

CPAT Report No. 1763



**Proposed Development at Dyffryn Foel,
Llansantffraid-ym-Mechain, Powys**

Heritage Impact Assessment



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
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Client name: Pickstock Homes
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 Project Name: Dyffryn Foel
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Summary

In December 2020 the Clwyd-Powys Archaeological Trust undertook a heritage impact assessment, on behalf of Pickstock Homes, in connection with a planning application for a new residential development on land at Dyffryn Foel, Llansantffraid-ym-Mechain in Powys. The application related to the second phase of a development, the first phase of which had already been granted outline consent.

The development lies on the western edge of the village, occupying pasture to the south of an existing housing development. The assessment has revealed that the only heritage asset recorded within the plot is the former Llanfyllin railway, which was begun in 1861 and opened in 1863. The archaeological potential of the area is considered to be low.

The proposed development lies 375m south-east of Soldiers Mount, a hillfort which is a scheduled monument. The proposed development lies within the setting of the hillfort, although the assessment has determined that the impact would be negligible for Phase 2, it is thought to be minor for Phase 1 and 2 combined.

Crynodeb

Fis Rhagfyr 2020, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal asesiad o effaith ar dreftadaeth, ar ran Pickstock Homes, mewn cysylltiad â chais cynllunio ar gyfer datblygiad preswyl newydd ar dir yn Nyffryn Foel, Llansantffraid-ym-Mechain ym Mhowys. Roedd y cais yn ymwneud ag ail gyfnod datblygiad, gan fod y cyfnod cyntaf eisoes wedi derbyn caniatâd amlinellol.

Mae'r datblygiad ar ymyl orllewinol y pentref, mewn porfa i'r de o ddatblygiad tai sydd eisoes yn bodoli. Mae'r asesiad wedi datgelu mai'r unig ased treftadaeth a oedd wedi'i gofnodi o fewn y llain yw hen reilffordd Llanfyllin, y dechreuwyd ei hadeiladu ym 1861 ac a agorwyd ym 1863. Ystyrir bod potensial archaeolegol yr ardal yn isel.

Mae'r datblygiad arfaethedig 375m i'r de-ddwyrain o Fryngaer Llansantffraid, sy'n heneb gofrestredig. Mae'r datblygiad arfaethedig o fewn amgylchedd y fryngaer, er bod yr asesiad wedi dod i'r casgliad y byddai Cyfnod 2 yn cael fawr ddim effaith arni, ac mai bach fyddai effaith Cyfnod 1 a 2 gyda'i gilydd.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by Pickstock Homes to conduct a heritage assessment in connection with proposals for a new housing development on land at Dyffryn Foel, Llansantffraid-ym-Mechain, Powys.
- 1.2. The Site as a whole occupies approximately 1.2ha of pasture land to the west of the village (Fig. 1; SJ 2179 2019).
- 1.3. Outline planning consent (P/2016/0719) for Phase 1 of the development, comprising 13 residential units, has already been granted and this phase is now subject to a reserved matters application (20/1148/RES) for the appearance, landscaping, layout and scale in connection. Phase 2 would comprise a further 13 residential units, the application for which was at the pre-application consultation stage at the time this report was prepared.

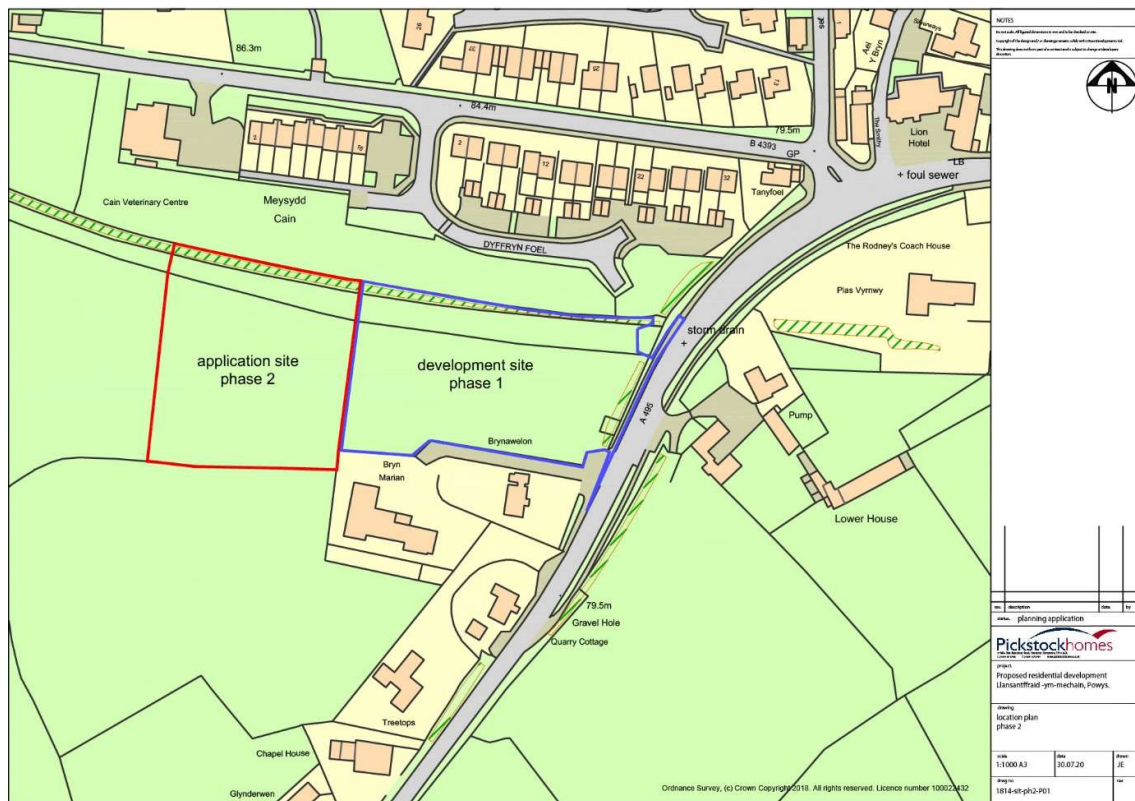


Fig. 1: Location of proposed development showing the Phase 2 application site in relation to the consented Phase 1 area.

2 Legislative Provisions, Planning Policy and Published Guidance

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

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

Legislation

- 2.2. The proposed development is one which has been identified as requiring a Heritage Impact Assessment. The assessment will comply with Welsh legislative and planning policy frameworks, adopting relevant guidance from Cadw and other relevant bodies.
- 2.3. At a national level it is Cadw, the historic environment service within Welsh Government, which holds the remit for the cultural heritage resource. Another national body, Natural Resources Wales, has a particular interest in historic landscapes.
- 2.4. At a regional level, the cultural heritage resource is monitored by the Heritage Management Sections of the Welsh Archaeological Trusts, and in this instance the Clwyd-Powys Archaeological Trust provides advice to Powys County Council. The Council's Conservation Officers are responsible for listed buildings and conservation areas within the county.
- 2.5. The legislative framework for the historic environment in Wales was revised by the Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs).

Planning Policy

- 2.6. National policy within Wales is set out in Planning Policy Wales (10th edition, 2018) (PPW), which was revised with the purpose of harmonising PPW with the Well-being of Future Generations Act (2015). Issues relating to the historic environment are set out in Chapter 6, Distinctive and Natural Places. This notes that the 'protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage' of a project; hence the need for a reasonable and proportionate impact assessment to ensure that any proposed development is sustainable and to prevent unnecessary harm to historic assets.
- 2.7. PPW is supported by Technical Advice Note 24: The Historic Environment (TAN 24) of 2017. It is designed to assist local authorities with developing their local plans and for determination of planning applications or listed building consent in relation to historic assets. PPW is also supported by associated Cadw best practice guidance on the historic environment (see below).

Guidance

- 2.8. The assessment follows guidance produced by Cadw, on behalf of the Welsh Government, for managing historic assets: Heritage Impact Assessment in Wales (2017); The Setting of Historic Assets in Wales (2017); and Conservation Principles for the sustainable management of the historic environment in Wales (2011).

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

3 Methodology

- 3.1. The assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2017). CIfA is the leading professional body representing archaeologists working in the UK and overseas.
- 3.2. A desk-based study was made of readily available internet-based sources only, the regional and national repositories being closed owing to COVID-19 restrictions at the time the study was undertaken. Data was also acquired from Cadw for designated assets within 500m of the Site, and from the regional Historic Environment Record (HER) and National Monument Record (NMR) for all undesignated assets within 100m of the Site.
- 3.3. A field visit was conducted on 1 December 2020 to assess the whole of the Site and assist with an assessment of visual and setting impacts for designated assets.

4 Historical Background

- 4.1. 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.

Prehistoric Era (10,000BC – AD 43)

- 4.2. The most significant evidence of prehistoric activity in the locality is Soldiers Mount hillfort, which lies to the north of the development site and indicates that there was Iron Age settlement here. A palstave from the preceding Bronze Age was found nearby, though whether this was a casual loss or more significant in suggesting earlier settlement is not known.

Roman Period (AD 43 – 410)

- 4.3. The only evidence of Roman activity within the search area was provided by the discovery of three coins, belonging to the period between the 1st century BC and the 2nd century AD, which were discovered close to the Afon Cain, to the south of the village. As with the palstave, these could be casual losses but there has been debate about suggested Roman military activity in the wider area of the village and these finds may be related.

Medieval Period (410 - 1500)

- 4.4. A possible early medieval dyke has been recorded to the west of the village but this alleged earthwork has not been identified by recent fieldwork so remains unconfirmed. It should be noted that the 'ym Mechain' portion of the village name refers to the medieval *cantref* (a political unit) of Mechain, which may have its origins in the early years following the Roman abandonment of Britain. Medieval occupation of the locality is confirmed by the village church, which is recorded as being built in the 11th century, though the building has been subject to

significant modification in more recent times. The village itself is recorded in 1254, but the only other possible medieval building that survives is an outbuilding of c.1500 near Ty Brith.

Post-Medieval and Modern Periods

- 4.5. There are a number of extant houses within the village that date to the post-medieval period, the best examples being those that are listed. Also listed in the area of study are the post-medieval lych gate of the cemetery, the Lion Hotel and its former stable, and the Pont y Pentre bridge over the Afon Cain. The collective significance of the buildings in the village is highlighted by the designation of part of the village as a conservation area.
- 4.6. Llansantffraid was a thriving village in the period, with good transport links via the local main road network, its relatively close proximity to the canal at Llanymynech and more particularly with the construction in the early 1860s of the Llanfyllin Railway, a branch line of the Oswestry and Newtown Railway, which passed through the village and had a dedicated station.



Fig. 2: Ordnance Surveyors Drawing No 328, of 1829, proposed development area circled in red



Fig. 3: Llansantffraid ym Mechain Tithe map of 1840, proposed development area outlined in red

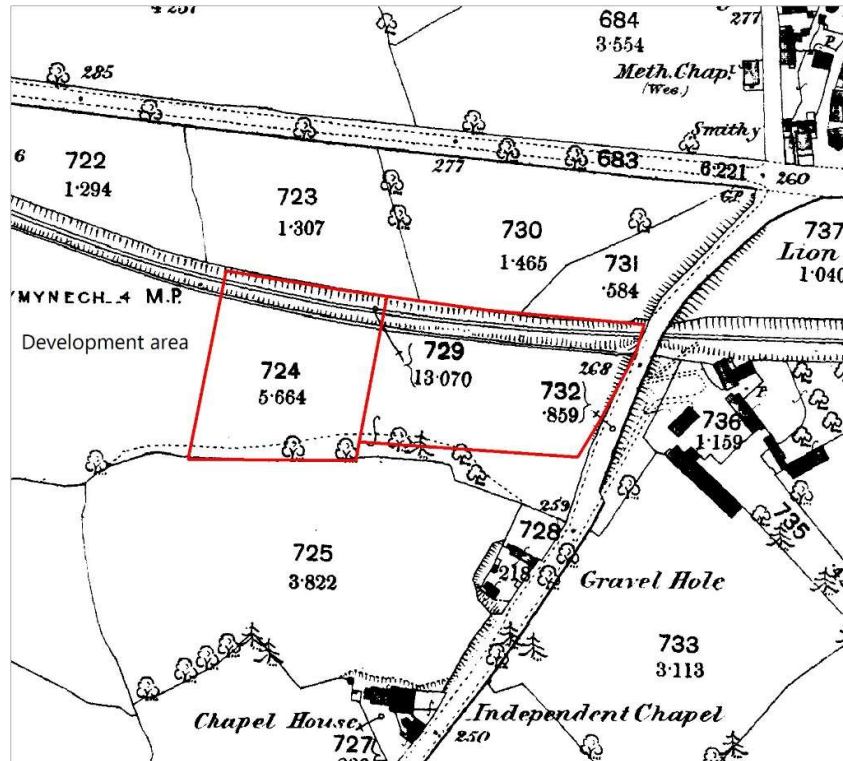


Fig. 4: First edition Ordnance Survey 1:2500 map of 1886, proposed development area outlined in red

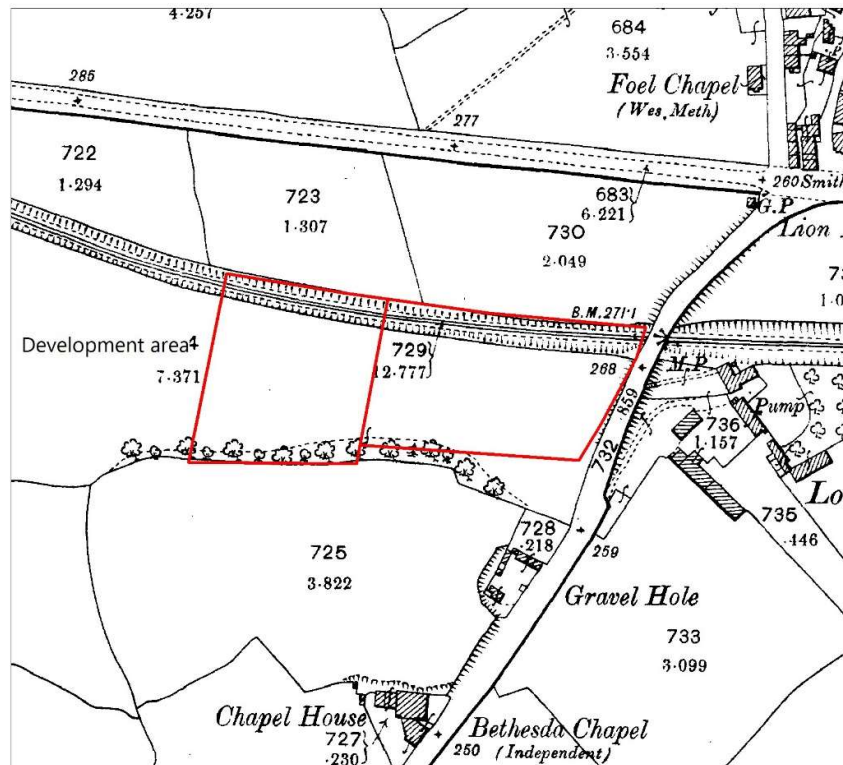


Fig. 5: Second edition Ordnance Survey 1:2500 map of 1901, proposed development area outlined in red

5 Baseline Assessment

- 5.1. The baseline assessment has considered all known heritage assets within the development site and up to 100m distant, together with designated and registered assets which lie within 500m.

Designated and Registered Heritage Assets within 500m of the Development Site

- 5.2. The following provides details of all designated and registered heritage assets within 500m of the Site, which are summarised in Table 1 and located on Fig. 6.

Table 1: Summary of Designated and Registered Heritage Assets within 500m of the Development Site

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

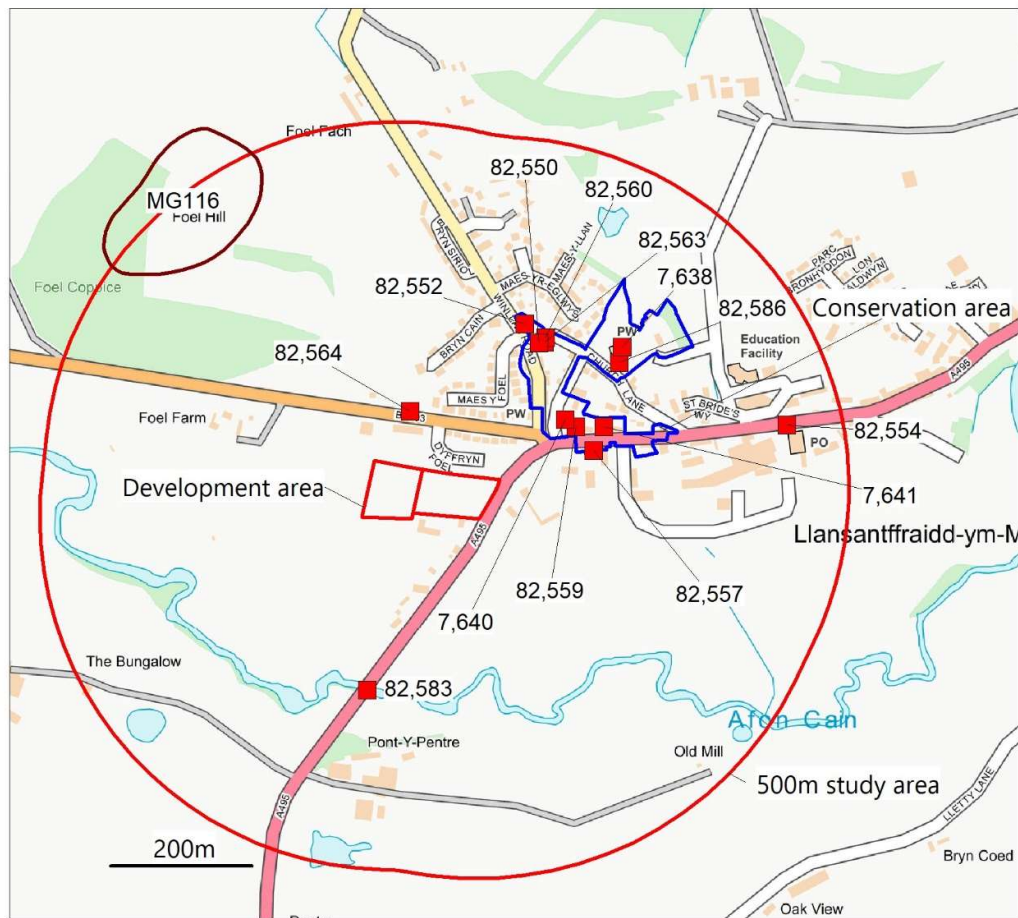


Fig. 6: Designated and registered heritage assets within 500m of the development site

Scheduled Monuments

- 5.3. Scheduled Monuments are designated features of national importance. They are protected under the Ancient Monuments and Areas of Archaeological Importance Act, 1979, as amended by the Historic Environment (Wales) Act 2016. Their settings are also protected. There is one scheduled monument within 500m of the Site (Table 2).

Table 2: Scheduled Monument within 500m of the development site

SM No	Name	Site type	Distance	Direction
MG116	Soldiers Mount	Hillfort	370m	NW

Listed Buildings

- 5.4. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects views to and from a listed building. Planning Policy Wales (10th edition, 2018) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.5.10).
- 5.5. There are 13 listed buildings within 500m of the development site (Table 3).

Table 3: Listed buildings within 500m of the development site

Number	Name	Grade	Distance	Direction
7638	Church of St Ffraid	II*	250m	NE
7640	Lion Hotel	II	120m	NE
7641	Bodwen	II	160m	ENE
82550	Bronwylfa	II	200m	NNE
82552	Bryntirion	II	220m	NNE
82554	Cast-iron milepost at Queen's Oak	II	410m	ENE
82557	Cleveland House	II	140m	ENE
82559	Former coachhouse and stable of the Lion Hotel	II	130m	NE
82560	Glanaber	II	210m	NNE
82563	Llwyn Onn	II	200m	NNE
82564	Lychgate to Llansantffraid Cemetery	II	80m	N
82583	Pont-y-pentre	II	250m	S
82586	Sundial in St Ffraid's Churchyard	II	240m	NE

Conservation Area

5.6. Conservation Areas are defined under section 91 (with reference to section 69) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as: "areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". They are regarded as having medium value, though the individual elements within a Conservation Area may be of higher value. There is one conservation area within 500m of the development site.

Table 4: Conservation Area within 500m of the development site

Name	Distance	Direction
Llansantffraid	90m	NE

Undesignated Heritage Assets within 100m of the development site

5.7. There are two undesignated assets within 100m, depicted on Fig. 7 and listed in Table 5, below. The edge of the historic core of Llansantffraid village, as defined by Silvester *et al*, 2012, also lies 70m to the north-east at its closest point (see Fig. 7).

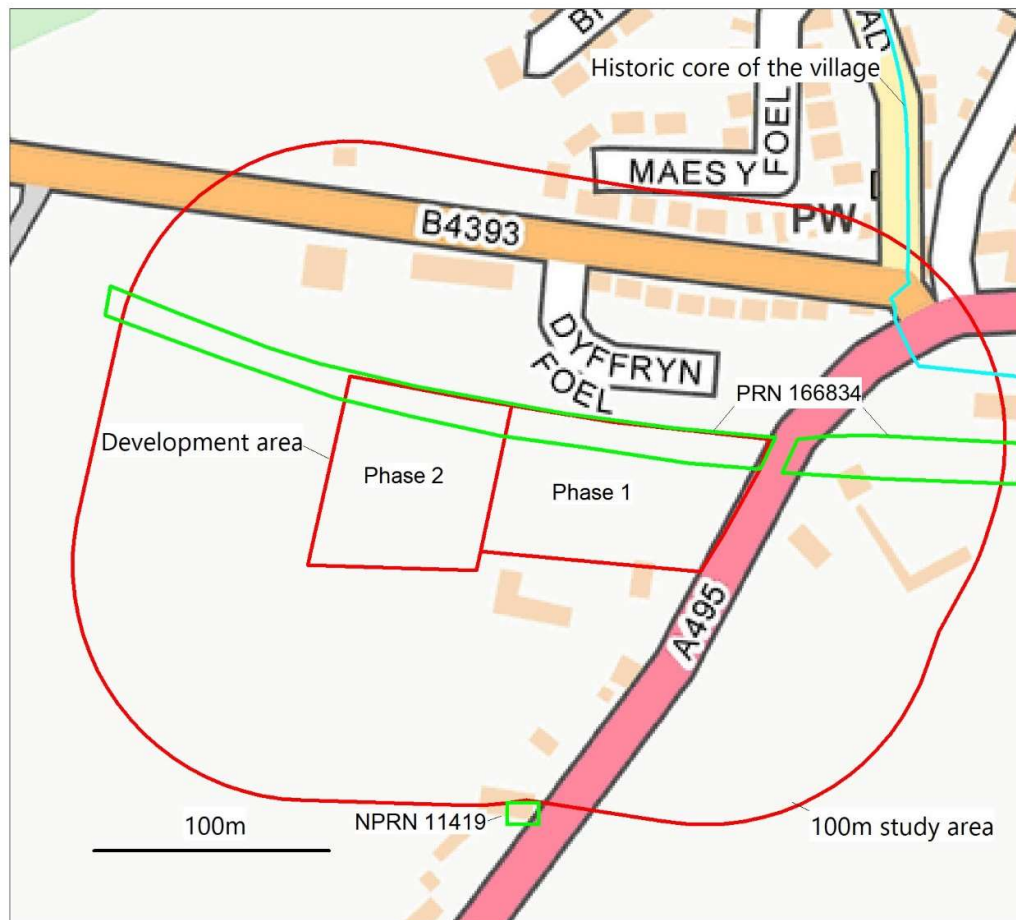


Fig. 7: Undesignated heritage assets within 100m of the development site

Table 5: Undesignated heritage assets within 100m of the development site

Number	Name	Distance	Direction
PRN 166834	Llanfyllin Railway (section of)	0m	Within site
NPRN 11419	Bethesda Independent Chapel, Llansantffraid ym Mechain	100m	S
N/A	Llansantffraid historic core	70m	NE



Fig. 8: The earthworks of the Llanfyllin Railway (PRN 166834), viewed from the west. CPAT 4814-0006

6 Assessment of Heritage Impacts

- 6.1. The potential impacts which may result from the development proposals have been assessed in accordance with the DMRB guideline for determining the value of an asset and the potential impacts (see Appendix 1).

Direct Impacts

- 6.2. There is one heritage asset within the Development Area, the former Llanfyllin Railway (Table 6). This will be subject to a direct impact as the development proposals involve the modification of small sections of the railway earthworks. Within the development, the route survives as a cutting (Fig. 8), though the track and any associated structures have been removed. The railway closed in the 1960s. When the railway is considered as a whole there will be an indirect visual impact on the asset of the same magnitude and significance.

Table 6: Undesignated heritage asset within the area of the proposed development which will be subject to a direct impact

Number	Name	Value	Magnitude of impact	Significance of impact
PRN 166834	Llanfyllin Railway (section of)	Low	Minor	Neutral/slight

- 6.3. There also remains the potential for previously unrecorded, buried assets to be present which may be impacted on by the proposed development, although the archaeological potential of the area is considered to be low. In part this is guided by the location of the historic core of the village, which defines areas thought to have formed part of its original extent; at its nearest this lies 70m to the north-east of the proposed development, indicating that the area in consideration is not thought likely to contain sub-surface traces of medieval settlement.

Indirect Impacts

- 6.4. The assessment of indirect impacts considers the potential visual impacts which might result from the proposed development and follows guidance provided by Cadw in *The Setting of Historic Assets in Wales* (2017) and *Conservation Principles for the sustainable management of the historic environment in Wales* (2011).
- 6.5. Although outline consent has already been granted for Phase 1 of the development, this assessment considers both phases in order to take account of cumulative impacts.
- 6.6. Field assessment has determined that the development site plays no part in the setting, or has no contribution to the significance of any of the listed buildings noted in the baseline conditions. The significance of the proposed development on these designated assets is therefore **neutral**. With the exception of the Llanfyllin Railway, dealt with above, the same is true of the undesignated assets within 100m of the proposed development.
- 6.7. Indirect impacts were identified for one designated asset, an assessment of which is presented below.

MG116 Soldiers Mount

- 6.8. The monument comprises the remains of a hillfort, which probably dates to the Iron Age period (c. 800 BC - AD 74, the Roman conquest of Wales).
- 6.9. In order to assess the potential indirect impact it is necessary to understand the significance of the monument, its setting and how the setting contributes to the significance. Following guidance by Cadw (2011) in *Conservation Principles* the significance of an historic asset is determined by considering the following components: evidential value, historical value, aesthetic value and communal value.
- 6.10. Soldiers Mount has been designated as a monument of national importance largely for its evidential and historical values, having the potential to enhance our knowledge of later prehistoric defensive organisation and settlement, whilst also forming an important element within the wider later prehistoric context and within the surrounding landscape.
- 6.11. It occupies a prominent position on a hilltop around 375m north-west of the Development Area and has commanding views across the valley of the Afon Cain to the south and west, and

eastwards to its confluence with the Afon Efyrrwy. The location was presumably chosen as a good defensive site which controlled access along the Cain valley. The setting of an historic asset has been defined 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' (Cadw 2017). In the case of Soldiers Mount, its setting may be taken to extend across the Cain valley to the west, south and east, whilst also taking in the lower slopes of the hill to the north. The setting makes a positive contribution to the significance of the asset, providing the landscape within which it may be experienced, as well as enhancing our understanding of why the monument was sited in this location and how it originally functioned.

- 6.12. There are views from the monument in all directions, although it is those across the Cain valley which are perhaps the more significant, including views which would take in the proposed development. Views towards other potentially contemporary monuments are also important, in this case the Breidden Hillfort is prominent in views to the south-east, in the direction of the Development Area. The principal views towards the hillfort are from a minor road to the north-east (Fig. 9), from the B4393, looking east from Pont y Forwyn (Fig. 10), and from the A495 to the south-east. The proposed development would not be visible in any of these views, although there would be intervisibility from the site entrance (Fig. 12) and from within the development area, although this is mitigated by existing trees (Fig. 13) which will be retained as part of the development.
- 6.13. The proposed development lies within the setting of the scheduled monument and will therefore have an impact on it. In terms of views from the monument, the development would be visible in one of the principal views - that to the south-east - introducing further built elements into the view in addition to the consented Phase 1 development. However, this is mitigated by the distance of around 375m, so that it occupies a small angle of the view, as well as the fact that the proposal is effectively an infill on agricultural land between existing housing. The proposed development would therefore cause a perceptible change in the view, resulting from the addition of new features, to the extent that this will partially alter the composition of the view.
- 6.14. With regard to the principal views towards the monument it is only those from the A495, to the south-east, in which the proposed development lies within the field of view. In more distant views from close to Pont y Pentre (Fig. 11) the proposed development would be obscured by the topography and intervening buildings. It is only from the site entrance (Fig. 12) that the development would intrude into views of the hillfort. In this view the consented Phase 1 development would be prominent in the foreground, while Phase 2 would be to the rear, largely obscured by Phase 1 structures and consequently not adding greatly to the visual change of the consented scheme.
- 6.15. It is understood that the proposals involve cutting into the raised ground on the south side to produce a level area for the development, which will reduce its overall profile, also that the phase 1 development is to be set back from the road, making it less prominent from the entrance into the site.
- 6.16. The assessment has therefore determined that the combined impact of both development phases on the setting of the hillfort would be **minor**, the significance of which would be **moderate/slight**. The impact of Phase 2 over and above that of the consented Phase 1 is considered to be **negligible**, the significance of which would be **slight**.



Fig. 9: Soldiers Mount hillfort viewed from the north-east. CPAT 4814-0002



Fig. 10: Soldiers Mount hillfort viewed from the west. CPAT 4814-0001



Fig. 11: Soldiers Mount hillfort viewed from the south. CPAT 4814-0007



Fig. 12: Soldiers Mount hillfort viewed from the entrance to the development area. CPAT 4814-0003



Fig. 13: Soldiers Mount hillfort viewed from within the development area showing the mitigating effect of existing trees which are to be retained as part of the development. CPAT 4814-0004

7 Sources

Published sources

Copsey, J., and Turner, C., 2007. 'The Llanfyllin Branch', *Great Western Railway Journal*, 61 (Winter), 242-252.

Unpublished sources

Silvester, R.J., Martin, C.H.R., and Watson, S., 2012, *Historic Settlements in Montgomeryshire*, Unpublished CPAT Report No. 1134.

Cartographic sources

1829 Ordnance Survey Surveyors' Drawing No 328

1840 Tithe map for Llansantffraid ym Mechain Parish

1886 Ordnance Survey 1:2500 1st edition Montgomeryshire 10.07

1901 Ordnance Survey 1:2500 2nd edition Montgomeryshire 10.07

8 Archive deposition Statement

- 8.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited

jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140351

7 digital photographs, CPAT film no 4814

Appendix 1: Methodology for assessing the potential impacts of development on heritage assets

General

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

Impacts and Effects

The development may affect a heritage asset in one of several ways:

- i) **Direct Impact:** A direct impact upon a heritage asset involves the physical alteration or destruction of the latter as a result of the construction, operation or decommissioning of a development. Direct impacts could include the site clearance, reduction of levels, foundations, services, access roads etc.
- ii) **Indirect Impact:** Sometimes known as a secondary impact. An indirect impact arises where the connection between the development and the asset is remote or unpredictable and can affect an asset lying outside the development site. An indirect impact can be physical or visual, and in certain circumstances noise, smell and the like might also be considered under this heading. It should be noted too that in Wales, visual intrusion is normally considered to be indirect, but in England it appears to be classed as a direct impact.
- iii) **Cumulative Impact:** A cumulative impact may arise from the multiple effects of the same development on a single asset, or the multiple effects of the development and of other developments on an asset.

It should be noted that the terms impact and effect are frequently used interchangeably, although there are fine gradations in the meanings of the two words. On occasions these are both used in reports though without explanation.

The Assessment Methodology

It is a general tenet in conservation strategies that heritage assets represent a non-renewable resource, and should be avoided wherever this is feasible in order to avoid damage or destruction. All sites can be classified according to a system based on that provided for the assessment of heritage assets in the *Design Manual for Roads and Bridges* (revised 2019) (Volume 11, Section 3, Part 2).

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

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

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

	<p>potential for substitution:</p> <ul style="list-style-type: none"> • Scheduled Monuments (including those proposed). • Non-designated monuments of which could potentially be worthy of scheduling. • Listed Buildings. • Assets that can contribute significantly to acknowledged national research objectives.
Medium	<p>Medium or high importance and rarity, regional scale, limited potential for substitution:</p> <ul style="list-style-type: none"> • Conservation Areas. • Designated or non-designated assets that contribute to regional research objectives.
Low	<p>Low or medium importance and rarity, local scale:</p> <ul style="list-style-type: none"> • Non-designated assets of local importance. • Assets compromised by poor preservation and/or poor survival of contextual associations. • Assets of limited value, but with the potential to contribute to local research objectives.
Negligible	<p>Very low importance and rarity, local scale:</p> <ul style="list-style-type: none"> • Assets with very little or no surviving heritage interest.
Unknown	The importance of the resource has not been ascertained.

Factors that need to be considered in assessing the magnitude of the impact are given in Table 2, based on the DMRB (2019, Table 3.4N), but in modified form, for each historic environment sub-topic (archaeological remains, historic buildings, historic landscapes etc) has its own set of factors, which are set out in great detail in the Design Manual.

Table 2: Magnitude of impact and typical descriptions

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

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

The significance of the impact of a development on a particular heritage asset is then established from the matrix (Table 3) also taken from the DMRB (2019, Part 4: LA 104, Table 3.8.1).

Table 3: Significance Matrix

Magnitude of Impact	Value/Sensitivity of Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large/ Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral/ Slight
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

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

Table 4: Significance categories and typical descriptions.

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