garden of Clematis, covering an area of 0.11ha. The development as currently proposed concerns two detached dwellings with separate garages and an access route off Arddleen Road (Fig. 2).
- 1.3. Guilsfield lies on the B4392, 4km to the north of Welshpool. The village occupies flat ground on the south side of the Guilsfield Brook, a stream which meanders along an increasingly broad plain towards the Severn. The church was established where the valley begins to narrow and where the stream has created a visible cutting; a ridge of

higher ground here overlooks the gentle terrain below. Guilsfield has expanded enormously since the Second World War, with new housing developments spreading out on three sides from the historic centre.

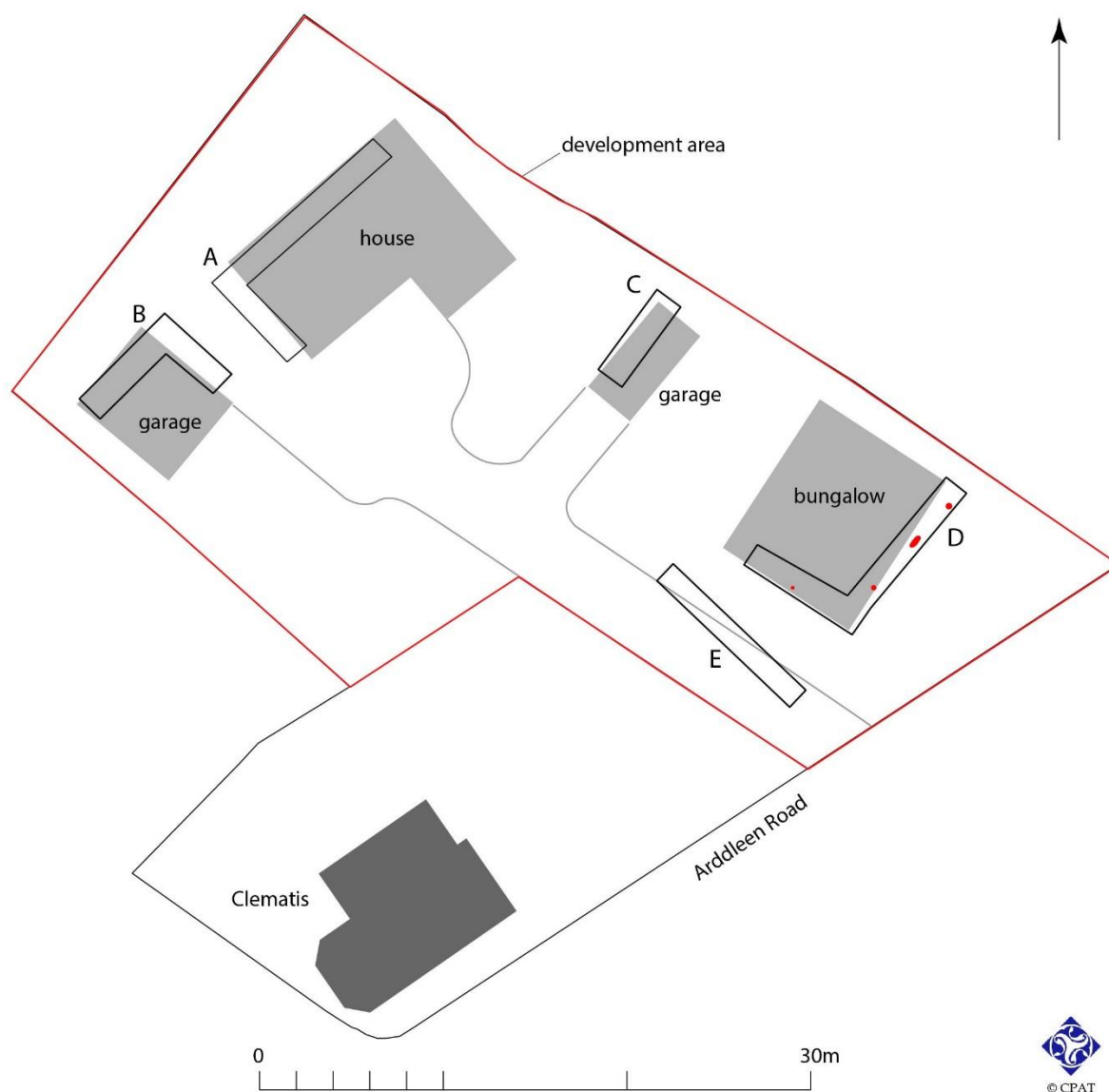


Fig. 2: The layout of the proposed development showing the location of evaluation trenches

- 1.4. The assessment was conducted according to the Chartered Institute for Archaeologists' (Cifa) *Standard and Guidance for Archaeological Field Evaluation* (2014) and *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

2 Sources of Information & Guidance

- 2.1. Cultural heritage is deemed to include the complete range of man-made features that have been introduced into the landscape from the Palaeolithic, more than two hundred and fifty thousand years ago, up to and including the 20th century. Some of these features will be visible as upstanding remains on the ground; others will be

buried and only become apparent during ground disturbance, whilst others may be objects that have been discarded, lost or deliberately deposited. Some will have an archaeological interest and importance; others will be more historical in their origin. In addition, some natural features will be relevant because of the information they contain; peat bogs, for instance, hold pollen that can throw light on past human activity in the area. Collectively, all these features are known as heritage assets.

Administration

- 2.2. At a national level, it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.
- 2.3. At a regional level, the cultural heritage resource is monitored by the Heritage Sections of the regional archaeological trusts. The Historic Environment Advisory Service of the Clwyd-Powys Archaeological Trust (CPAT) act as archaeological advisers to Powys County Council.
- 2.4. While the broad concern of all these bodies is with the preservation of the cultural heritage, there are inevitably differences in emphasis between regional and national organisations, and in the laws and regulations that govern the ways in which they operate.

Legislation and guidance

- 2.5. The legislative framework for the historic environment in Wales was revised by The Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs). Most of the provisions of the 2016 Act had come into force by 31 May 2017.
- 2.6. Chapter 6 of Planning Policy Wales was revised and re-issued in November 2016. Technical Advice Note 24: *The Historic Environment* (TAN 24) came into force on 31 May 2017, and replaced previous Welsh Office Circulars 60/96 *Planning and the Historic Environment: Archaeology*; 61/96 *Planning and the Historic Environment: Historic Buildings and Conservation Areas*; and 1/98 *Planning and the Historic Environment: Directions by the Secretary of State for Wales*.
- 2.7. The revised Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007), though not specifically focused on developments of this nature, provides a suitable, general framework for assessing the cultural heritage. The approach to the cultural heritage which it promotes, although designed for road developments, is relevant as a methodology for the proposed development and has been adopted here. The relevant sections relating to determining the value of assets and the magnitude and significance of potential impacts is reproduced in Annex 2.

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- 2.8. The desk-based assessment was undertaken with reference to the principles and methods for assessing heritage assets laid out in the *Standard and Guidance for Archaeological Desk-based Assessments* (2014) produced by the Chartered Institute for Archaeologists (CIfA), the regulatory body for the profession.
- 2.9. Welsh Government's (2017) *Heritage Impact Assessments in Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This document, together with Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, provides guidance on understanding historic assets, their significance and assessing potential impacts on them. The results of a heritage impact assessment should be summarised in a heritage impact statement and this process must be adopted in all cases where your proposals require listed building consent or conservation area consent.
- 2.10. Heritage impact statements are not required when applying for planning permission, including for development, in the following cases: within the setting of a listed building; within the setting of a scheduled monument; in a registered historic park and garden, or its setting; in a conservation area; and in a World Heritage Site. Nevertheless, in these circumstances, it is good practice to adopt the principles of the heritage impact assessment. There is a separate process for considering the impact of development in registered historic landscapes.
- 2.11. Planning Policy Wales (9th edition, 2016) identifies the desirability of preserving the setting of a World Heritage Site, a nationally important ancient monument (whether scheduled or unscheduled), a listed building, a Conservation Area and a site on the Register of Historic Parks and Gardens in Wales. This desirability will be a material consideration when assessing the potential impact of a development proposal on the historic environment. Recent guidance published by Welsh Government (2017) in *Setting of Historic Assets in Wales* defines the setting of a historic asset as including 'the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. 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. The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations'.
- 2.12. For the landscape in its entirety LANDMAP is the formally adopted landscape assessment tool for Wales, and is consulted in order to inform the baseline assessment of the study area. LANDMAP comprises of five evaluated Aspects, one of which – the Historic Landscape – is relevant to cultural heritage assessments, and a second – the Cultural Landscape – is partially relevant. All five aspects, the other three being Geological Landscape, Landscape Habitats and Visual & Sensory, are normally taken in conjunction (rather than individually) to assess the importance of a landscape under consideration (see CCW 2012), a process normally undertaken by a specialist in landscape and visual issues.

The categorisation and conservation of the cultural heritage resource

- 2.13. The cultural heritage resource is not a single body of equally significant assets, but an infinitely complex set of individual assets, the number of which increases and alters in form and relationships on a continual basis. They range in importance from internationally significant sites to features of minor and even negligible value, with those perceived to be of greater importance being categorised by designation (statutory) or registration (which may be statutory or non-statutory).

World Heritage Sites

- 2.14. This is the only category of international importance, although the designation of a World Heritage Site (WHS) does not confer additional statutory protection. Instead, the protection of World Heritage Sites in the UK is managed through existing designation (i.e. Conservation Areas) and planning regimes (i.e. Local Development Plans).

Scheduled Ancient Monuments

- 2.15. SAMs are designated features of national importance. They are protected under the Ancient Monuments and Archaeological Areas Act, 1979, as amended by the Historic Environment (Wales) Act 2016. The settings of SAMs are also protected, as articulated in Planning Policy Wales (9th edition, 2016), specifically Chapter 6 (Conserving the Historic Environment) which notes that 'the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application' (6.5.1). Setting in relation to all heritage assets, whether designated or not, is discussed further below.

Listed Buildings

- 2.16. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Planning Policy Wales (9th edition, 2016) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).

Conservation Areas

- 2.17. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a Conservation Area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. Planning Policy Wales (9th edition, 2016) states that there 'will be a strong presumption against the granting of planning permission for developments ... which damage the character or appearance of a conservation area or its setting to an unacceptable level' (6.5.19).

Registered Parks and Gardens, and Historic Landscapes

- 2.18. The Historic Environment (Wales) Act 2016 provides for the creation of a statutory Register of Parks and Gardens of Special Historic Interest in Wales. Parks and gardens are graded using the same categories as listed buildings (i.e. I, II*, II). Parks and gardens are therefore 'registered' rather than 'designated' assets, though for practical purposes this distinction appears to be of little significance. Planning Policy Wales (9th edition, 2016) states that local authorities should 'protect and conserve' registered parks and gardens and their settings, and that Cadw must be consulted on any development which is 'likely to affect the site of a registered historic park or garden or its setting' (6.5.24). Similarly, the inclusion of an area on the (non-statutory) Register of Historic Landscapes is a planning consideration, and again Cadw should be consulted on any development 'within a registered historic landscape area that requires an Environmental Impact Assessment' (6.5.25).

Battlefields

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

Designated wrecks

- 2.20. The Protection of Wrecks Act 1973 allows the designation of a restricted area around a wreck to prevent uncontrolled interference. These protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance. There are six designated wrecks in Wales.

Aircraft Crash sites

- 2.21. All military aircraft crash sites in the United Kingdom, its territorial waters, or British aircraft in international waters, are controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.

Undesignated assets

- 2.22. These are undesignated heritage assets which may survive both above ground where they are still visible and/or buried beneath the surface. These could range in date from the prehistoric era through to the 20th century.

Historic Hedgerows

- 2.23. Various criteria have been used to classify historic hedgerows. In the context of a current cultural heritage assessment those that are most relevant are where a hedgerow incorporates or is part of an archaeological site and where it marks a pre-1850 parish or township boundary. In this region there is generally so little published information on estate or manorial boundaries, another pair of criteria, that an assessment utilising them is not feasible.
- 2.24. A further criterion (as cited in The Hedgerows Regulations of 1997 – SI No.1160) is ambiguous in stating that the regulation applies to a hedgerow that is recorded in a document held '...at a Record Office as an integral part of a field system pre-dating

the Enclosure Acts'. This was qualified in guidance issued by DEFRA in May 2002 which stated that 1845 was the accepted cut-off date.

3 The Cultural Heritage History of the Area

- 3.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context. The following summary is based largely on the research presented by Silvester et al. (2012).

Prehistoric Era (10,000BC - AD 43)

- 3.2. There is no evidence to suggest the presence of prehistoric activity in the immediate area of the development, although this should not be taken to indicate its absence. The prominent later prehistoric hillfort of Gaer Fawr lies a short distance to the east of the village.

Roman Period (AD 43 - 410)

- 3.3. There is presently no information to suggest Roman activity in the immediate area, but again this should not be taken to indicate its absence.

Medieval Period (410 - 1500)

- 3.4. The dedication of the church and the shape of the churchyard point to an early medieval foundation here. St Aelhaearn was reputedly a follower of St Bueno, a Powysian saint with links to the Berriew area.
- 3.5. The traditional interpretation of Guilsfield as a place-name, is that it signifies 'Gyldi's field', appearing first as *Guildesfelde* in 1278. The Welsh equivalent is Cegidfa, which as *Kegitua* is earlier, in the 12th century, and also is the name given in the Norwich Taxation of 1254. *Cegid* is hemlock and *fa* is place. This view is supported by the compilers of the most recent authoritative text on place-names in Wales (Owen and Morgan, 2007) but other interpretations have been put on this name.
- 3.6. A D-shaped moated enclosure, its ditch partly infilled, lies to the south of the village. In the absence of evidence to the contrary, this should be viewed as a medieval manorial centre, the home of the local lord.
- 3.7. The development of the settlement through the medieval era is, like so many others, obscure, and any attempt to picture the full pattern of housing before the Georgian period, can be no more than guesswork. However, the survival of one or two houses pre-dating the 17th century reveals that the settlement was already spreading down some of the lanes that converged on the churchyard, emphasising a growing nucleation.
- 3.8. The church of St Aelhaiarn has a complicated history: a nave of the 14th century, an added west tower, perhaps by 1400, a porch and south aisle of the 15th century, and a north aisle a little later. It has one of the richest medieval church interiors in the county, with an early font and late medieval and Tudor-era roofs.

- 3.9. The churchyard is effectively rectangular with rounded corners, raised above the surrounding street level. It shows no signs of having been modified during its long history.

Post-Medieval and Modern Periods

- 3.10. The picture that emerges of Guilsfield is of a well-established small village by the end of the Tudor period, and this could be taken as an indicator that there was already a nucleated settlement here in the late medieval era, although that has yet to be demonstrated.
- 3.11. The pattern of settlement as depicted on the Tithe map and on the earlier but less precise enclosure map suggests that originally two tracks departed the lane girdling the churchyard. One was the predecessor of the present B4392 and it is possible that in the vicinity of The Square and the now levelled Garden Cottage the lane broadened out into an open triangular area, though it would be premature to class this as a green. The other track curved round northwards to cross the Guilsfield Brook by a ford which is still functioning and up to Cae-felin Wood, a modern footpath continuing into the hills to the north where originally the track led to Trawscoed-hen. A lane coming in from the direction of Groes-lwyd to the west is indicated by the positions of Belan Cottage and The Square. For all its modern growth, Guilsfield has witnessed only very limited archaeological activity, a single watching brief off Oak Lane in 1995 failing to find any trace of medieval activity.
- 3.12. It was in the 18th century that the road through the village received the attention of a turnpike trust, but the road layout before this point in time has not been comprehensively traced and may have been somewhat different. By the middle of the following century, houses clustered around the church and on the north and south sides of the block of land to the west of the churchyard.

The Development Area

- 3.13. The Development Area lies within the historic core of Guilsfield as defined by Silvester et al. (2012) and as such is considered to have the potential for buried archaeological remains associated with medieval and later occupation.
- 3.14. The earliest available mapping, the Ordnance Survey Surveyors' Drawing of 1829 (Fig. 3) provides little useful information, showing the Development Area as an open space to the east of a house, presumably Clematis.

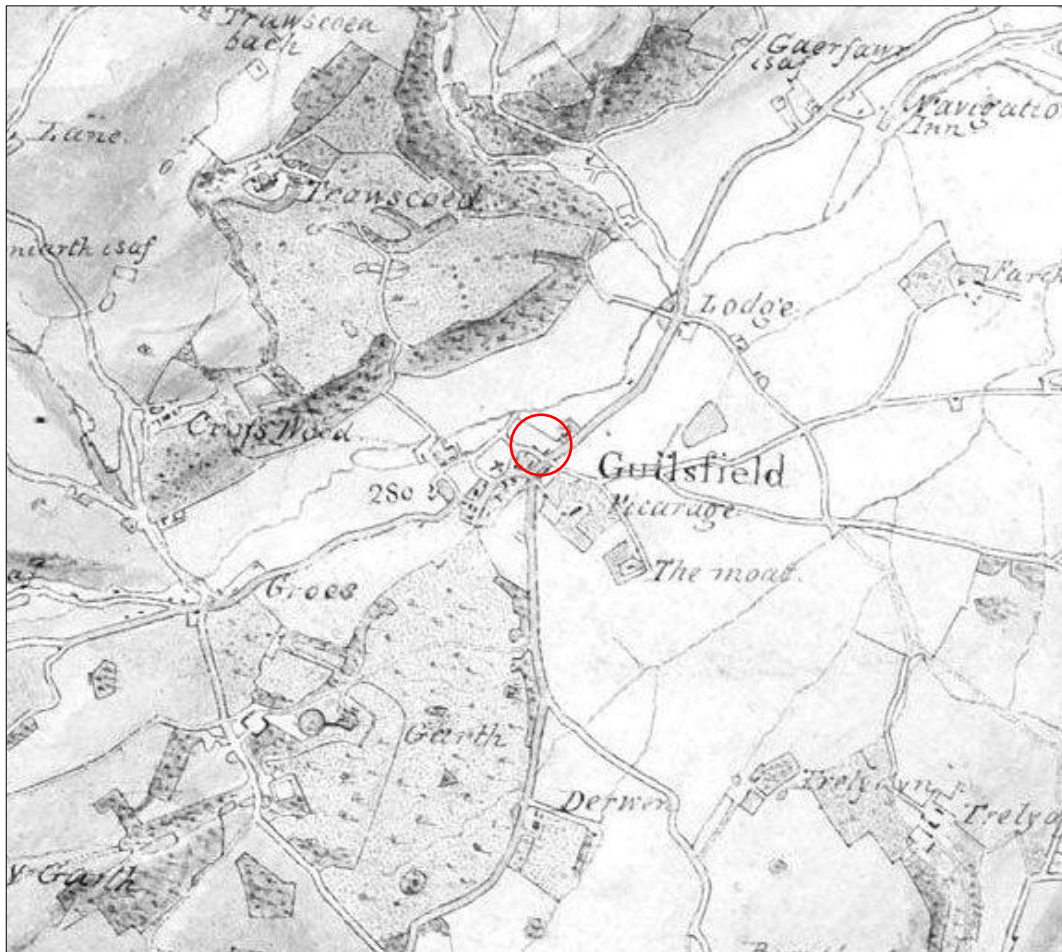


Fig. 3: Extract from the 1829 Ordnance Survey Surveyors' Drawing showing the Development Area circled in red

- 3.15. The 1845 Tithe map for Guilsfield parish (Fig. 4) shows the development area as occupying part of two plots; the corresponding Tithe apportionment records the roadside plot (236) as 'House and Garden', occupied by Jess Drakeford, and the rear plot (238) as 'Croft, pasture', occupied by Samuel Lewis and Thomas Evans, both plots being owned by Charlotte Mytton.
- 3.16. The large-scale Ordnance Survey mapping from the late 19th and early 20th centuries (Figs 5 and 6) provides no useful additional information, showing the development area much as it was at the time of the tithe survey.
- 3.17. Clematis is thought to date from 1810 and to have been built as part of Trawscoed Estate. Both the house and the garden along the Ardleen Road has been in the ownership of the same family since 1945 and before that was occupied by the family from 1926 as tenants of the Garth Estate. Originally, there were fields on the south side of Ardleen Road which were attached to Clematis when it was a small holding but they were bought by the council for the Dolwen Estate.
- 3.18. The field between White Ash and Bodissa was the playing school field for Guilsfield School until 1960, when the school was moved and the owners of Clematis and White Ash bought the field and divided it between them.



Fig. 4: Extract from the 1845 Tithe Survey for Guilsfield parish, township of Hendre-Hen, Llan and Trawsgoed, showing the development area outlined in red

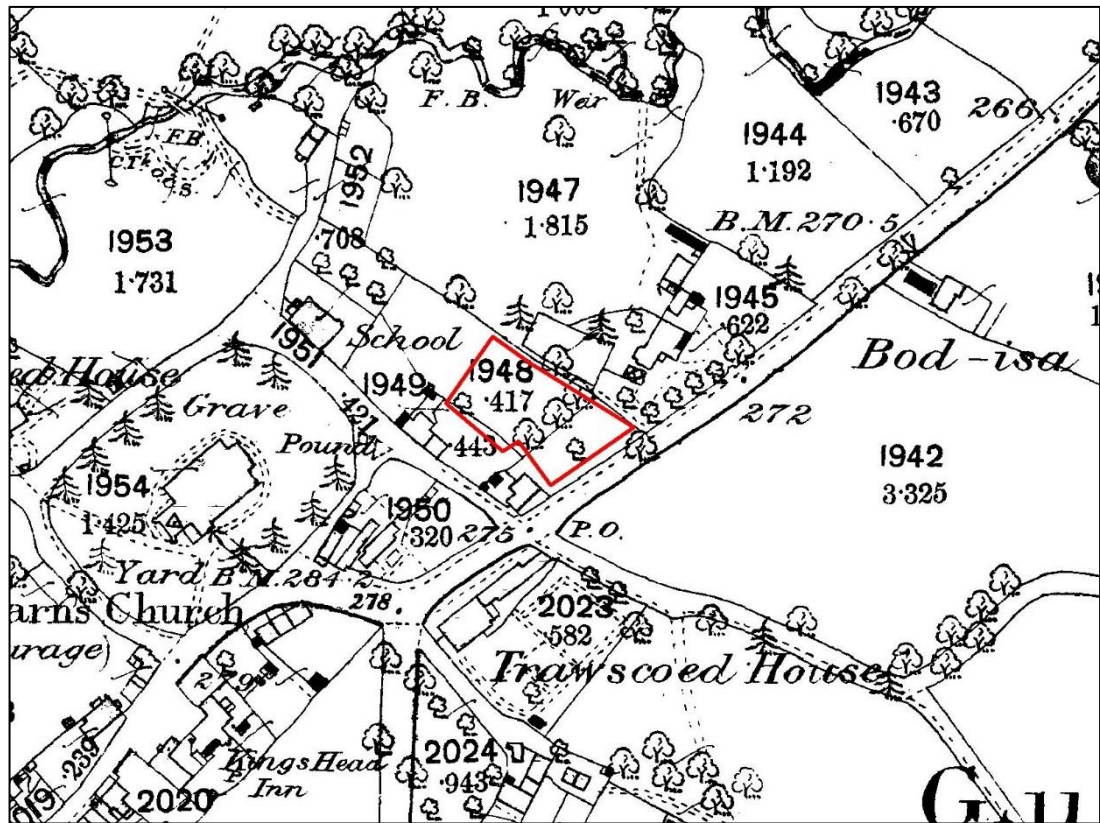


Fig. 5: Extract from the Ordnance Survey 1st edition 25" mapping of 1885, showing the development area in red

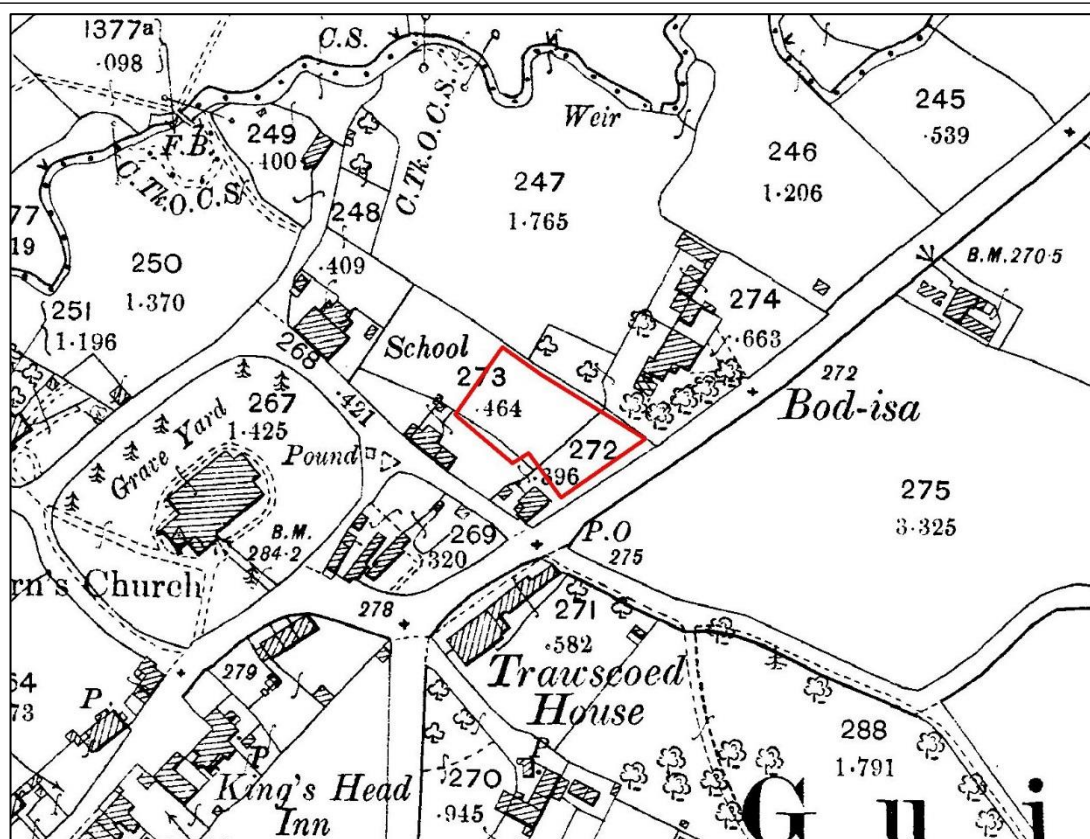


Fig. 6: Extract from the Ordnance Survey 2nd edition 25" mapping of 1902, showing the development area in red

4 Trial Excavation

- 4.1. The trial excavation comprised five trenches, investigating the sites of the two proposed dwellings, their garages and the new access from the Arddleen Road frontage. The locations for these were agreed with the regional Development Control Officer. The trenches were excavated by machine down to the level of the natural subsoil, at which point any sub-surface archaeological features became apparent. All subsequent investigation was carried out by hand.

Trench A

- 4.2. The trench was 1.6m wide and covered the footprint of one of the proposed dwellings; it was L-shaped, covering an overall area that measured 11.8m north-east/south-west by 6.0m north-west/south-east.
- 4.3. The natural subsoil comprised an orange gravel (5) which dropped markedly to the north-east, where it was covered by a layer of pale orange-buff clay (4), up to 0.2m thick, also of natural origin. Above layers 4 and 5 was an orange-brown clay silt (3), up to 0.3m in thickness, which contained some residual medieval pottery and might represent an accumulation of material dating from the late medieval period. Overlying this was a grey silt subsoil (2), up to 0.35m thick and containing post-medieval material, and a surface layer of garden soil, comprising a dark grey silt (1) up to 0.25m thick. No features were identified.



Fig. 7: The north-east arm of Trench A, from the south-west. Photo CPAT 4483-0024



Fig. 8: The south-east arm of Trench A, from the north-west. Photo CPAT 4483-0026

Trench B

- 4.4. The trench was 1.6m wide and covered the footprint of one of the proposed garages; it was L-shaped, covering an overall area that measured 6.6m north-east/south-west by 5.3m north-west/south-east.



Fig. 9: The south-west arm of Trench B, from the north-east. Photo CPAT 4483-0028



Fig. 10: The south-east arm of Trench B, from the north-west. Photo CPAT 4483-0030

- 4.5. The natural subsoil here was a grey-orange gravel (8) which was covered by a grey silt subsoil (7), up to 0.2m thick and containing post-medieval material, and a surface layer of garden soil, comprising a dark grey silt (6) up to 0.25m thick. No features

were identified and the potential medieval layer identified in Trench A was not present.

Trench C

- 4.6. The trench covered the footprint of one of the proposed garages and measured 5.4m north-east/south-west by 1.6m wide.



Fig. 11: Trench C, from the south-west. Photo CPAT 4483-0035

- 4.7. The natural subsoil comprised a mixed deposit of orange gravel and milky orange clay (11), above which there was a grey silt subsoil (10), up to 0.5m thick. Though no finds were recovered from the subsoil, it was almost certainly the same as layer 2 in Trench A, and so of post-medieval or later origin. The surface soil was a dark grey silt (9) up to 0.2m thick. No features were identified and, as in Trench B, the potential medieval layer was not present, suggesting it is confined to the northern corner of the proposed development area.

Trench D

- 4.8. The trench was 1.4m wide and covered the footprint of the proposed dwelling nearest the Arddleen Road street frontage; it was L-shaped, covering an overall area that measured 10.0m north-east/south-west by 7.0m north-west/south-east.
- 4.9. The natural subsoil of orange silty gravel (20) was overlain by a layer of grey silt subsoil (13), up to 0.25m thick, and a surface layer of dark grey silt (12), which formed the topsoil and was 0.25m thick. Here the grey silt contained material of 19th-century and earlier date but its character was essentially similar to the equivalent layers in the other trenches.

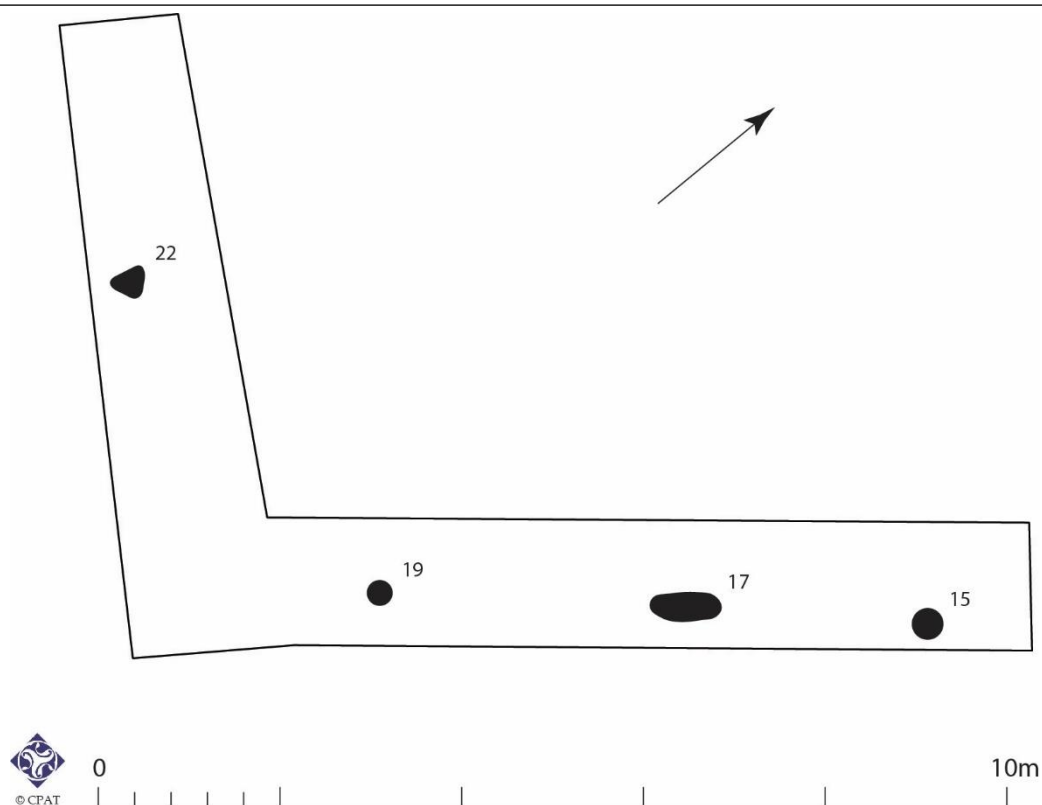


Fig. 12: Plan of Trench D

- 4.10. A total of four features were discovered in Trench D, all of which had been cut into the natural subsoil (20) though none appeared to be contemporary. Towards the north-eastern end of that arm of the trench, there was a small post-hole (15), measuring 0.40m in diameter and 0.13m deep, with a fill of brown silt (14). No datable material was recovered from the fill.
- 4.11. In the central part of the north-eastern arm of the trench was an oval feature (17) measuring 0.7m north-east/south-west by 0.3m wide. Some bone was evident at the south-west end and it was clear that this represented an animal burial in the garden of Clematis. The owner confirmed that this part of the garden had been used to bury pet cats in the mid-20th century and the fill of grey silt (16) was therefore left unexcavated.
- 4.12. Near to the junction of the two arms of the trench, a second post-hole (19) was identified, measuring 0.35m in diameter and 0.35m deep. It seemed unlikely that this was contemporary with post-hole (15) owing to its fill of grey-brown silt (18) being somewhat different in character, though, again, no datable material was recovered.
- 4.13. In the north-western arm of the trench a single, approximately triangular, feature was identified. This had sides each approximately 0.4m in length and was up to 0.13m deep, though the base sloped markedly from the west side to the east corner. The grey silt fill (21) contained a fragment of coal, so a relatively recent date for the feature seems most probable.



Fig. 13: The north-eastern arm of Trench D, from the south-west. Photo CPAT 4483-0037



Fig. 14: The north-western arm of Trench D, from the south-east. Photo CPAT 4483-0044



Fig. 15: Post-hole 15 in Trench D, from the north-west. Photo CPAT 4483-0051



Fig. 16: Post-hole 19 in Trench D, from the south-east. Photo CPAT 4483-0050

Trench E

- 4.14. The trench was placed as near as possible to the proposed access route from the street frontage and measured 10.0m north-west/south-east by 1.4m wide.



Fig. 17: Trench E, from the north-west. Photo CPAT 4483-0055

- 4.15. The natural subsoil (25) comprised a mixed deposit of orange silty gravel with patches of orange clay silt. This was overlain by a layer of grey silt (24) which increased in thickness from 0.15m at the south-eastern end of the trench to 0.25m at its north-western end. The topsoil was a dark grey silt (23), which displayed a similar increase in thickness, from 0.2m to 0.4m, as it became more distant from the Arddleen Road frontage.

5 Baseline Assessment

- 5.1. The assessment involved the examination of all the readily available primary and secondary sources at the following repositories:
- the regional Historic Environment Record
 - the National Library of Wales, Aberystwyth
 - the National Monuments Record, Aberystwyth
 - Powys County Archives
- 5.2. Information regarding scheduled ancient monuments, listed buildings, registered historic landscapes and registered parks and gardens, is based on a dataset provided by Cadw, dated May 2017.

- 5.1. The baseline assessment has considered all known heritage assets within the development area, together with designated and registered assets which lie within 250m.

Designated and Registered Heritage Assets within 250m of the Development Area

- 5.2. The following provides details of all designated and registered cultural assets within 250m of the Development Area, summarised in Table 1. It should be noted at this stage that all nationally designated assets are automatically considered to be of high value (see Annex 2, Table 2.1).

Table 1: Summary of Designated and Registered Heritage Assets within 250m of the Development Area

Designated asset	Within the Development Area	Within 250m
World Heritage Sites	0	0
Scheduled Ancient Monuments	0	0
Listed buildings	0	22*
Registered historic parks and gardens	0	1
Registered historic landscapes	0	0
Conservation areas	1	0

* Note that three listed buildings lie within St Aelhaearn's Churchyard registered park and garden

World Heritage Sites

- 5.3. There are no World Heritage Sites within 250m of the Development Area.

Scheduled Ancient Monuments

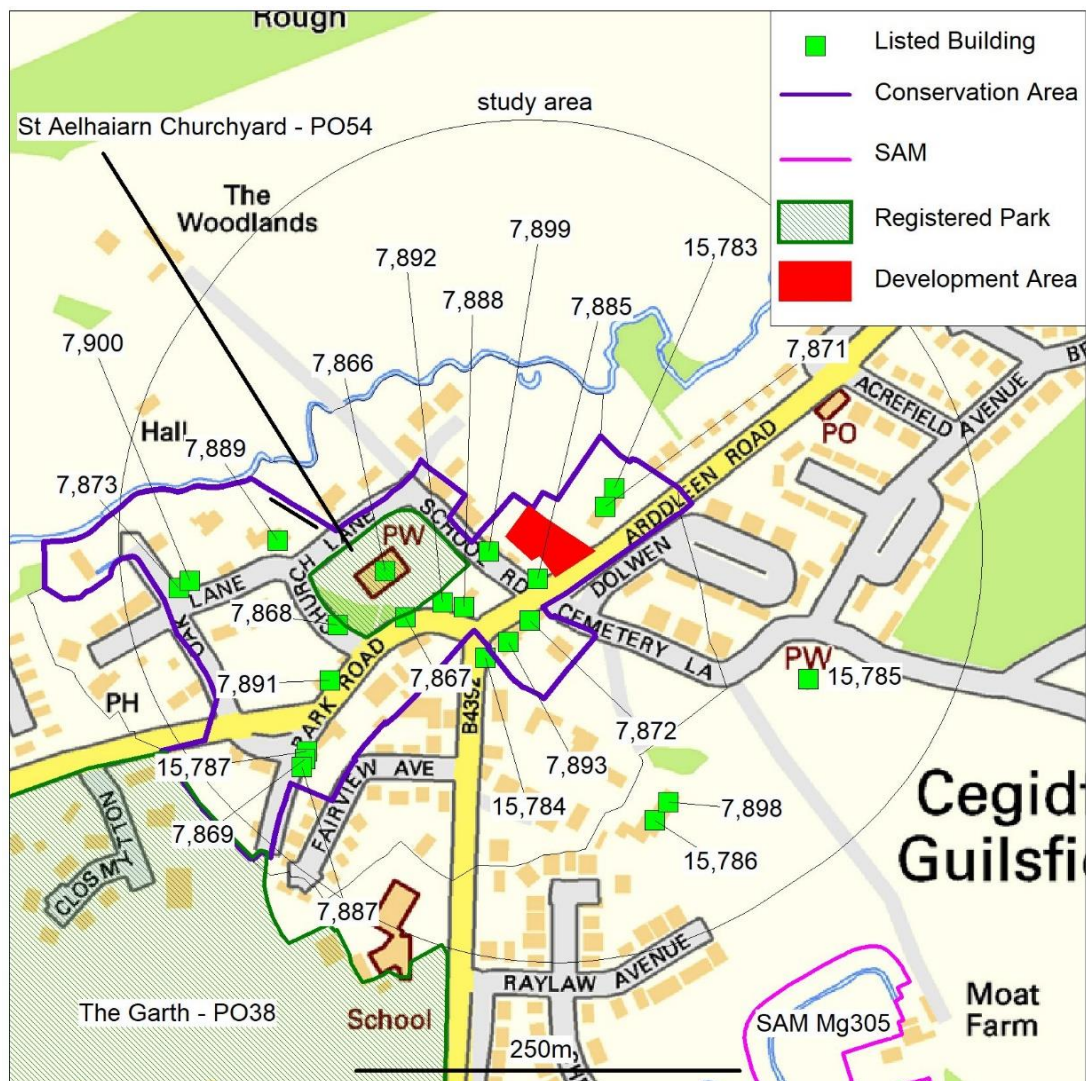
- 5.4. There are no scheduled ancient monument within 250m of the Development Area, the closest being Guilsfield Moated Site (MG305), at a distance of 305m to the south-east.

Listed Buildings

- 5.5. The Church of St Aelhaiarn, the churchyard and other listed structures within it are discussed under Registered Parks and Gardens. Excluding the above, there are 19 grade II listed buildings within 250m of the Development Area, which are depicted on Fig. 18 and listed in Table 2.

Table 2: Listed buildings within 250m of the Development Area

LB No	Name	Grade	NGR	Dist and direction
7866	Church of St Aelhaiarn, including outbuildings	I	SJ 21925 11625	70m W
7867	Jones Memorial, St Aelhaiarn's Churchyard	II	SJ 21938 11625	60m W
7868	Churchyard Wall and Gates, Church of St Aelhaiarn	II	SJ 21894 11620	30m W
7869	No 7, Porches (formerly listed as Porch Cottages) Park Road	II	SJ 21873 11533	195m SW
7871	Bod-Isa, Arddleen Road	II	SJ 22068 11697	15m E
7872	Calcott House, Arddleen Road	II	SJ 22019 11623	20m SW
7873	Cil Haul, Oak Lane	II	SJ218 01165	215m W
7885	Clematis Cottage (formerly listed as Old Post Office), Arddleen Road	II	SJ 22024 11650	8m W
7887	No 6, The Porches (Formerly Listed As Porch Cottages), Park Road	II	SJ 21871 11528	200m SW
7888	Abercrombie House (Post Office and Stores), Park Road	II	SJ 21976 11632	55m W
7889	The Red House, Oak Lane	II	SJ 21855 11675	140m W
7891	The Square, Park Road	II	SJ 21889 11584	155m W
7892	Trawscoed Cottage, Park Road	II	SJ 21962 11635	70m W
7893	Trawscoed House, Arddleen Road	II	SJ 22005 11609	50m W
7898	Vicarage, Dolwen	II	SJ 22109 11505	165m S
7899	White Ash (Nos 1 And 2 Onnen Wen/White Ash), School Road	II	SJ 21992 11668	10m W
7900	Yew Tree, Oak Lane	II	SJ 2178 1164	215m W
15783	Bod-Isa Cottage, Arddleen Road	II	SJ 22074 11709	40m E
15784	Public Water Fountain, B 4392	II	SJ 21990 11599	70m SW
15785	Cemetery Chapel, Cemetery Lane	II	SJ 22200 11585	160m SE
15786	Glebe House (formerly listed as Vicarage), Dolwen	II	SJ 22100 11493	175m S
15787	No 8, The Porches (Formerly Listed As Porch Cottages) Park Road	II	SJ 21874 11538	195m SW



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Fig. 18: Designated assets within 250m of the Development Area

Registered Parks and Gardens

5.6. The only Registered Park and Garden within 250m of the Development Area is St Aelhaiarn’s Churchyard (PO54), although the eastern extent of The Garth (PO38) lies just over 250m to the south-west.

Registered Historic Landscapes

5.7. There are no Registered Historic Landscapes within 250m of the Development Area.

Conservation Areas

5.8. The Development Area lies within the Guilsfield Conservation Area.

Undesignated Assets within 250m of the Development Area

- 5.9. The regional HER records 11 undesignated assets within 250m of the development area, while the NMR has provided two further assets. All of these assets are either too distant, or of no apparent relevance to the development area. The table includes the two post-holes that were identified in Trench D of the evaluation (see Section 4), which might relate to structures within the development area fronting onto Arddleen Road.

Table 3: Undesignated Assets within 250m of the Development Area

PRN NPRN	Name	Period	Type	Location (NGR)
123884	Guilsfield Cemetery, war memorial	Modern	War memorial	SJ2219511575
7676	Guilsfield ridge and furrow	Medieval; Post-Medieval	Ridge and furrow	SJ22171145
58383	Guilsfield, King's Head public house	Post-Medieval	Public house	SJ2192211577
58384	Guilsfield, King's Head public house, malt house	Post-Medieval	Malt house	SJ2192211577
58385	Guilsfield, King's Head public house, stable	Post-Medieval	Stable	SJ2192211577
58386	Guilsfield, King's Head yard butchers shop (Mark Tyley's)	Modern	Shop	SJ2191611587
58126	Guilsfield, Oak Lane, post medieval activity	Post-Medieval	Find	SJ21821162
131283	Guilsfield, School	Post-Medieval	School	SJ2195411702
58381	Guilsfield, The Smithy	Post-Medieval	Smithy.	SJ2199211539
58416	Guilsfield, Vine house	Post-Medieval	House	SJ2182811654
58401	Sunnymead	Post-Medieval	House	SJ2198811524
265515	Vicarage Garden	Post-Medieval	House	SJ2212711502
406110	Stone Cottage 2	Post-Medieval	Garden	SJ2183211538
	Post-hole 15	Unknown	Post-hole	Trench D
	Post-hole 19	Unknown	Post-hole	Trench D

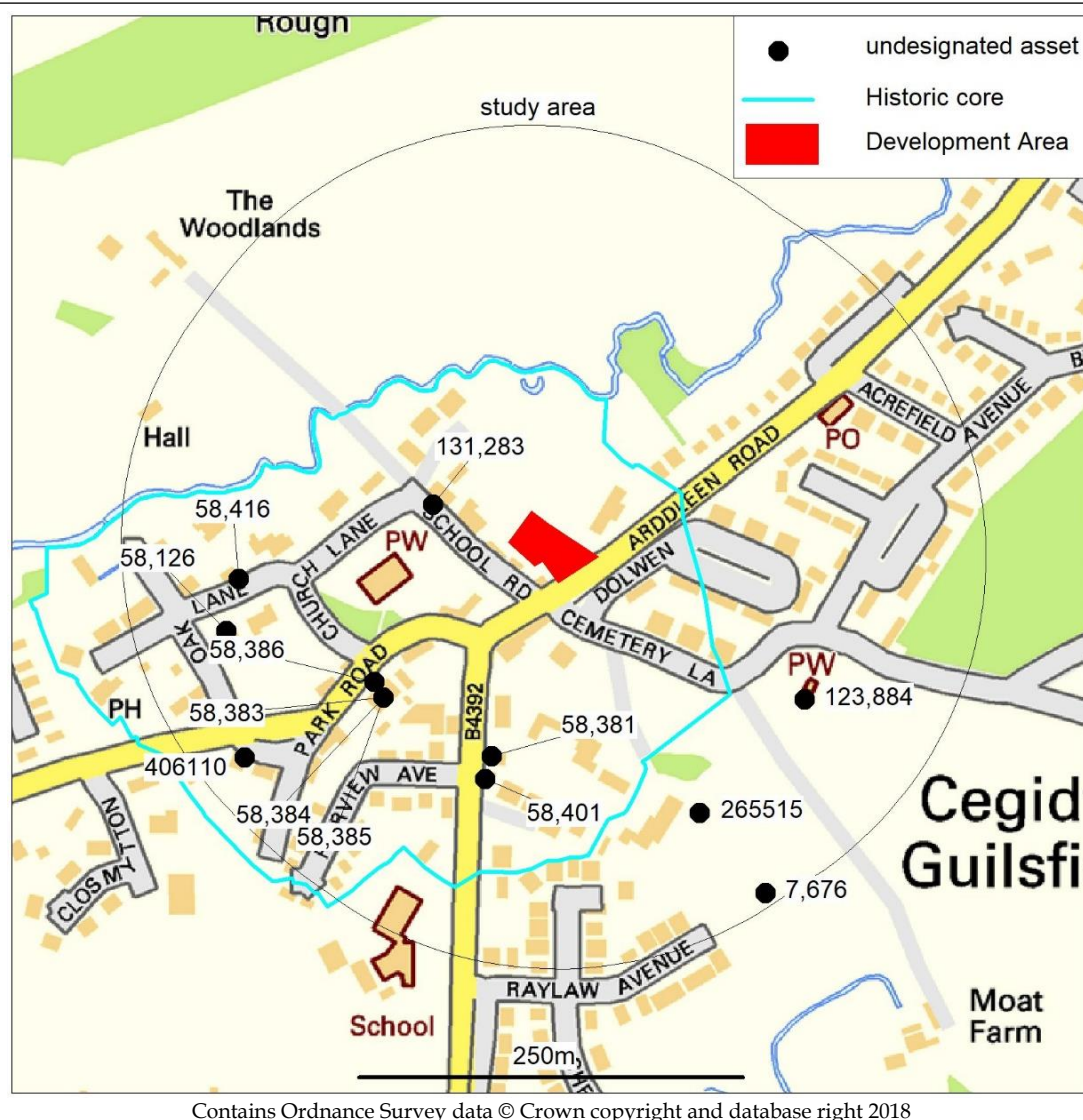


Fig. 19: Undesignated assets within 250m of the development area.

6 Impact Assessment

- 6.1. The assessment of impacts is based on information provided by the client relating to the layout, scale and appearance of the proposed development. This indicates that two new dwellings are proposed, each with its own detached garage, with a new access off Arddleen Road (see Fig. 2). The dwelling closest to Arddleen Road will be a bungalow, while the dwelling to the rear will be a house, both constructed in lime washed brick, with Welsh slate roofs and Gothic style window frames.

Direct Impacts

- 6.2. The potential direct impacts which may result from the development proposals have been assessed in accordance with the DRMB guideline for determining the value of an asset and the potential impacts (see Annex 2).

Designated Assets

- 6.3. The proposed development lies within the curtilage of a grade II listed building, known as Clematis and any development here will have a direct impact on that curtilage.

Undesignated Assets

- 6.4. The proposed development lies within the historic core of the village, as defined by Silvester et al. (2012). The evaluation conducted as part of this assessment identified two undated post-holes in Trench D, which was positioned on the site of one of the proposed buildings, near to the Arddleen Road street frontage. The fills of the post-holes suggest they are not contemporary, but they could both be related to structures fronting onto Arddleen Road. Both will be subject to a direct impact as they lie on the footprint of the proposed new building, though they will only form a part of any building and the magnitude of impact on them is therefore seen as minor and its significance as slight.
- 6.5. Trench A, in the northern corner of the Development Area, revealed a layer which contained some residual medieval pottery and might represent an accumulation of material dating from the late medieval period, but there were no associated features that provided direct evidence of settlement and no impact is foreseen.

Indirect Impacts

Listed Buildings

- 6.6. The assessment has identified four grade II listed buildings where there is the potential for a visual impact. The remaining listed buildings have either very restricted intervisibility, or no intervisibility, such that no visual impacts are predicted.

7871 Bod-Isa, Arddleen Road

15783 Bod-Isa Cottage, Arddleen Road

- 6.7. The timber-framed house dates from the late 16th century and has a service wing, now Bod-Isa Cottage, which is listed separately. The house is set in its own grounds, which form its setting, together with the immediate street frontage along Arddleen Road. Principal views of the building are from the road and in certain directions the proposed new bungalow and garage would also be visible (see Fig. 20). The principal aspect of Bod-Isa is towards Arddleen Road and with the building being at an angle to the street frontage this view is directed away from the proposed development and would therefore remain unaffected by it. There would, however, be a visual impact on the setting, the magnitude of which is considered to be minor and its significance moderate/slight.



Fig. 20 View of Bod-Isa, with the Development Area to the left. Photo CPAT 4483-0009.

7885 *Clematis Cottage (formerly listed as Old Post Office), Arddleen Road*

- 6.8. The house was probably built around 1810 and is listed as an early 19th-century estate cottage, probably built for the Trawscoed estate. It is of group value within the Conservation Area.
- 6.9. The setting of the house includes part of the Development Area, which has historically been an adjoining garden. The principal view of the building is from directly opposite, on Arddleen Road, as well as from the south-west (see Fig. 21), while its main aspect is facing the road, away from the proposed development. The proposals will have no impact on these views, although the loss of part of the attached garden will have an impact on the setting. Overall, the magnitude of the visual impact on the house is considered to be at most minor, although the impact on the setting is higher, with the loss of part of the setting resulting in a moderate impact, the significance of which would be moderate/large.



Fig. 21: View of Clematis, with the Development Area beyond, behind the large conifer. Photo CPAT 4483-0006.



Fig. 22: View of Clematis from the site of the proposed bungalow, with Trench D occupying its footprint. Photo CPAT 4483-0012.

7899 White Ash (Nos 1 And 2 Onnen Wen/White Ash), School Road

- 6.10. The timber-framed house dates from around 1500 and was refurbished c. 1830, probably by the Trawscoed or Garth estates. Listed as an important house which demonstrates clearly the radical extent of alterations made to well-built late-medieval houses to accommodate the needs and fashion of the 17th century, and further altered in the 19th century. The house lies within its own grounds, which form the setting, together with the adjacent land and eastern end of the churchyard. The principal view of White Ash is from the adjacent lane and churchyard, with the main aspect being in the opposite direction, away from the proposed development. While the proposed house and garage will be in close proximity to the rear of White Ash existing trees provide some screening (see Fig. 23) and there will be no impact on the main views to and from the building. The magnitude of the visual impact is therefore considered to be negligible and its significance slight.



Fig. 23: View looking towards White Ash, which lies behind the trees, with the site of the proposed house to the right and its garage marked by Trench B, in the centre.
Photo CPAT 4483-0013.

Registered Parks and Gardens

PO 54 St Aelhaiarn's Churchyard Park and Garden

- 6.11. Although St Aelhaiarn's Churchyard Park and Garden lies only 30m to the west of the Development Area any intervisibility is extremely restricted owing to intervening buildings and the large yew trees which surround the churchyard. The setting for the churchyard includes the surrounding roads and the buildings which flank them, although the Development Area plays no part in this setting and the assessment has concluded that there will be no visual impact.

Conservation Area

- 6.12. The Guilsfield Conservation Area encompasses most of the historic core of the village and includes the whole of the Development Area. The character of the Conservation Area is largely dependent on the numerous listed buildings and the streetscapes of which they are part. In the case of Arddleen Road, the Development Area lies on the north-west side and occupies a garden plot between two grade II listed buildings, Clematis to the south-west and Bod-Isa to the north-east. On the opposite side of the road there are modern developments which lie outside the Conservation Area.
- 6.13. The street frontage here is formed by a mature hedge. The proposed development has been designed to minimise visual impacts on the Conservation Area, as well as the adjacent properties. A bungalow is proposed at the front of the plot, which will be set back from the frontage by around 5m. A new access will be required, removing around 4m of the existing hedge at the south-eastern end of the plot, but it is also proposed that the adjoining hedge for a length of 7m to the north-east of this and 12m to the south-west will be angled away from the road to aid traffic visibility; the remainder of the hedged boundary will remain. Any visual impact on the Conservation Area will be very localised, with the streetscape here being subject to a minor impact, which could be mitigated further by appropriate planting.



Fig. 24: View of the Development Area, with Clematis screened by the large conifer tree on the left. Photo CPAT 4483-0008.

Table 4: Summary of potential visual impacts on designated heritage assets

Ref	Name	Dist and direction	Magnitude of impact	Significance of impact
7871	Bod-Isa, Arddleen Road	15m E	Minor	Moderate/slight
7885	Clematis Cottage (formerly listed as Old Post Office), Arddleen Road	8m W	Moderate	Moderate/large
7899	White Ash (Nos 1 And 2 Onnen Wen/White Ash), School Road	10m W	Negligible	Slight
15783	Bod-Isa Cottage, Arddleen Road	40m E	Minor	Moderate/slight
	Guilsfield Conservation Area - localised impact on streetscape of Arddleen Road only	0m	Minor	Moderate/slight

7 Conclusions

- 7.1. A heritage impact assessment has been conducted to determine the potential direct and indirect impacts on designated and undesignated heritage assets which may result from proposals for a new housing development on land at Clematis, Guilsfield, Powys. The assessment comprised a desk-based study and field survey, followed by the excavation of five evaluation trenches.
- 7.2. On the basis of existing information the assessment has determined that the archaeological potential of the development area itself is low. While Guilsfield is known to be a village of medieval origin, the desk-based study and results from the evaluation trenches have identified only limited potential for settlement within the development area.
- 7.3. The evaluation trenches revealed only two undated post-holes and two modern features, all within Trench D; the post-holes are not thought to be related or contemporary. In the northern corner of the Development Area, a layer that might represent an accumulation of material dating from the late medieval period was identified, but there were no associated features that provided direct evidence of settlement.
- 7.4. The Development Area comprises part of the current garden of Clematis, which is a listed building that contributes to the character of the Guilsfield Conservation Area. This encompasses most of the historic core of the village and its character is largely dependent on the numerous listed buildings and the streetscapes of which they are part. The garden plot lies between two grade II listed buildings, Clematis to the south-west and Bod-Isa to the north-east; it forms part of the setting of Clematis, so the loss of part of this attached plot will have an impact on how Clematis is viewed, though it is partially masked from view to some extent by trees.

- 7.5. The main aspects of both Clematis and Bod-Isa are towards the Arddleen Road, and it is from this direction that the principal views of the buildings can be best appreciated, though Clematis also has a south-west facing aspect onto School Road (see Fig. 21). The main aspects of both buildings therefore face these roads and are away from the proposed development. The Arddleen Road aspects have already been affected to some degree by modern development.

8 Sources

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Cartographic sources

1829 Ordnance Survey Surveyors' Drawing No 328

1845 Tithe Survey for Guilsfield parish, township of Hendre-Hen, Llan and Trawsgoed

1885 Ordnance Survey 1:2500 1st edition Montgomeryshire 15.15

1902 Ordnance Survey 1:2500 2nd edition Montgomeryshire 15.15

9 Archive deposition Statement

- 9.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the ClfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The digital archive only will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the paper/drawn/digital archive with the National Monuments Record (RCAHMW). No finds or samples were retained.

10 Site Archive

5 trench recording forms

56 digital photographs, CPAT Film No 4483

Photographic catalogue

Finds (not retained)

Trench A

Context 1

1 sherd tin glazed earthenware

1 sherd white stoneware

2 sherds coal measures red ware, one of which is part of a base

Context 2

2 sherds coal measures red ware

1 sherd Midlands purple ware

2 indeterminate body sherds – probably medieval

1 19th-century brick fragment

Context 3

2 sherds green-glazed earthenware, one with a chevron pattern

1 indeterminate body sherd – probably medieval

Trench B

Context 7

1 section of the base of a mottled ware mug (or similar) – 18th century

1 fragment of a green/brown glass vessel

Trench C

No finds.

Trench D

Context 13

2 19th-century brick fragments

1 fragment of a grey stoneware jar handle

1 sherd of white stoneware

Trench E

No finds

Annex 1 - Administration and Categorisation of the Cultural Heritage

Administration

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

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

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

Categorisation of the Cultural Heritage Resource

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

World Heritage Sites. This is the only statutorily recognised category of international importance, although the designation of a World Heritage Site (WHS) does not confer additional statutory protection. Instead, the protection of World Heritage Sites in the UK is managed through existing designation (i.e. Conservation Areas) and planning regimes (i.e. Local Development Plans).

Scheduled Ancient Monuments (SAMs). SAMs are designated features of national importance. They are protected under the Ancient Monuments and Archaeological Areas Act, 1979, as amended by the Historic Environment (Wales) Act 2016. The settings of SAMs are also protected, as articulated in Planning Policy Wales (9th edition, 2016), specifically Chapter 6 (Conserving the Historic Environment) which notes that 'the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application' (6.5.1).

Listed Buildings (LB). These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Planning Policy Wales (9th edition, 2016) requires a 'general

presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).

Conservation Areas. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires local planning authorities to have special regard to the desirability of preserving the setting of a Conservation Area, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from such an area. Planning Policy Wales (9th edition, 2016) states that there 'will be a strong presumption against the granting of planning permission for developments ... which damage the character or appearance of a conservation area or its setting to an unacceptable level' (6.5.19).

Registered Parks and Gardens, and Historic Landscapes. The Historic Environment (Wales) Act 2016 provides for the creation of a statutory Register of Parks and Gardens of Special Historic Interest in Wales. Parks and gardens are graded using the same categories as listed buildings (i.e. I, II*, II). Parks and gardens are therefore 'registered' rather than 'designated' assets, though for practical purposes this distinction appears to be of little significance. Planning Policy Wales (9th edition, 2016) states that local authorities should 'protect and conserve' registered parks and gardens and their settings, and that Cadw must be consulted on any development which is 'likely to affect the site of a registered historic park or garden or its setting' (6.5.24). Similarly, the inclusion of an area on the (non-statutory) Register of Historic Landscapes is a planning consideration, and again Cadw should be consulted on any development 'within a registered historic landscape area that requires an Environmental Impact Assessment' (6.5.25).

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

Designated wrecks. The Protection of Wrecks Act 1973 allows the designation of a restricted area around a wreck to prevent uncontrolled interference. These protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance. There are six designated wrecks in Wales.

Aircraft Crash sites. All military aircraft crash sites in the United Kingdom, its territorial waters, or British aircraft in international waters, are controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.

Undesignated assets. These are undesignated heritage assets which may survive both above ground where they are still visible and/or buried beneath the surface. These could range in date from the prehistoric era through to the 20th century.

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

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

Annex 2 - Significance Criteria

Table 2.1: Definition of Value of Heritage Assets

Very High	World Heritage Sites (including those nominated) Assets of acknowledged international importance <ul style="list-style-type: none"> • Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Ancient Monuments (including those proposed) Undesignated monuments which could potentially be worthy of scheduling Listed Buildings - Grade I, II* and II Registered Historic Landscapes, Parks and Gardens <ul style="list-style-type: none"> • Undesignated assets that can contribute significantly to acknowledged national research objectives.
Medium	Conservation Areas <ul style="list-style-type: none"> • Undesignated assets that contribute to regional research objectives.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations <ul style="list-style-type: none"> • Assets of limited value, but with the potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving cultural heritage interest.
Unknown	<ul style="list-style-type: none"> • Importance of the asset not ascertained.

The assessment of the magnitude of effect considers the extent to which a heritage asset may be changed or affected by the proposed development through the introduction of new structures or the infrastructure. The thresholds for assessing magnitude of effect are set out in Table 3.2 which is derived from the DMRB Volume 11 Section 3 Part 2, Annex 5/13, 2007, although in a slightly form for each cultural heritage sub-topic (archaeology, buildings, etc) has its own set of determining factors, which are set out in detail in the DRMB.

Table 2.2: Definition of Magnitude of Effect

Major	<ul style="list-style-type: none"> • Changes to most or all of the key cultural heritage elements such that the assets <p>Comprehensive changes to setting</p> <ul style="list-style-type: none"> • Extreme visual effects
Moderate	<p>Changes to many key cultural heritage elements such that the asset is clearly modified</p> <p>Considerable changes to setting which affect the character of the asset</p> <ul style="list-style-type: none"> • Visual changes to many key elements
Minor	<p>Changes to key cultural heritage elements such that the asset is slightly altered or different</p> <p>Sight changes to setting</p> <ul style="list-style-type: none"> • Slight visual changes to a few key elements
Negligible	<p>Very minor changes to cultural heritage elements, or setting</p> <ul style="list-style-type: none"> • Virtually unchanged visual effects
No Change	<ul style="list-style-type: none"> • No change

A part of the EIA process is to extrapolate the degree of significance from the predictions of impact. No formal guidance from Welsh government currently exists for the assessment of significance of effects on heritage assets, but the DMRB does provide an alternative. The severity of the effect on heritage assets depends on both the magnitude of effect and the value or importance of the asset, as exemplified in the two tables above. Table 3.3 illustrates how information on the value of the asset and the magnitude of effect can be combined to arrive at an assessment of the significance of effect. This process ensures consistency in assessing the significance of effect, and serves as a check to ensure that judgements regarding value, magnitude and significance of effect are balanced. While the correlation of these two sets of criteria is a mechanical process, professional judgement provides the reasoned explanation of the rationale behind the conclusions that are drawn. For example, a highly valued heritage asset may require only a limited amount of change to result in an effect that is assessed as moderate or major, whereas a greater magnitude of change is likely to be required to result in equivalent effects on a less sensitive asset.

Table 2.3: Matrix for assessing significance of direct and indirect impacts on heritage assets

Magnitude of Effect	Value of Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very Large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large or Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

In the context of the EIA Regulations an impact judged to be moderate or greater is deemed to be 'significant'. Any effect which is considered significant under the EIA Regulations is flagged as such in the text of the main report.