WYG

Warren Hall, Flintshire
Archaeological and Heritage Desk-Based Assessment
A093950-15

Welsh Government
Prepared on behalf of WYG Group Limited.
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Prepared by:	Checked by:	Approved By:
Joe Turner (PCIfA), Archaeological Consultant	Simon Roper-Pressdee, Director, Built Heritage	Simon Roper-Pressdee, Director, Built Heritage
Emma Baxter (IHBC), Associate, Built Heritage		

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Prepared by:	Checked by:	Approved By:
Joe Turner (PCIfA), Archaeological Consultant	Simon Roper-Pressdee, Director, Built Heritage	Simon Roper-Pressdee, Director, Built Heritage
Emma Baxter (IHBC), Associate, Built Heritage		

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Contents.

1. Non-Technical Summary

This Archaeological and Built Heritage Desk Based Assessment considers the impacts on the historic environment potentially caused by the development of land to the south of Warren Hall and Warren Hall Court, Broughton, Flintshire. The report has been prepared in accordance with guidance from the CIfA and Cadw, and considers the development proposals in line with legislation and National and Local Government Planning Policies. Following the methodologies outlined in the report and its appendices, it has been assessed that the potential for archaeological activity and remains is low and is unlikely to be a significant constraint to development or the site's allocation in the emerging Local Development Plan. While further investigation of the site will be required at the planning application stage, no further work is required to support the site's allocation. With regards to Built Heritage, levels of less than substantial harm have been identified in relation to historic assets in proximity to the site boundary, and to the potential non-designated heritage asset of Warren Hall Garden, which lies wholly within the Site.

Mae'r Asesiad hwn o Ddesg Treftadaeth Archeolegol ac Adeiledig yn ystyried yr effeithiau ar yr amgylchedd hanesyddol a allai gael eu hachosi gan ddatblygiad tir i'r de o Warren Hall a Warren Hall Court, Brychdyn, Sir y Fflint. Paratowyd yr adroddiad yn unol â chanllawiau'r CIfA a Cadw, ac mae'n ystyried y cynigion datblygu yn unol â deddfwriaeth a Pholisïau Cynllunio Llywodraeth Leol a Llywodraeth Leol. Yn dilyn y methodolegau a amlinellir yn yr adroddiad a'i atodiadau, aseswyd bod y potensial ar gyfer gweithgarwch archeolegol ac olion yn isel ac yn annhebygol o fod yn gyfyngiad sylweddol ar ddatblygiad neu ddyraniad y safle yn y Cynllun Datblygu Lleol sy'n datblygu. Er y bydd angen ymchwilio ymhellach i'r safle yn ystod cam y cais cynllunio, nid oes angen unrhyw waith pellach i gefnogi dyraniad y safle. O ran Treftadaeth Adeiledig, nodwyd lefelau o niwed llai na sylweddol mewn perthynas ag asedau hanesyddol yn agos at ffin y safle, ac at ased treftadaeth di-ddynodiad posibl Gardd Warren Hall, sydd yn gyfan gwbl o fewn y Safle.

2. Introduction

This Archaeological and Heritage Desk Based Assessment has been prepared by Emma Baxter (IHBC), Associate, WYG and Joe Turner (PCIfA), Archaeological Consultant, WYG, on behalf of the Welsh Government, to inform development of a site to the south-west of Broughton to comprise a mixture of employment accommodation and residential development. The development is currently in the masterplanning stage and is not finalised, and in consequence as the scheme evolves, impacts outlined in this report may be subject to change.

2.1 Aims and Objectives

This report has been prepared in line with and in respect of the guidelines established by CIfA (2014) Standard and Guidance for Desk-Based Assessment:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary and located nearby with settings and significance affected by the proposal;

- Identify the potential for previously unrecorded sites to be present within the site;

- Identify potential impacts and mitigation strategies where appropriate; and,

- Make recommendations for further work where required.

Cultural heritage within this context comprises all surviving remains of interaction between people and places through time; this includes all buried and upstanding archaeological remains, built heritage sites, historic and managed landscapes, and any other features that contribute to the archaeological and historic interest of the area, including their settings. Designated and non-designated heritage assets have been considered.

This baseline assessment considers the heritage potential within the site itself, the surrounding area and wider local and regional context. In terms of its archaeological content, this assessment does not attempt to plot and review every archaeological find and monument; rather, it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely impacts of the development proposals on those remains.

3. Site Location and Conditions

The application site is located immediately to the south-west of Boughton, Flintshire, and to the south-west of Junction 35A of the A55. The site is 75.49 hectares and approximately centred on grid reference SJ 32418 62533 and is characterised by large, generally regular pasture fields, though areas of woodland are present, and the north-eastern field is characterised by some modern activity (large area of gravel hardstanding and spoil heaps). The site ranges from approximately 50-60m above Ordnance Datum (aOD) in the north-east of the site, to around 84m aOD at its maximum along the north-west edge of the site alongside the A5104. Within the central area of the site, the height is around 60m-70m aOD and is lowest in the south-east corner of the site at around 40m aOD rising to around 70m aOD in the south-west of the site. A site location plan can be seen in Appendix A.

The site is broadly defined as a large sub-triangular area bounded by the A5104 on northern side and north-eastern side, by Kinnerton Lane on the south-west edge and by Lesters Lane on the east side. The site is roughly divided in two, by a small stream and wooded valley, along the southern side of the site, dividing the site roughly in with two thirds located to the north and one third to the south. This stream also marks a parish boundary between Higher Kinnerton to the south and Hawarden parish to the north. A small area in the north-east of the site is located on the east of Lesters Lane, off the Warren Interchange roundabout.

Along the central northern edge of the site, the boundary of the site skirts around the outside of Warren Hall and the estate of offices which are located there, and around Kinnerton Lodge located in the south-east corner. The site is characterised by large semi-regular pasture fields. A small wooded area is also located in the northern half of the site, as well as along the dividing stream.

The geology across the application site comprises alternating bands (oriented approximately N-S) of Gwespyr Sandstone (sandstone and [subequal/subordinate] argillaceous rocks which are interbedded) and Bowland Shale Formation (mudstone). Gwespyr Sandstone is a sedimentary bedrock formed approximately 318 to 320 million years ago in the Carboniferous period, in a local environment previously dominated by swamps, estuaries and deltas. Bowland Shale Formation (mudstone) is a sedimentary bedrock formed approximately 319 to 337 million years ago in the Carboniferous period, in a local environment previously dominated by open seas with pelagite deposits.

In the eastern two thirds of the site, superficial deposits of till, (Devensian diamicton) are recorded. These deposits were formed up to 2 million years ago in the Quaternary period, in a local environment previously dominated by ice age conditions. In the western third of the site, superficial deposits of glaciofluvial deposits (Devensian, sand and gravel) are recorded. These superficial deposits were formed up to 2 million years ago in the Quaternary period in a local environment previously dominated by ice age conditions. There are no superficial deposits recorded at the western extent of the site (NERC 2019)

The soils in the north-east corner of the Site are characterised as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscape 18) and slowly permeable seasonally wet acid loamy and clayey soils (Soilscape 19) across the rest of the Site (Cranfield University 2019).

4. Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

The Archaeological DBA has been undertaken in line with the guidelines established by CIfA. A set of evaluation and assessment criteria have been developed using a combination of the Welsh Ministers' criteria for Scheduling Monuments (Cadw 2002), Managing Scheduled Monuments in Wales (Cadw 2018b) Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective), details of which can be found in Appendix B.

Professional judgment and good practice guidance including the values laid out in Planning Policy Wales, Technical Advice Note 24: The Historic Environment and Cadw's 2011 Conservation Principles for the sustainable management of the historic environment in Wales (Evidential, Historical, Aesthetic and Communal values) is used in conjunction with these criteria to undertake the significance and impact assessment.

The following Built Heritage setting's assessment element of this report has been undertaken following Cadw guidance set out in its Setting of Historic Assets in Wales (2017) (SHAW), as well as identifying the elements which make up significance, as set out in Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2017) (Conservation Principles): Aesthetic, Historic; Communal; and Evidential. The 5-step process set out in SHAW requires an analysis of the setting of historic assets, and the degree to which setting contributes to the significance of the historic asset. It also requires an assessment of

how such contribution may be altered through proposed development. However, prior to this Setting Assessment being undertaken, and in order to fully understand the significance of a historic asset, a proportionately-detailed assessment of the historic values as set out in Conservation Principles should be undertaken, in order to inform the Setting Assessment.

In order to understand the extent and contribution of the setting of each historic asset identified as requiring assessment, and the potential impact of proposed development on setting and significance, the 5-step process set out in Cadw's The Setting of Historic Assets in Wales has been used. The five steps are:

Step 1: Identify the Historic Asset

A search of the Historic Environment Record (HER), together with the National Heritage List for Wales (NHLW) and the Council's website provides an initial list of potential heritage assets to be considered, including listed buildings, conservation areas, and other national or local heritage designations which may need to be considered. This is augmented with pre-application advice and initial scoping with the Council, a site visit and additional research, where other buildings and structures not included in any of the above, but potentially considered as non-designated historic assets, can be identified.

Step 2: Define and Analyse the Setting

In order to undertake this stage, the significance of the historic assets has to be understood, whether designated or non-designated. Although there is no proscriptive method for assessing significance, this Appraisal utilises the historic values set out in Conservation Principles (Cadw, 2011), and considers each historic asset against these values. Whilst the British Standard suggests a variety of additional potential values, the ones set out by in Conservation Principles are generally recognised as appropriate and proportionate values to assess. Once each historic asset has been assessed against the five historic values, and its significance is understood, an assessment of the contribution of setting to this significance can be undertaken. This is achieved through assessing each element of setting against the historic values of the asset, and identifying whether it makes a positive, negative or neutral contribution, if any—and if so, identifying which historic values it contributes to and how. The final stage is to identify the relative extent of significance arising from setting, in comparison to other sources of historic value.

Step 3: Evaluate the Potential Impact of Change or Development

The Setting of Historic Assets sets out suggested, although non-exhaustive, potential attributes of a development which may affect the setting of historic assets, which include visual impacts on the

proposed change relative to the scale of the historic asset and its setting; whether the proposed development would dominate the historic asset or detract from our ability to understand or appreciate it; the presence, extent, character and scale of the existing built environment location and siting of the development; the impacts on non-visual elements of the setting and character of the historic asset; and the cumulative effect of the proposed change or development. These are used as a guide and a basis from which to assess how a development may alter a particular element of setting, and to understand which historic values the proposed development may impact upon. Details of the design of the proposed development will often vary and will range from initial concepts through to detailed plans and elevations, verified photographs and photomontages. Where an impact is identified to the significance of a historic asset, the nature of impact should be set out in terms of positive, neutral or negative, and should be quantified in terms of its magnitude.

Step 4: Consider Options to Mitigate the Impact of a Proposed Change or Development

This stage is about identifying appropriate mitigation, where harm is identified. Whilst mitigation should be designed to reduce or negate any harm, the guidance recognises that some mitigation measures should have a negative impact, such as trees within an otherwise treeless landscape, or the obscuring the intended planted design in an historic park or garden. Where this occurs, the level of harm should be re-assessed.

Step 5: Document the Assessment

As this final stage the guidance states that it is good practice for the results of the assessment to be presented in a written report which is understandable to non-specialist readers.

4.1 Sources Consulted

A study area of 1km from the centre of the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context. This study has taken into consideration the historical and archaeological background of the area. The sources consulted were:

- The Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record;

- National Record of the Historic Environment (NRHE) (formerly the (NMR);

- Flintshire Archives;

- Cadw for designated sites;

- Coflein;

- Local Planning Authority for designated and non-designated heritage assets;

- Historic mapping including Tithe maps and early Ordnance Survey; and,

- Secondary research including, previously completed archaeological reports for the surrounding area, regional research frameworks and grey literature and journal articles, as appropriate.

In addition to the above resources, a site walkover survey was undertaken on 12th March by Joe Turner, Archaeological Consultant to assess the site for potential features of archaeological or historic interest, and suitability for mitigation measures. A site walkover was also undertaken by Emma Baxter, Associate, in order to assess any impacts to designated heritage assets.

5. Planning Policy Context

5.1 National Legislation and Guidance

5.1.1 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

5.1.2 Hedgerow Regulations

Under the Hedgerow Regulations 1997, without planning permission in place, it is unlawful to remove most countryside hedgerows without permission from the Local Authority. Hedgerows require assessment against criteria stipulated in Part II of the Regulations, which determines whether hedgerows are "important" or "not important". To remove a hedgerow, a Hedgerow Removal Notice must be applied for.

Schedule 1, Part II of the Hedgerow Regulations 1997 give the following historical criteria of which one is to be fulfilled for a Hedgerow to be classified as "Important":

1   The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.

2   The hedgerow incorporates an archaeological feature which is— (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or (b) recorded at the relevant date in a Sites and Monuments Record.

3   The hedgerow— (a) is situated wholly or partly within an archaeological site included or recorded as mentioned above (point 2) or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.

4   The hedgerow— (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.

5   The hedgerow— (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system— (i) is substantially

complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Town and Countryside Act, as amended by the Local Government (Wales) Act 1994, for the purposes of development control within the authority's area, as a key landscape characteristic.

In addition, there are also ecological criteria for classification of a hedgerow as "Important". They will be addressed in the Ecological constraints report for the site.

5.1.3 Historic Environment (Wales) Act, 2016

The Historic Environment (Wales) Act, 2016 amends aspects of the Ancient Monuments and Archaeological Areas Act (1979) and Planning (Listed Buildings and Conservation Areas) Act, 1990 strengthening the protection for Scheduled Monuments and Listed Buildings and streamlining the consent process. Further changes within the Act will require either supplementary regulations or non-legislative preparations and these will be commenced and come into force by order of Welsh Ministers at an appropriate time. The further changes include a statutory register of parks and gardens, a statutory list of Welsh place names, and Heritage Partnership Agreements, amongst other measures.

5.1.4 Planning Policy Wales, Chapter 6, Historic Environment 2018 Edition 10

Planning Policy Wales, Chapter 6 sets out the policy with respect to the historic environment and planning. The policy outlines four key objectives of the Welsh Government for the preservation or enhancement of the historic environment and conservation areas, the protection of archaeological remains and the safeguarding of historic buildings. The policy contains guidance for local authorities to consider when developing local plans (Section 6.1).

Section 6.1 contains advice on development control policies. If development is likely to impact upon archaeological remains the guidance stresses the need for early consultation between developers and planning authorities, plus the need for an archaeological assessment to be carried out early on in the process. Where nationally important remains, whether scheduled or not, and their setting are adversely affected by proposed development there should be a presumption in favour of their preservation. Where important archaeological remains may exist, field evaluation can help to define the character and extent of the remains and so assist in identifying potential options for minimising or avoiding damage. In cases involving archaeological remains of lesser importance the planning authority will need to weigh the relative importance of the archaeology against other factors, including the need for the proposed development. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation and recording of archaeological remains and the publication of the results by means of granting planning permission subject to a negative condition.

There should be a presumption in favour of the preservation of Listed Buildings and their setting with special regard to the desirability of preserving the features of special architectural and historic interest which they possess. Where possible the continuation or reinstatement of original building uses should be considered, however there should be flexibility to achieve an optimum viable use which is compatible with the character. Justification for alteration or demolition of Listed Buildings should be provided with applications. Conditions may be imposed for the recording of historic buildings.

There should be a presumption in favour of the preservation and enhancement of Conservation Areas and their setting with special regard to the desirability of preserving the features of special character or appearance of an area. When considering applications, the authority should consider the effect on the character or appearance from demolition, proposed development, advertisements and trees. Article 4 directions can be made to withdraw specific development rights.

World Heritage Sites are a material consideration in determining applications and the impact of proposals on sites and their settings should be carefully considered. Parks and Gardens in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest, and their settings, should be protected and effects on them or their setting may be a material consideration. Information on historic landscapes in the second part of the register should be taken in to account when there would be more than a local impact on an area. Where a local planning authority has identified historic assets of local interest or produced a list of historic assets of special local interest and included a policy in its development plan for their preservation and enhancement, any supporting supplementary planning guidance will be a material consideration when determining a planning application. Planning Policy Wales is supplemented by Welsh Government Technical Advice Note (TAN) 24: The Historic Environment (2017).

5.2 Flintshire Local Development Plan (LDP)

The Flintshire Local Development Plan is yet to be adopted, however the Council has produced a Preferred Strategy document for the Flintshire LDP.

The Preferred Strategy document outlines the Plan's vision, issues and objectives, preferred level of growth and preferred spatial strategy. It identifies Strategic Sites and Strategic Policies. The Preferred Strategy provides the strategic framework for the more detailed policies, proposals and development allocation in the Deposit Draft Plan. Strategic Policy STR 3 allocates the subject site as one of two key strategic sites which will make an important contribution to the overall provision for growth in Flintshire over the Plan period. Specifically, the Preferred Strategy suggests allocation of the site for employment and housing, as follows:

i. Approximately 300 new homes, including affordable;

ii. B1 and high quality B2 employment land;

iii. Commercial hub involving hotel, leisure, local centre and retail;

iv. Strategic landscaping and green infrastructure network; and

v. Sustainable transport links with nearby settlements.

As part of the Preferred Strategy Document Council has prepared a set of 18 summary Topic Papers. Topic Paper 3 regards the Built and Historic Environment. This Topic Paper proposes that the key policies and proposals are broadly along the lines of:

- There is a presumption in favour of the protection, conservation, and where appropriate, enhancement of the historic environment;

- Change in the historic environment will be sensitively managed;

- Heritage assets at risk will be protected;

- Distinctive elements of the historic environment, which create a sense of local character and identity will be conserved, and where appropriate, enhanced;

- The potential of heritage and townscapes to contribute towards wider social, cultural, economic and environmental benefits will be recognised and developed;

- Sustainable building methods, materials and designs, which are appropriate and sensitive to the building and locality;

- A high-quality built environment will be promoted; and

- The causes and impact of, climate change will be taken into account.

6. Baseline Data

Period	Description	Date range
Palaeolithic and Mesolithic	The Palaeolithic is divided into the Lower, Middle and Upper Palaeolithic, and is characterised by hunting practices and flint tools. The Mesolithic is often characterised by the microlithic flint industry and a gradual move towards cultivation and domestics.	Up to 4,000 BCE
Neolithic	A period typically associated with the appearance of large ritual and ceremonial monuments in the landscape, and a reliance on cultivation practices and domestics, as well as the first appearance of pottery in the archaeological record.	4,000 BCE to 2,200 BCE
Bronze Age	The period is subdivided into the Early, Middle and Late Bronze Age, and is typically characterised by the appearance of bronze metalworking in the archaeological record, a change in domestic and ceremonial architecture, and increased agricultural activity and land management.	2,200 BCE to 700 BCE
Iron Age	The Iron Age is characterised by increasing evidence for land management and the use of iron, as well as defensive monuments such as hillforts and oppida. There is also increased evidence for continental influences in the pre-conquest period.	800/700 BCE to 43 CE
Romano-British	Traditionally, the Romano-British period begins with the Roman invasion in 43 CE and ends with the emperor Honorius directing Britain to see to its own defence in 410 CE. The period is characterised by military operations, the establishment of central civitates for instance, while on a regional scale, vernacular architecture and traditions persisted.	43 CE to c. 450 CE
Anglo-Saxon/ early medieval	Following the breakdown of Roman rule, incoming Angles and Saxons established a series of kingdoms in England, including Northumbria and Wessex. The earlier part of the period was associated with paganism, with the emergence of Christianity and establishment of the church from the 5th century. By the 9th century, the manorial system was widespread.	450 CE to 1066 CE
Later medieval	The later medieval period commences with the Norman Invasion and culminates with the dissolution of the monasteries. Following the conquest, castles were established as a sign of power, and often provided the focus of royal and ecclesiastical centres. More and more marginal land was also exploited to support agriculture and expanded industry.	1066 CE to 1540 CE
Post-medieval	The post-medieval period is an age of transition between the medieval world and the Industrial and Agricultural revolutions of the 18th and early 19th century. The period is characterised by the expansion of economy and industry that contributed to the onset of industrialisation, although activity was typically centred on small workshops and 'cottage' industries. For many, ordinary life was disrupted by conflict culminating in the Civil Wars.	c. 1540 CE to 1750 CE
Industrial	The catalyst for the Industrial Revolution was steam and coal driven technology, and led to the establishment of large factories, foundries and works. The growing demand for resources such as coal also led to the establishment of canals to more effectively link mines to industrial centres,	1750 CE to 1900 CE

	while the 'Turnpike Acts' allowed new roads to be established. By the 19th century, the establishment of the railway further transformed the landscape, and as well as mineral resources, also carried passengers.	
Modern	Warfare is perhaps the most enduring image of 20th century Britain, bringing about major economic and social changes, as well as defensive and commemorative structures. Extant military structures and defence landscapes survive in many parts of the country	1900 CE onwards

6.1 Heritage Assets

A study area of 1km buffer from the centre of the site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

There are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments or Conservation Areas within the study area.

There are 4 Listed Buildings located within the study area, all of which are Grade II listed. These are:

- Warren Hall (85414), which is surrounded by the site on its northern edge. Warren Hall is an Italianate villa of c. 1850 which replaced an earlier house on the site. At some time, the house was owned by the Hawarden (Gladstone) Estate. During the Second World War the house was used as a base for intelligence work, after which it was the centre of a large farm which specialised in cheese-making. It subsequently became offices for farming-related companies and is now surrounded by offices and other modern buildings on its estate.

- Kinnerton Lodge (19075) is located to the south of the site, set back from Kinnerton Lane. This early 19th century villa is believed to have been built for the Topham family of Liverpool who founded Aintree racecourse although it may originally have been an official residence of the Town Clerk of Chester. It was slightly remodelled in the late 19th century.

- Also listed are the Stables at Kinnerton Lodge (19077), two parallel stable blocks also built in the early 19th century.

- To the west of Kinnerton Lodge, along Kinnerton Lane, opposite the southern edge of the site, is Hillside Cottage (19078) a later 19th century estate cottage thought to have been built for workers on Kinnerton Lodge.

The locations of the designated heritage assets within the study area and its immediate vicinity are indicated in Appendix D, Figure 2.

The proposals do not result in any direct impacts to designated heritage assets, with all impacts being indirect in relation to development within the assets' setting. In accordance with Cadw's guidance on assessment of the impacts on setting and significance, the five-step process outlined above in Section 4 above is utilised.

Designated Heritage Assets

Warren Hall

Description

Located c. 60m (at its closest point) from the site's northern boundary Warren Hall is a Grade II listed Italianate villa, built c. 1850 replacing an earlier house on the site. The house is a symmetrical, 2-storey stuccoed building under a shallow hipped slate roof. Detail includes wide modillion eaves cornice, rusticated quoins, plinth, and wide moulded string course doubling as continuous hoodmould and sill band. The ground floor windows are 12-pane hornless sashes with moulded sills and flat heads. The upper storey windows are round-arched plain-glazed hornless sashes with keystones; individual entablatures supported by pairs of scrolled brackets and louvred shutters. There is a shallow porch with round columns and moulded capitals supporting a wide moulded cornice and a round arched doorway with a fanlight with decorative lead glazing.

At some time, the house was owned by the Hawarden (Gladstone) Estate, which brought in classical-style panelling from another house which was undergoing demolition. During World War II the house was used as a base for intelligence work, after which it was the centre of a large farm which specialised in cheese-making. It subsequently became offices for farming-related companies.

Significance

The significance of the asset primarily derives from the architectural special interest of the built fabric of the asset, which demonstrates historic illustrative value through its architectural composition and detailing. The asset gains value from its age and consequent relative scarcity, the aesthetic/artistic values of its classically derived architectural form and attention to proportion, harmony of elements and attention to detail and historic construction methods. Its historic ownership and subsequent war-time usage endow it with a further degree of historic illustrative and associative values.

Setting

Warren Hall is set within a large garden plot, accessed from the Mold Road by a long curving driveway. Warren Hall Garden is recorded on Coflein but is not a designated heritage asset. The ancillary ranges of the original building, formerly stabling and barns have been converted into residential dwellings, and further

residential accommodation is situated to the north of the asset at Warren Court. The built form of the barns, additional buildings and tree planting to the boundaries of the Warren Hall Garden plot mean that there is little experience of the asset from the roadside, with only glimpsed views of the building available from the surrounding wider agricultural landscape to the south, east and west. These glimpsed views are restricted by the degree of planting within the garden plot of the asset, particularly around the circumference of the boating lake. At present the site, which includes the field parcels proximate to the garden of Warren Hall, makes a minor positive contribution to the setting of the asset through the provision of rural context, exhibiting both aesthetic and historic illustrative value.

Hillside Cottage

Description

Located c. 25m from the southern boundary of the site, Hillside Cottage is a Grade II listed two-storey later nineteenth-century estate cottage said to have been built for workers on the nearby Kinnerton Lodge estate during James Collinge's ownership. It is constructed of rendered red-brick under a distinctive fishscale pattern red-tiled roof with a central chimney stack. The windows to the north and east elevations are all semi-circular headed openings with stopped drip-stones. The glazing patterns have interlaced Gothick tops and latticed lozenge patterns below, similar in design to James Collinge's other improvements to the Kinnerton Lodge estate in the 1880's. There is a main doorway to the north elevation beneath an open triangular pediment, a single storey extension to the south and the eastern elevation has modern windows.

Significance

Hillside Cottage derives the principal element of its significance from the architectural special interest of its built form and fabric, with additional historic illustrative and associational values garnered from the historic functional link it has with the Kinnerton Lodge estate and its patrons. The building exhibits characteristics of the nineteenth-century Gothick idiom, which arose as one architectural expression of the 'Picturesque' movement. The prevalence of pattern books and their ability to disseminate fashionable architectural ideas meant that wider-spread usage of 'polite' forms of architecture developed in the nineteenth century, with these buildings contrasting in form, character and construction with the vernacular building traditions of the areas into which they were introduced.

Setting

The asset is located broadly centrally within its roughly square plot, with its principal frontage set back slightly to the south of Kinnerton Lane, which forms the southern border of the Site area. The garden plot of Hillside Cottage is heavily tree planted to its north and eastern boundaries, such that the principal façade of the

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building is partially glimpsed from the roadside whilst a clearer view of the side elevation (west) is experienced from the road. The plot occupied by the asset is bounded to the south, east and west by agricultural field parcels, with field parcels contained within the Site forming the wider setting to the north. As an agricultural workers' cottage, the asset has a strong historic functional link to the wider surroundings, particularly those to the south, which formed part of the Kinnerton estate. The field parcels within the site provide a contextual element, and in their present state enhance the bucolic setting providing some aesthetic value to the asset. It is considered that the setting makes a positive contribution to the significance of the asset with the site, in its present state, making a moderate contribution to this positive element. In terms of the significance of the asset, the site is considered to make a minor positive contribution in its present state.

Kinnerton Lodge

Description

Located c. 230m south of the southern boundary of the Site, this Grade II listed early 19th century villa is believed to have been built for the Topham family of Liverpool who founded Aintree racecourse, although there is some suggestion it may originally have been an official residence of the Town Clerk of Chester. An estate map of 1830 includes a lithograph of the building by the architect T M Penson of Chester. It was subsequently acquired by the Collinge family who, under James Collinge, undertook some minor remodelling in the late 19th century on this and other estate properties.

Kinnerton Lodge is a two-storey, brick built Regency villa with rendered finish and later additions to rear service wings, which form a domestic courtyard. It has a slate roof with wide projecting eaves and dentilations. The main façade is of three bays including a semi-circular projecting middle bay with stone steps at ground floor leading up to semi-circular glazed doors set in larger glazed opening. Above is a large central window with stone cill to the first floor. Bays to the left and right have twelve pane sash windows. The left side elevation return is of two bays with twelve pane sash windows to the first floor and one large twenty-five pane sash window to the ground floor with margin panes similar to the main facade. To the left is a doorcase of shallow fluted pilasters and consoles with a rectangular fanlight between. It has a glazed canopy to the ground floor supported by three pairs of cast iron columns of classical design with quatrefoil panels and above their capitals by decorative open iron work. The right side elevation return is of two storeys with two twelve pane sash windows to each floor and a late 19th century two storey addition with twelve pane sash windows. Further to the rear is a later single storey extension with Ruabon dressings. The rear elevation is of three storeys, contained within a small domestic courtyard enclosed in the late 19th century. Here there are sash windows to each floor, and a centrally placed doorcase of shallow fluted pilasters with consoles above and a rectangular fanlight.

The largely original internal layout retains a cantilevered stone staircase, and a small rear staircase to the servants' quarters with decorative cast iron rails. The Dining Room has a black marble surround with arched opening keystone and shelf. The Drawing Room has a fire surround of similar design in white marble. At first floor the sitting room has a white marble fire surround with straight headed opening and carved classical floral motif.

Significance

Kinnerton Lodge derives its significance principally from the historic and architectural special interest of its built fabric, which evinces the classical taste so strongly identified with the Georgian Era. Adding to its historic illustrative interest are the Gothick elements, incorporated into the fabric by Collinge, which demonstrate the influence of the 'Picturesque' movement and its employment of wider sources than the classical idiom. The architectural composition, historic methods and materials of construction, its relative scarcity and aesthetic value all contribute to its significance. Also contributory is the relatively intact nature of the interiors which exhibit intact floor plans and circulation and contemporary fixtures and fittings, all of which enhance the historic illustrative and aesthetic values of the asset.

Setting

Kinnerton Lodge is set within its own grounds, with Kinnerton Lodge Garden (NPRN 266242) forming the key element of the historic setting for the asset. Whilst not formally designated, the garden is recorded on Coflein, and is potentially considered to have non-designated heritage asset status. Historically it comprised of parkland, ponds, boathouse, a pinery, orchard and a possible formal garden (from the 2nd Edition Ordnance Survey Mapping). In terms of the asset's significance the garden and grounds provide considerable historic illustrative and aesthetic value. Also of importance to the significance of Kinnerton Lodge is the presence of the Grade II listed stables, and Hillside Cottage which provide further historic illustrative and aesthetic value to the setting of the asset. Whilst the Site forms part of the wider rural surroundings of Kinnerton Lodge, the historic planting of the grounds and the orientation of the asset to the northeast are indicative that the landscape to the northwest was never considered to fall within the designed aspect of the house and its parkland. It is therefore considered that the Site makes a minor positive contribution to the wider setting of the asset, but has only a negligible bearing on its significance.

Kinnerton Lodge Stables

Description

The stable blocks were built at the rear of Kinnerton Lodge in the early 19th century when in the ownership of the Topham family. The western block is possibly earlier. They were extended and upgraded by the Collinge family in the late 19th century through the construction of a single storey glazed workshop, dormers, and new glazing patterns. The stables form a 'U' shape plan. The west block is stone-built with red brick dressings. It is a two-storey, centrally planned unit with a slightly projecting central section surmounted by a triangular pediment and weathervane to its apex. The doors and windows have segmental heads and the hayloft has two circular pitching holes. The windows are filled with distinctive lattice pattern of leading. A dormer window to the western hip of the roof has a Gothic Revival pattern of decoration and there is an off-centred brick chimney stack. The eastern block is single storey, with rendered brick under a slate roof. To the north are cart openings, while to the south the doors are boarded with plain glazed fanlight and three-light mullion window. The two ranges are connected by a later single storey cart shed and workshop, constructed of brick under a slate roof. Above the four-panel door to the workshop is a further Gothic Revival dormer, and to the side a large eight-light mullioned window.

Significance

Kinnerton Lodge Stables derive their significance from the architectural and historic special interest of their built fabric in a very similar manner to Kinnerton Lodge itself. The original composition has been enhanced by the later addition of Gothick detailing and this endows the fabric with further historic illustrative value over and above its original typology and construction, through charting patterns of taste in the nineteenth-century.

Setting

The setting of Kinnerton Lodge Stables relates principally to their relationship with the neighbouring Kinnerton Lodge, and the garden grounds in which they are located. The distance the asset is located from the southern boundary of the site, together with the high levels of tree-screening and the presence of the built form of Kinnerton Lodge means that wider landscape views from the asset, taking its orientation also into consideration, are those to the south. The Site, whilst adding to the wider rural landscape in its present state, is not experienced in relation to the asset and makes no contribution to its significance, as derived from its setting. This asset is therefore discounted from further discussion within this report.

Non-Designated Heritage Assets

PPW states that local authorities may make lists of locally important heritage assets, including locally listed buildings and heritage assets of local importance, such as historic landscapes, parks and gardens. The two historic buildings referenced in Coflein, The Mount, located to the east of the Site off Lesters Lane, and the Old Smithy, located to the north-east of the Site, within Broad Oak/Rowlands Farm (also off Lesters Lane) are not included within Flintshire's list of Buildings of Local Importance, and are therefore not presently accorded the status of NDHA by the LPA. At the time of writing this report we await confirmation of the existence of a local list for landscapes and gardens. For the purposes of this report it is assumed that Kinnerton Lodge Garden and Warren Hall Garden would be considered within such a list as having Non-Designated Heritage Asset status and their significance in this regard is discussed below.

Kinnerton Lodge Garden

Description

This garden is depicted on the Second Edition Ordnance Survey 25-inch map of Flintshire XIV, sheet 15 (1899). Its main elements on that map include parkland, boathouse, flagstaff, road, pinery, orchard, possible formal garden, carriage drive and ponds. Comparison of this mapping with satellite imagery of 2019 shows that, with the exception of the formal garden element, the parkland and woodland landscape of the grounds remains significantly intact. It appears that some historic tree planting may have been lost, but a number of mature trees survive to bear witness to the historic open parkland character. Various small ponds are recorded in the earlier Ordnance Survey Mapping within the open parkland area, although by 2019 only one of these survives. It is unclear whether all of these bodies of water were natural occurrences or designed elements, although the linear nature of that furthest to the east (and absent from mapping from 1969 onwards) suggests that it may have been man-made. The Boat House to the south-western end of the large lake to the northern boundary of the grounds, located within the wooded area, appears to be present on mapping of 1991, although is not recorded by the 2019 edition. The formal garden appears to have disappeared by the 1900 edition of the mapping.

Significance

The significance of this non-designated heritage asset resides primarily in the historic illustrative and aesthetic values demonstrated by the retained elements of the original garden design, landscape layout and the verdant and scenic character of the parkland planting. Owing to the loss of elements of the original landscaped design, both of these values are reduced, which accounts for its non-designated heritage asset status.

Setting

The setting of the non-designated heritage asset comprises predominantly of the open agricultural field parcels which flank either side of Kinnerton Lane and Bramley Lane. The dense evergreen pinery presents a boundary treatment with very limited intervisibility to the north-west of the asset, with views over the wider landscape focused towards Higher Kinnerton. The historic character of these views has been eroded somewhat by the expansion of the settlement, with post-war residential development to the edges of the settlement envelope encroaching into the wider setting. In its present state the Site makes a negligible/neutral contribution to the setting and significance of the asset, as intervisibility is extremely limited, and in sequential views, all that is readily experienced of the asset is the bulk of the pinery plantation.

Warren Hall Garden

Description

This garden is depicted on the Second Edition Ordnance Survey 25-inch map of Flintshire XIV, sheet 11 (1899). Its main elements on that map include greenhouses, conservatory, carriage drive, lodge, possible formal garden, boathouse and pond. Access to the grounds of Warren Hall was not possible during the site visit, but a visual inspection of the grounds from viewpoints within the surrounding landscape and from reference to satellite imagery (2019) confirmed the presence of a pond. Reference to historic mapping (Ordnance Survey first edition of 1871) shows that the north-eastern corner of Gravel Hole Wood was formally landscaped and subdivided into six sections by pathways with possible orchard planting. This area is now grassed with no trace of the formal partitioning evident, with the possible exception of the hedgerow to the northern boundary, which follows the original planting line. The mapping also makes reference to an Ice House located in this part of the grounds, although reference to both it and the landscaped grounds is absent in the mapping from 1899. A ruinous pile of worked stone is present to the south-west corner of Gravehole Wood, and it is possible this might be the remains of the ice house, but this is not by any means certain, owing to the distance of the remains from the indicated location of the ice house. The mapping of 1899 also refers to a boathouse structure to the western extremity of the fish pond, which still appears to be extant (a structure is recorded in this location in the 2019 1: 10,000 mapping), but the density of vegetation and tree-planting made visual survey of this structure impossible.

Significance

The significance of this non-designated heritage asset resides primarily in the historic illustrative and aesthetic values demonstrated by the retained elements of formal garden design and the verdant and scenic character

of the parkland planting. Owing to the loss of elements of the original landscaped design, both of these values are reduced, which accounts for its non-designated heritage asset status.

Setting

The relationship of the garden to the designated heritage asset which it serves constitutes the most important element of the setting of Warren Hall Garden. This relationship is still evident, although the loss of formal planting details and the presence of post-war development at Warren Court do serve to diminish the visual coherence of this relationship to a degree. The wider rural pastural and agricultural setting of the landscape to the south of the garden provides a degree of historic context, demonstrating both historic illustrative and aesthetic values. The severance of historic ownership ties and the visual barrier of tree-planting within the grounds of Warren Hall do serve to reduce the experience and understanding of this contextual element, as does the presence of the post-war housing development to the north, but it is still considered to make a minor positive contribution to the setting of the garden.

6.2 Archaeological and Historic Background

6.2.1 Archaeological Background and Non-Designated Heritage Assets

The Clwyd-Powys Archaeological Trust Historic Environment Record for holds details for 23 (and an additional 2 records which currently do not have HER entries) recorded archaeological monuments and findspots (excluding designated assets) within the 1km study area. The HER also holds details for 2 archaeological events within the study area (and an additional 2 records which currently do not have HER entries). The details of sites can be seen in Appendix D and on Figures 3 and 4.

There are 25 heritage assets within the study area. Two of these assets are located within the site boundary, 'Gravelhole Wood', an area of woodland, and presumable a former area of gravel quarrying, depicted on the 1871 OS map (99095), and Warren Bank Farm fish pond (99109) a fish pond and boat house shown on the 1914 and 1954 6" OS maps associated with Warren Hall. A further asset is located on the edge, just outside of the site boundary, is The Warren ice house (126493) also associated with the hall, which is recorded on early OS mapping. The majority of the recorded assets relate to 19th century features and buildings within the landscape identified on historic mapping, such as those associated with Kinnerton Lodge to the south of the site. Other assets recorded include a portion of Roman road which was recorded immediately to the north of the site (17873, 17884, 35002, 35003); a prehistoric, likely Mesolithic pit (HER No. TBC) and post-medieval building (HER No. TBC) were recorded by archaeological evaluation immediately north of the site, described below.

There are four archaeological events recorded within the study area (two of which currently do not have HER entries). Prior to and during the construction of the new junction, the Warren Interchange at the north-east corner of the site, archaeological evaluations took place. In 2004 the investigations identified significant prehistoric activity in Area B of the investigations, on the northern side of the junction, namely a stone-filled pit containing a crested blade, burnt bone and a hammer stone thought to date to the Mesolithic period (8000 – 4000 BCE) (Event No. TBC). Adjacent features (post-holes and a gully) also containing fragments of burnt bone may also be prehistoric in date.

One of the areas, Area D on the southern side of the junction, included an area located within the current site boundary, namely the small parcel of land east of Lesters Lane and the roundabout at Warren Interchange, which was re-landscaped during the construction of the interchange. Area D comprised two trenches, Trench 6, located within the current site boundary contained no archaeological remains, Trench 5, on the edge of the current site boundary contained an undated ditch, gully and post-holes (Event No TBC; Gifford and Partners Ltd 2004).

A further evaluation took place in 2009/10 (Event No. TBC; Gary Duckers, CPAT pers. comm) based upon the results of the earlier evaluation. These focused upon two areas, each of which was subject to the opening of a small area. The site of potential Mesolithic pit on the north of the junction, and the site of the post-holes and gully on the south of the junction. No further prehistoric activity was identified, though the remains of a post-medieval building were identified, though it is not clear whether this was in the southern or northern area. No report of this work has been produced.

The other archaeological events recorded by the HER relate to a survey (38218), and limited excavation (58855) of a stretch of Broughton Roman road. The investigations revealed the road, as a layer of cobbles 6.8m wide set in clay with two ditches on its west side and one on the east. This section of road is identified as being located immediately to the north of the site on the northern side of the A5104, and west of the Warren Interchange roundabout.

6.2.2 Prehistoric

Across Britain, the main evidence for the Palaeolithic period is stone tools, and sites are typically recognised from lithic scatters, often found within river gravels and terraces, as well as caves and rock shelters. Caves and rock shelters provide one of the primary resources of these early prehistoric deposits in Wales. The Palaeolithic and Mesolithic periods in Wales span almost 250,000 years, and throughout this time, both the climate and the landscape have changed multiple times. These changes affect not only how we understand these periods, but upon the survival of remains (Archaeoleg, 2011a). The earliest evidence of early humans in Wales dates to the Lower Palaeolithic period, c.225,000 years ago. Evidence comprising jaw fragments and teeth as well as contemporary tools comprising handaxes, sharp Levallois-type flakes and scrapers were found

within Pontnewydd Cave, located within the Elwy Valley in Denbighshire. The teeth were identified as belonging to several early-Neanderthals, ranging from adults to young children (Coflein 2019c; Dyfed Archaeology 2019). Within Flintshire, caves at Trelawnyd and Gwaenysgor in the western edge of the county, Gop Cave and Gwaenysgor Cave have produced faunal remains and animal remains respectively, dated to the Pleistocene (Archaeoleg, 2003a). At Carden Park, approximately 15km south-east of the site and to the south of Chester, Late Upper Palaeolithic material, including a Cresswell point found within a rock shelter, was the first *in situ* Late Upper Palaeolithic material found in Cheshire (Hodgson & Brennand 2006, 23, 25). There are no assets of Palaeolithic date recorded within the study area.

Like the Palaeolithic period, the Mesolithic is characterised by ephemeral traces of activity; sites are principally recognised from concentrations of lithics, as the temporary settlements used by these communities left little other trace in the landscape. It is very rare to find *in situ* evidence for Mesolithic settlement sites. Mesolithic material has similarly been found within cave sites in Wales, most closely perhaps at Murphy's Pot, a cave on the west side of Mold (CPAT 2015). There is one asset of Mesolithic date recorded within the study area. An evaluation in 2004 identified Mesolithic remains on the north side of the A55 Junction, immediately to the north of the site (HER No TBC). A stone-filled pit containing a crested blade, burnt bone and a hammer stone was thought to probably date from the Mesolithic period (8000 – 4000 BCE). Adjacent features (post-holes and a gully) also containing fragments of burnt bone were thought to be contemporary (Gifford and Partners Ltd 2004). Further evaluation work around the location of the pit in 2009/2010 did not identify any further archaeological remains (Gary Duckers, CPAT pers. comm.).

The Neolithic was a period of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued throughout the period. Mortuary monuments, along with the introduction of pottery, domesticates and arable farming practices mark the beginning of the Neolithic period, and the construction of large ceremonial monuments arguably marks a clear change in ideology from the preceding Mesolithic period. Common Neolithic ceremonial monuments in the region include cairns such as the monumental Gop Cairn in north-west of Flintshire, Wales' largest prehistoric monument (Coflein 2019d).

The North East region of Wales is poorly represented in terms of artefacts compared with other areas of the country (Archaeoleg 2003b). A review of the Historic Environment Record for Wales, using the online map viewer, *Archwilo*, highlights 46 records dated to the Neolithic within Flintshire. These primarily relate to find spots of flints, and axes, though other material is represented. None of the records are found within the eastern-most extent of the county, all lying to the west of the site (Archwilio 2019a). Extensive fieldwalking surveys at Tarvin, on the east side of Chester recovered a lot of Neolithic material, such as lithics (Hodgson & Brennand 2006, 31-32), whilst pottery, flints and other Neolithic material has been found throughout Chester (Hodgson & Brennand 2006). No stone extraction sites have been identified in the North East of

Wales, though elites are known in the north-west coast at Penmaenmawr and in the south-west of Wales at Cwm Mawr (Archaeoleg 2003b).

The Bronze Age period is characterised by significant changes in material culture, and in domestic and ceremonial architecture. The introduction of bronze metalworking is traditionally associated with the appearance of Beaker culture. Mortuary ceremonies also change emphasis in this period, with a shift from the large communal complexes and inhumations of the Neolithic, to individual cremations and round barrow cemeteries. Bronze Age round barrows and burial cairns comprise the majority of the Bronze Age sites within North East Wales. In upland areas these tend to be constructed of stone, whereas in lowland areas these were constructed of earth. The upland monuments are more likely to survive as upstanding earthworks, and often barrows have been levelled by ploughing and have been identified as cropmarks. Where excavations have taken place, a range of burial practices have been identified, including inhumations, cremations and cists. At Hendre, near Mold, west of the site, an inhumation was found placed within a natural mound. At Tandderwen, near Denbigh, more burials were excavated, including several cremations which had been placed within pits (CPAT 2019a; Archaeoleg 2003b). One of the most famous items found in this area, was the Early Bronze Age Mold Gold Cape, found in 1833 by workmen quarrying for stone in a burial mound. The cape accompanied remains of a skeleton, and strips of bronze and amber beads. The cape is formed from a single ingot of gold, beaten into a sheet and embellished with decorations mimicking cloth embroidery (British Museum 2019). Stone circles and standing stones are less common in the North East of Wales than in other parts of the country, though still present, though their function remains uncertain (CPAT 2019a). There are no assets of Bronze Age date recorded within the study area.

By the Iron Age period, the landscape saw increasing evidence for field systems and defended sites, and much stronger evidence for continental influences than earlier periods. The period is also marked by evidence for the appearance of iron technology in the archaeological record. Settlement along the Welsh borderlands (specifically the countryside extending between the Dee in the north and the Severn in the south), throughout most of the Iron Age appears to have comprised three or four timber-built roundhouses, as well as number of four post granaries, perhaps supporting an extended family. The economy was likely based around animal husbandry and crop production including wheat, barley and oats. Particularly in the north there would also have been access to salt from Cheshire (Cunliffe 2010, 302-304). Salt production sites in the later Roman period were often focused upon sites of established Iron Age salt production; however, it is unlikely that the production was as centralised in the Iron Age period as it was in the Roman period. Cheshire salt was exchanged over a wide region during the 1st millennium BCE, distributed throughout the North West, north Midlands and Wales (Hodgson & Brennand 2006).

The more well known, and best excavated sites are of hillforts. The results of the excavated hillforts suggest there was occupation over a considerable length of time, with several signs of rebuilding (Cunliffe 2010, 305). The closest of the Flintshire hillforts to the site is Caer Estyn, located approximately 5km to the south of the site. This six-acre univallate hillfort is defined by a single degraded stone-revetted rampart, apparently ditchless on the summit of a low, but steep sided hill. A section was excavated through the rampart in 1957 and the site is presumed to be Iron Age in date, although not much more is known of it (Coflein 2019a). More extensive and better well known is Moel y Gaer, Rhosesmor, Flintshire, which is a large hillfort overlooking the Dee Estuary at the southern end of Halkyn Mountain. Around 0.62ha of the 2.47 enclosed area, along with parts of the ramparts was excavated in the 1970s. Some evidence of Neolithic (flints and possibly a structure) and Bronze Age (a barrow) activity were identified, though the first phase of the hillfort appears to date from the Early Iron Age, and 26 roundhouses were identified from this phase. A second phase, not tightly dated, following a possible lengthy break saw redevelopment of the earthworks and new roundhouses and rectangular structures of a different design from those in phase 1. A third and final phase saw further internal occupation apparently involving numerous examples of a different kinds of rectangular building (Guilbert 2018). On a much larger scale, Penycloddiau hillfort, Llangwyfan, also in Flintshire to the west of the site, is an 18.9ha earthwork. This hillfort is thought to date to the late Iron Age and into the Roman period. Multiple building platforms have been identified within the interior of the hillfort, and there are ongoing archaeological investigations here undertaken by the University of Liverpool (Coflein 2019b). It has historically been suggested that earthworks at Trueman's Hill Motte in Hawarden to the north of the site are dated to the Iron Age, though there is currently no evidence to verify this (OAN 2011; Gladstones Library 2019).

Until further excavation it is not possible to further elaborate upon the specific nature of the relationship between the small rural settlements and the larger hillforts, and within the local landscape of the site the Iron Age is poorly represented. There are no assets of Iron Age date recorded within the study area.

There is one asset of possible broadly Prehistoric date recorded within the study area. This relates to a possible earthwork south of the site near Kinnerton Lodge (101348) identified from an aerial photograph, though no evidence has been recorded on the ground and the image likely shows recent agricultural features.

6.2.3 Romano-British

Knowledge of the tribal groupings in Wales in the 1st centuries BCE and CE comes primarily from the writing of Ptolemy and of descriptive accounts of Tacitus. Little more is known than that, along the northern coast of Wales, the tribal grouping is described as the Deceangli. To the west was the Cornovii, occupying approximately the modern counties of Cheshire and Shropshire. Definitive tribal boundaries are not known and the north-eastern area of Flintshire may have been within either (Cunliffe 2010, 206, 2010). Following

the Roman invasion of Britain in 43 CE and subsequent conquest, the territory of the Cornovii (including Chester) was annexed by the Roman army led by Ostorious Scapula, in and after 48 CE, though possibly a treaty of some kind had been arranged (Cunliffe 2010, 210, 224-225). The fortress of Deva (Chester) was established around 74 CE (Philpott 2006). Three campaigns in Wales were undertaken by Suetonious Paullinus in 58-60 CE, perhaps utilising the Dee Estuary. The final campaign reached Anglesey, but was halted by the Boudican revolt. North Wales was eventually conquered by Julius Agricola's campaign in 78 CE (Jones 2017, 2). Chester (*Deva*) was the main centre in the region and remained a permanent legionary base with accompanying and extensive *canabae* (a civilian settlement which developed around a legionary fortress) until at least the late 4th century CE (Smith et al. 2016, 286-287). The civil settlement at Chester, appears to have become the civitas capital of the northern Cornovii towards the end of the 2nd century or in the early 3rd century. (Philpott 2006, 70-71). A possible Roman fort, Bryn Tygg fort, was identified on aerial photographs in 2017, around 750m to the west of the site, just outside the study area, though still requires verification (Archwilio 2019b).

The Dee Estuary was important for shipping throughout the Roman period, and the river remained tidal and navigable as far as Chester (Jones 2017, 17). A coastal road ran through Deeside, between the Roman legionary fortresses of Chester (*Deva*) and Caernarfon (*Segontium*). No other military establishments are known along this main road, however a possible Roman fortlet has been identified from LiDAR data at Greenfield to the north-west of Flint (Jones 2017, 3). At Flint, and to the south-east of Flint, industrial activity and settlement was found to be laid out along this road this coastal road. At Pentre Farm for example, eight phases of building were identified, dating to soon after 120 CE to around the mid-3rd century when much of the stone appears to have been robbed out. The complex is thought to represent an official residence associated with local lead mining, perhaps with a military connection. Nearby at Pentre Ffwrndan timber framed buildings, and lead smelting furnaces, a stone building, further timber framed buildings with associated lead processing evidence, and a portion of the Roman road have all been identified. Dating ranged from around the late-1st century CE until the late 3rd-century CE with some activity evident in the 4th century CE (Jones 2017, 7-11). Comparisons have been made with settlement at Heronbridge, 2km south of the legionary fortress at Chester (approximately 10km east of the site), where buildings measuring around 30m by 8m were laid out in a grid from its establishment around 80 CE (Jones 2017, 13).

The settlement pattern in northern Wales and the material culture seemed to have been little affected by the initial Roman presence in Britain from 43 CE, though there may have been some further structural development of some of the forts, however there has still been few properly excavated sites, particularly in the rural landscape (Cuncliffe 2010, 208-209). There remains a lack of excavated rural settlements throughout the Roman period in the local landscape, i.e. those away from military establishments, and sites such as those at Flint described above, differ due to their association with the lead industry. Another important Roman site

is at Ffrith, Llanfynydd around 10km south of the site. Here, large quantities of Roman finds and building material may suggest the presence of a civilian settlement, and several buildings have been identified, again here there may be military associations as well as associations with the lead industry (Archaeoleg, 2003c). Lead had multiple usages in the Roman period, for example for water-pipes, water-tanks and coffins, and in addition the lead from the Flintshire ore fields also contained a proportion of silver which could be extracted. Lead ingots were produced and marked *DECEANGL* (as in the tribal name Deceangli) and these have been found in Chester as well as far as the village of Hints in south Staffordshire, over 100 miles away (Jones 2017, 13). Whereas lead mining on Halkyn Mountain and elsewhere (Cleary 2011) and the lead industry was important in north Wales, to the east of the site the Cheshire Plain has been argued as being ideally suited for meat production, with the availability of brine from Cheshire salt working sites, for curing purposes to meet military demand (Philpott 2006, 69). It is between these upland and lowland landscapes which the north-east Flintshire lay.

There is less evidence of Roman activity away from the main road within Deeside, though isolated Roman finds have been recorded. However, a portion of Broughton Roman road was excavated and recorded in 1983 immediately to the north of the site (17873, 17884, 35002, 35003). The road which had been terraced along a low ridge was revealed as a layer of cobbles 6.8m wide set in clay with two ditches on its west side and one on the east side. Whether this road was part of the main road between Chester and Caernarfon as described above is not clear. The Rural Settlement of Roman Britain (Allen et al. 2015) suggests that an inland road, ran to the north of Broughton, which met the above road past Holywell where they merged.

6.2.4 Early medieval/Anglo-Saxon

Following Roman withdrawal from Britain, a number of post-Roman British kingdoms emerged. Centred upon Chester, the northern Cornovii continued to be the dominant grouping in this area, whereas the Deceangli were, as during the Roman period, located to the west; no clear boundaries can be ascribed (Pritchard 2002, 12). The church at Hawarden is traditionally said to have been established by St Deiniol, to which the church is lent its name, the founder of the monastery at Bangor-on-the-Dee in the mid-6th century. This is thought to represent the origin of Hawarden (CPAT 2010). Much of the history of the area in the early medieval period reflects the conflict between the Welsh Kingdom of Powys, which stretched at least as far as Ystrad Alun, near Mold to the west of the site, and the Kingdom of Mercia (Pritchard 2002, 12).

Archaeological evidence of these conflicts are the linear earthwork monuments, Wat's Dyke and Offa's Dyke. A 5th century CE date was recovered from part of Wat's Dyke (suggesting association with a post-Roman kingdom), though the veracity of this date is no longer clear, and later dates at sections on Shropshire have suggested 8th and 9th century CE construction (Archwilo 2019d). The earthwork is now thought to date to the Anglo-Saxon period (Higham & Ryan 2013, 52). Offa's Dyke is greater understood, ascribed to the Mercian

King Offa, and constructed in the second half of the 8th century CE. The earthwork measures around 112km (half of which is located in North East Wales). Despite historical interpretations it is now seen as unlikely that these vast monuments simply represented military frontiers – both Wat's Dyke and Offa's Dyke appear to be border markers – and Offa's Dyke can be seen in terms of royal display (such named after King Offa). The primarily defensive element of these dykes has been lessened as often they could be easily circumvented, however it has been suggested that they could have been important in making hit and run style raids more difficult (Higham & Ryan 2013, 52-54). Wat's Dyke lies as close as 3km to the south-west of the site, whereas Offa's Dyke is located further to the west.

Outside of the study area, on the north-west edge of Hawarden, a broken Anglo-Norse sword dating to the later part of the early medieval period, was found during excavation for a soakaway for a new extension (Archwilio 2019c). No assets of early medieval date are recorded within the study area.

6.2.5 Medieval

The Norman Conquest provides a firm date for the commencement of the later medieval period across most of England and parts of modern Wales. Hawarden is recorded within the Domesday Book as *Haordine*, meaning 'high enclosure' or 'headland', and incorporates the Old English *word dign* for 'enclosure'. The Welsh name for Hawarden is Penarlâg, which is first recorded as *Pennardlaawc* in the 14th century, though thought to have been in existence long before this record. A church is recorded within the Domesday entry, and this has been equated with the church of St Deiniol which was associated with the 6th century CE settlement (CPAT 2010). At the time of the Norman conquest the manor of Hawarden was in the possession of Earl Edwin but granted by William I to Hugh Lupus, Earl of Chester, and a castle was soon after built here. The location of the settlement along a major routeway meant that it was strategically important, and witnessed conflict (CPAT 2010). The county of Flint was established following the conquest of North Wales by Edward I in 1284 (Pritchard 2002, 65).

The wood at Hawarden was part of a greater forest, which stretched as far as Flint to the west (Pritchard 2002, 14). There is evidence of coal mining activity taking place within the parish of Hawarden from the beginning of the 14th century. Mineral rights from the manor of Ewloe, are recorded in 1301 as belonging to the Earl of Chester. Surface coal deposits were exploited throughout the woods and in other areas of the parish. By the end of the 16th century however it appears that these deposits had been exhausted (Pritchard 2002, 65).

Lying on the southern extent of Hawarden and its manor, it is not clear the nature of activity on the site, though it was presumably exploited for an array of agricultural and other activities or was perhaps part of woodland here. There is one asset of medieval date recorded within the study area. This relates to possible medieval strip fields identified at Crab Mill Fields (99100) on the eastern side of Lesters Lane.

6.2.6 Post-medieval, Industrial and Modern periods

The Post-medieval period is an age of transition between the medieval world and the Industrial and Agricultural revolutions of the 18th and early 19th century. The site is divided between two parishes, the parish of Hawarden and the parish of Higher Kinnerton and both of these were located within the Lordship of Hawarden (Pritchard 2002, 13). The lordship of Hawarden was sold by the 8th Earl of Derby to Sir John Glynne in 1653 (Pritchard 2002, 29).

The general area of the site and the lands to the north, the rough open hillside to the south of Hawarden, were utilised as a warren from at least the late 18th century. The diaries of Sir John Glynne c. 1770 record that between 1762 and 1769, 5,232 rabbits were killed in the warren (Phoenix n.d.). John Evans' *Map of North Wales*, 1795 records a *Warren House* in this area (Pritchard 2002, 11). In 1798 the lands within the parish of Hawarden parish within Broughton Township (including the Warren) were enclosed by Act of Parliament (Flintshire Archives, D-DM/856/1/1). All claims to common and waste within the township were disallowed (Gifford & Partners Ltd 2004). Some of the relic field systems which can be seen throughout the site (identified by lines of oak in the site, and similarly as lines of trees on historical maps and on the tithe map) are presumed to date to the 1798 enclosure. The current alignment of fields within the site, follows in places this old alignment, though has been much altered. It is presumed this alteration and consolidation of fields took place at the time of the establishment of the Warren Estate and construction of Warren Hall c1850.

Warren Hall (now Grade II Listed – 85414) is an Italianate villa, built c1850. It is recorded as replacing an earlier house on the site, presumably the Warren House, recorded on the John Evans' *Map of North Wales*, 1795, although this is not clear. Two houses are recorded on the site in the approximate area of the current Warren Hall, on the tithe map of Hawarden (1841) though neither of these are recorded as Warren House. These are a Building and Yard occupied by a Mr Higgs and a House and Garden occupied by a Joseph Blanthorne (?). The land is owned, along with the rest of the site by Sir R Glynne.

In August 1872 the entire Warren Estate was advertised for sale at the Queen Hotel Chester. The Particulars of the *Warren Estate, in the Townships of Broughton & Higher Kinnerton in the Parishes of Hawarden & Doddleston, Flintshire*, include The Warren, or Warren Hall (comprising plots: Mansion House, Outbuildings, Yards and Pleasure Grounds; Entrance Drive, Ice House, and Plantation; Kitchen Garden; Stack Yard; Occupation Road; Orchard Field; New Road Piece and Gravel Hole Field; Gravel Hole Wood; Gravel Piece; Big Mountain Piece and Crab Mill Field, together; Fish Pond; Warren Pieces x2; Poverty Park and Warren Field; Horse Pasture and Lane Field; Big Field and Potato Croft; Plantation) and in Higher Kinnerton (comprising plots: Plantation x2; Mountain Piece x2) (Phoenix n.d.). The composition of the estate appears to correspond to the package of fields which make up the current site (excluding the Warren Hall and modern offices).

Local historian H. G. Kay, has compiled a chronology of the local area, including the Warren. Although there is not much information about the early history of Warren Hall, some of the early occupants have been identified as well as events at the hall, such as Mr. James Bower, Manufacturer in 1881 (died 1890) (Flintshire Archives, D-DM/856/1/8; D-DM/856/1/10). In 1883 a fire at Warren Hall, visible from Chester is recorded in the Chronicle newspaper. In 1887, a Chronicle report of tea party for a 120 over-60s from Broughton, Bretton and Penymynydd being hosted at Warren Hall. In 1894 Lady Olivia Fitzpatrick came to live at Warren Hall (Flintshire Archives, D-DM/856/1/8; D-DM/856/1/10). At some time, the house was owned by the Hawarden (Gladstone) Estate. During the Second World War the house was used as a base for intelligence work, after which it was the centre of a large farm which specialised in cheese-making. It subsequently became offices for farming-related companies (85414).

To the north of the site, RAF Hawarden was a prominent establishment throughout the modern period. RAF Hawarden had its origins as a Relief Landing Ground for nearby RAF Sealand and was used to house a Maintenance Unit and several Operational Training Units (OTUs) during the Second World War (CPAT 2019b). Two munitions factories, de Havilland at Broughton and Vickers-Armstrong near Hawarden, were large employers in the area during the Second World War (BHO, 2019). The RAF station closed in 1959 though the airfield is still in use (CPAT 2019b).

Within the site and the surrounding landscape several assets have been transcribed from historical mapping dating to the post-medieval to modern periods and recorded within the HER, including; Warren Hall pond in the site (99109); the Warren icehouse (126493) which may or may not be located within the site, or just outside; Gravel Hole Wood gravel pit (99095) within the site; a quarries (87882) south-west of the site; a former mill, Crab Mill (103762) to the south-east of the site; Kinnerton Lane smithy (103845) and Kinnerton Lane well (87866) to the south as well as Kinnerton Lodge saw pit (87860); other features associated with Kinnerton Lodge such as ponds (87877, 87857) and a boathouse (87858) and a rookery is also located here (126442) as well as a former marl pit (58230). To the north of the site, a sand pit at Warren Mountain is recorded (99104); Warren well (103780) and Warren bank pond (99091). The line of Old Kinnerton Road has been traced (99105) north of the site, though has since been replaced by modern roads.

A post-medieval building (HER No. TBC) was recorded by archaeological evaluation immediately north of the site, in 2009/2010.

7. Landscape Characterisation

7.1 LiDAR data

LiDAR data was downloaded from the Environment Agency. Unfortunately, the data only covers a very small part of the south-east of the site. The data is presented in Appendix D, Figure 5 for reference, though no further analysis is possible.

8. Historic Mapping Survey

A selection of historic maps, including the early Ordnance Survey maps and the Hawarden tithe map (1841) were viewed during the preparation of this report. The Hawarden tithe map and apportionments were viewed in the Flintshire Archives. A selection of maps is presented in Appendix E.

The earliest map viewed was, *A new map of the counties of Denbigh and Flint* [ca. 1720], by William Williams which is available online via The National Library of Wales (2019). As a single map representing two counties, the map does not contain very specific details. The general area of the site can be identified by the locations of Broughton to the north-east and Kinnerton (recorded Kinerton) to the south. The roads, now followed roughly by the A55 and A5104 north of the site, are identifiable and the road now followed by the A550 to the west of the site is also. Hawarden Castle is identified to the north. The area is located within the Mold Hundred. Watt's Dyke is recorded on the map also, running southwards from Flint, passing to the west of the site, then further south past the western edge of Wrexham then further south where the earthwork crosses into Shropshire, reappearing at Oswestry which is also recorded upon the map. Offa's Dyke is also recorded, running on a similar alignment, but further westward, beginning near Holywell in the north, and running south to the edge of the map, south-west of Oswestry.

The next available cartographic information is provided by John Evans' *Map of North Wales*, 1795 (viewed in Pritchard 2002, 11). This map provides a slightly greater level of detail. A house, Warren House, is recorded roughly in the area of the site, though no further specific information is gained.

The tithe map of Hawarden (1841), shows the site, broadly defined by the roads that bound it, divided into a large number of small fields, which are mostly regular (rectangular and square) in character with straight edges as defined by previous enclosure. At approximately the location of Warren Hall are some buildings (see Table 1 and Table 2).

Table 1: extract from the Hawarden tithe apportionment (1841) showing names of fields with buildings within them.

Owner	Occupier	No.	Field Names	Cultivation
Sir S R Glynne	Mr Higgs	3807	Building & Yard	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3808	House & Garden	Not Stated

All of the lands within the Hawarden parish area of the site are owned by Sir S R Glynne. The apportionments for the tithe maps do not specifically outline the use of the fields (i.e. pasture or arable) though from the names some of the functions can be inferred. Several fields are named Warren Piece and one Warren Field, and these are undoubtedly related to the rabbit warrens that were located here. Three separated occupiers are recorded with fields of the name Warren Piece; Joseph Percy (?), Anne Edwards and Joseph Davies, and one, Joseph Blanthorne (?) occupying Warren Field. This may suggest that rather than a single defined rabbit warren, a number of individuals had agreements to supply rabbit to the Glynne family from the warrens here, or that more generally, rabbit was a common element of the diet for those tenants.

Other field names indicate other activities. Orchard Field, suggests the presence of an orchard, perhaps for crab apples to supply Crab Mill to the south-east. Potatoe Croft, Smiths Croft, Lower Long Croft and Wall Croft, suggest general crofting activity, including the growing of potatoes, and perhaps smithing. Gravel Hole Field (now Gravel Hole Woods), may relate to the contemporary or historical use of the field for the quarrying of gravel. Other names are less indicative of their use, though some note buildings and barns or plantations.

Table 2: extract from the Hawarden tithe apportionment (1841) of fields within the site.

Owner	Occupier	No.	Field Names	Cultivation
Sir S R Glynne	Joseph Blanthorne (?)	3797	Piece over Road	Not Stated
Sir S R Glynne	Joseph Percy (?)	3798	Warren Piece	Not Stated
Sir S R Glynne	Joseph Percy (?)	3799	Warren Piece	Not Stated
Sir S R Glynne	Anne Edwards	3800	Warren Piece	Not Stated
Sir S R Glynne	Joseph Davies	3801	Warren Piece	Not Stated
Sir S R Glynne	Joseph Davies	3802	Poverty (?) Park	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3803	Small Field	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3804	Road Side	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3805	Barn Field	Not Stated
Sir S R Glynne	Mr Higgs	3806	Orchard Field	Not Stated
Sir S R Glynne	Mr Higgs	3807	Building & Yard	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3808	House & Garden	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3809	House Field	Not Stated

Sir S R Glynne	Joseph Blanthorne (?)	3810	Pit Field	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3811	Mill Field (?)	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3812	Warren Field	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3813	Further Small Field	Not Stated
Sir S R Glynne	Daniel Davies	3814	Lane Field	Not Stated
Sir S R Glynne	Daniel Davies	3815	Horse Pasture	Not Stated
Sir S R Glynne	Daniel Davies	3816	Potatoe Croft	Not Stated
Sir S R Glynne	Joseph Davies	3817	Smiths Croft	Not Stated
Sir S R Glynne	Joseph Davies	3818	Lower Long Croft	Not Stated
Sir S R Glynne	James Davies	3819	Big Field	Not Stated
Sir S R Glynne	James Davies	3820	Middle Field	Not Stated
Sir S R Glynne	James Davies	3821	Wall Croft	Not Stated
Sir S R Glynne	James Davies	3822	(?)	Not Stated
Sir S R Glynne	Thomas Bevan	3823	Plantation	Not Stated
Sir S R Glynne	James Davies	3824	Croft	Not Stated
Sir S R Glynne	Thomas Bevan	3825	Plantation	Not Stated
Not located in apportionments	-	3826	-	-
Sir S R Glynne	Thomas Bevan	3827	Plantation	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3828	Gravel Hole Field	Not Stated
Sir S R Glynne	Joseph Blanthorne (?)	3829	Field above	Not Stated
Sir S R Glynne	James Davies	3830	Gravel Piece (?)	Not Stated
Sir S R Glynne	Sarah Ashbury	3831	New Road Piece	Not Stated

Kinnerton tithe map and apportionment not viewed.

The 1871 and 1881 OS maps (1:10,560) of the site show the layout of the fields to be broadly the same as present, though there is a greater division of fields. Along the east side of the site within the Hawarden parish, what is currently three fields is divided as five fields (the northern and southern both split E-W down the centre). In the west of the site, within Hawarden parish, there is a slightly greater division of fields in the north-west corner of the site, and one of the equivalent modern field boundaries, is located slightly to the west, extending south from the south-west corner of Gravel Hole Wood. The division of fields in the south of the site, within the Upper Kinnerton parish is broadly similar to the present layout.

Some of the former field boundaries, as defined on the tithe map are evident on the map as tree lines, which are aligned on a different orientation to the fields mapped. Some of these survive as tree lines at present though more are recorded on these maps, primarily within the south-east and east of the site (Hawarden parish side). This gives the indication that tree lined boundaries (presumably oak as those still surviving within the site) were common practice, as can be seen in the wider landscape also, particularly to the east of Leicester Lane, some which remain along field boundaries, others which stand as relics. The different alignment of fields compared to the tithe map suggests that the fields have been extended, perhaps in association with the development of The Warren manor as consolidation of the estate.

The Warren (not yet called Warren Hall) is located in the northern area of the estate. The building appears as a large rectangular construction surrounding a central courtyard, with associated blocks located to the north. To the west of The Warren there is recorded an Ice House though specific detail is not clear of the structure. It may be located within some woodland. A path leads south from the house to a well. A large hole (later the site of the fish pond) is present to the south of The Warren, just beyond the location of the well. The irregular form of this and location to the Gravel Hole Wood, suggests this may have been created through limited extraction of gravel here. Certainly, the fish pond does not appear as such until the 1900 OS (1:10,560) mapping, suggesting it was making use of the already available landscape feature.

The 1990 OS mapping (1:10,000), records the removal of several field boundaries, and readjustment of others in the Hawarden parish portion of the site, creating a field system similar to the present, with three fields along the western edge of the site, two in the west and north-west and a large central field. The layout of the fields to the south of the site within Higher Kinnerton parish remain the same. On this mapping, The Warren is now recorded as Warren Hall, and the expanded buildings to the north of this Warren Farm. An entrance Lodge is also recorded at road edge and entrance to the Hall. A Fish Pond and Boat House have been created to the south of the Hall. The Ice House is no longer recorded.

Throughout the 20th century, the site landscape remains relatively unchanged. In the surrounding landscape expansion of Broughton to the east, and Higher Kinnerton to the south is apparent. The A55 which runs to the north of the site is established in the 1990s.

A review of aerial imagery available on Google Earth has also been undertaken. For the most part the satellite imagery shows the site as it is at present and so is not discussed in great detail. One of the images, from 2007 shows a number of agricultural trends visible within the fields. These for the most part are regular, and appear to be aligned to the fields as they are laid out now and presumably reflect a modern ploughing regime. Within the central region of the site, however, are a number of linear trends, that appear to relate to agricultural features not aligned with the current field boundaries, perhaps relating to earlier features or ridge and furrow. However, these appear quite regularly spaced and may also be modern. Prior to 2011, the junction at the north-east corner of the site had not been developed. The north-east field within the site is evidently utilised during this construction and much spoil and construction material is located within this field and is still present.

9. Site Walkover Survey

A site walkover survey was undertaken on Tuesday 12th March by Joe Turner, Archaeological Consultant. The weather was wet though visibility across the site was generally good. A selection of photographs a provided in Appendix B.

The site was accessed from its north-east corner from Lesters Lane. The north-east field of the site comprises a very large reasonably regular field, in use as pasture, located between the Warren Hall offices on its west and Lesters Lane and the Warren Interchange roundabout on its east. Along the northern side of the field runs the A5104, though within the field is a band of trees along this boundary. In the northern part of this field there is a large area of gravel/stone and throughout, though particularly in the south of the fields are large irregular mounds of spoil (Photograph 1; Photograph 2). This material is presumed to relate to material dumped during the redevelopment of the Warren Interchange. The field generally slopes southwards and with occasional gentle undulations. In the east and south-west of this field were some brick and concrete agricultural structures (Photograph 3).

At the south-west corner of the north-east field is where the former pond and recreational lake for the Warren Hall is located, itself within a copse of trees (Photograph 4). The pond was originally a quarried area, as indicated by historic mapping, and to the east a separate smaller area of former quarrying is evident as a clear depression (Photograph 5). Further east of the pond is an area of woodland, Gravel Hole Wood. The woodland wasn't entered, though it is presumed by its name that further quarrying, specifically for gravel, was undertaken here. Some modern brick and stone rubble material was observed in the west side of the wooded area (Photograph 6) Between Gravel Hole Wood and the pond, a slight depression at the base of a small slope was observed, thought to represent a former field boundary (Photograph 7). The northern and western fields, to the west of Warren Hall and offices were both large regular pasture fields that became more undulating to the west.

In the large, central field of the site, several observations were made. Firstly, within this field, and extending into the eastern-central field is an alignment of oak trees, outlining a rectangular shape, which are clearly the remains of a relic field boundary (Photograph 8). The thin rectangular outline, contrasts against the now large, relatively regular fields which comprise the site, and it is thought that the alignment of the oaks represents field systems possibly laid out at the time of enclosure in the late 18th century, and present at least at the time of the production of the Hawarden tithe map in the mid-19th century. Though the rest of the field boundary has been removed, perhaps a former hedgerow, when the fields were enlarged and redefined, the mature oaks perhaps represented a more physically demanding task for removal, and as the field was likely utilised, as now, for pasture their removal clearly wasn't deemed necessary. In some areas

parts of a modern fence are still extant along the oak alignment (Photograph 9). Secondly, outside the north-west corner of these oaks, several more discreet depressions were observed (Photograph 10). It is not clear if these represent anything archaeological, and they could be natural or perhaps created by livestock or agricultural activities. A semi-defined trackway is also evident within the field, though this appears to be the result of livestock movement, following the path of least resistance through natural dips of the field (Photograph 11). Viewing this faint "valley" type feature on aerial photographs gives the impression that it could have resulted from the flow of a former watercourse. The two large fields to the east of this central field, were both observed as being in use as pasture and had generally the same character as observed elsewhere in the site.

The southern portion of the site is separated from the north by a stream and strip of woodland (Photograph 12). In the eastern most edge of the site, either side of the stream, the woodland gives way to two sloping, thin field strips, also maintained as pasture, as elsewhere (Photograph 13). The remaining area of the site on the southern side of the stream, again is characterised by pasture, whilst the elevation of the field raises to the west (Photograph 14). Kinnerton Road bounds the southern edge of the site, located on which, outside the site is Hillside Cottage (19078) (Photograph 15) built for workers on Kinnerton Lodge (19075). A house named The Mount is located outside the south-east corner of the site (Photograph 16).

No obvious previously unknown archaeological remains were observed during the site walkover, however it was clear that relic field systems were identifiable in the form of the oak tree alignments, and a greater understanding of the site's landscape character was gained.

10. Proposals

The proposals for the Site are as understood from the Illustrative Masterplan A093950-15-33B and comprise employment development, a hotel and leisure use area and residential development together with highways infrastructure and landscaping. The hotel/commercial/leisure area is situated to the north-east corner of the Site with access from Lesters Lane, with this access then continuing through the proposed employment development area, which is broadly located to the eastern area of the Site. The southern area of the Site is proposed for residential development of approximately 300 units with access from Kinnerton Lane.

11. Heritage Potential and Impacts

11.1 Designated Heritage Assets

Warren Hall

In its present state, the Site has been assessed as making a minor positive contribution to the setting and significance of this Grade II listed house. The proposals will generate change within this setting by altering the character of its pastural and agricultural setting. By restricting development to the eastern and southern areas of the Site and retaining the areas to the west as open green space, together with the retention of historic field boundaries and tree planting, however, the proposed development retains the rural character of the western approach to the asset, and retains key elements of the historic setting. Tree screening to the east and south of the garden plot of Warren Hall, even when not in leaf, obstructs all but glimpsed views of the asset from the wider environs, and the retention of existing tree planting and proposed additional planting and landscaping detailed within the illustrative masterplan would serve to reinforce this secluded character. It is possible that glimpsed views of the development to the north-eastern area of the Site will be obtainable from within the grounds of Warren Hall, and this would reduce the experience of the asset as an historic isolated country residence. This reduction, however, given the baseline condition of the developed nature of the immediate environs, will be of a comparatively minor order. On balance, it is considered that the level of impact brought about to the significance of the asset, through development within its setting, is **slight**.

Kinnerton Lodge

The above assessment has demonstrated that whilst the current contribution made by the Site to the wider setting of the asset is minor positive, its contribution to the significance of this Grade II listed building is nil, owing to the lack of intervisibility and absence of historic ownership and functional connections. Development of the Site along the lines proposed will generate change to the wider setting through the alteration of the present pastural character of the southern field parcel along the boundary with Kinnerton Lane. Whilst there

will be no direct experience of this in relation to Kinnerton Lodge, the impact of this development on the setting of Hillside Cottage, as a worker's cottage historically associated with Kinnerton Lodge, will generate a very small level of impact to the significance of the asset, through development within its setting. This level of impact is considered to be **slight**.

Hillside Cottage

This report has assessed the contribution made by the Site to the setting as being of a moderate positive extent, with a minor positive contribution to the significance of this Grade II listed asset. The proposals will effect a change in character of the southern field parcel, removing its pastoral character, and will reduce the sense of rural isolation of the designated asset, although it is recognised that there is no historic connection with the land. Whilst the historic connection and character of the relationship between Hillside Cottage and Kinnerton Lodge will remain unaffected, the rural contextual element of its setting is key to its significance, and this will be impacted. The surrounding character of the field parcel will be suburbanised, and it is considered that this will have a detrimental impact on the setting of the asset, with a consequent **moderate** impact on its significance.

Warren Hall Garden

In the event of the Garden being considered by the LPA as being of non-designated heritage asset status, this report has analysed its significance, and considers that the site makes a minor positive contribution to this in its present state. Development of the Site along the lines proposed will see considerable change within the wider parkland element of the grounds of Warren Hall, and the loss of much of the wider open landscape. This having been said, the principal elements of the designed historic landscape (such as they survive), and its rural immediate setting are proposed to be retained by the proposals, and on balance it is considered that the proposals will have a **moderate** impact on the significance of this potentially non-designated heritage asset.

Kinnerton Lodge Garden

As with Warren Hall Garden above, should the LPA consider the grounds of the designated heritage asset of Kinnerton Lodge as a non-designated heritage asset in its own right, it is considered that the proposals, through the residential development of the southern field parcels of the lands of the original Warren Hall estate, would have - at most – a **negligible** impact on the significance of the non-designated heritage asset.

11.2 Archaeological Potential

There is considered to be a low potential for previously unrecorded archaeological remains of Palaeolithic date to be present within the site. As these deposits are very rare, and often restricted to cave sites and rock shelters where they have survived, it is unlikely that any would survive within the site. It is similarly the case for previously unrecorded archaeological remains of Mesolithic date, however a stone-filled pit containing a crested blade, burnt bone and a hammer stone thought to date to the Mesolithic period (HER No. TBC; Gifford and Partners Ltd 2004) was identified during an evaluation at Warren Interchange to the north of the site, which provides evidence for activity within the area during this period.

There is considered to be a low potential for previously unrecorded archaeological remains of Neolithic, Bronze Age and Iron Age date to be present within the site. Within the wider landscape of Flintshire, there are significant monuments dating to all of these periods, however closer to the site the evidence is more sparse and there is no evidence recorded within the study area.

There is considered to be a low-medium potential for previously unrecorded archaeological remains of Roman date to be present within the site. Though no extensive Roman settlement is known within the near vicinity, the presence of a Roman road identified at Broughton to the north of the site highlights a significant routeway through the landscape. Further, a possible Roman fort, Bryn Tygg fort, was identified on aerial photographs in 2017, around 750m to the west of the site, just outside the study area, though this still requires verification. More broadly, the site likely lays within the hinterland of the Roman fortress at Chester. Though it is not possible to make specific conclusions, it is possible the area which comprises the site was exploited throughout this period.

During the early medieval period we first have evidence for the settlement of Hawarden, as ascertained by the attribution of a church established here by St. Deniol in the 6th century CE. The site however is on the southern extent of what is later to be the Hawarden parish and estate and so clear links cannot be made between the two. Further, the landscape character of the site is unknown, perhaps being wooded during this period, though previously established Roman roads, such as the one identified near Broughton may have remained in use. The broad area was likely within a border zone between the Welsh and the Mercian-Anglo-Saxons for times during this period, as evident by Wat's Dyke and Offa's Dyke, the former of which is located as close as 3km to the south-west.

There is considered to be a low-medium potential for previously unrecorded archaeological remains of medieval date to be present within the site. Possible strip fields, possibly dating to the medieval period have been identified just outside of the site at Crab Mill fields (99100) and within the site, a review of satellite images suggested the presence of possible ridge and furrow. Some of the fields recorded within the tithe

map of Hawarden, as defined by earlier enclosure, could reflect a previously farmed medieval agricultural landscape. Evidence for mining of surface coal deposits for example in the area could also have taken place within the site. It is likely that any evidence of medieval date will be of agricultural or small-scale industrial nature.

There is considered to be a low-medium potential for previously unrecorded archaeological remains of post-medieval to modern date to be present within the site. This will likely reflect agricultural patterns such as former field boundaries known from historical mapping.

12. Mitigation Recommendations and Conclusions

12.1 Designated Heritage Assets

This assessment has found that the proposals have the potential to occasion harms to heritage assets in the vicinity of the Site which vary from negligible to moderate, with moderate harm found to one designated and one potentially non-designated heritage asset, these being Hillside Cottage and Warren Hall Garden, respectively. With the levels of harm being demonstrably of a less than substantial nature and in the main at the lowest end of the scale of harm, the harm is required to be balanced against the public benefits arising from the development proposals.

12.2 Archaeological Remains

Although the archaeological potential of the Site is difficult to confidently assess due to the limited amount of recorded assets within the study area, there is evidence of archaeological activity from the prehistoric, Roman and medieval periods in close proximity to the site, and within the site. Further, due to the size of the site, this potential may be increased, although remains low overall. It is therefore not considered that there are any archaeological grounds which would negate the inclusion of the site within the emerging Local Development Plan, and it is considered that the Site can be developed in accordance with the strategic allocation being proposed.

It is suggested that the line of oak trees which are thought to relate to the post-enclosure fields, potentially from the close of the 18th century, are left *in situ* and incorporated within future development as a record of the historical development of the landscape.

Further archaeological work may be required at the planning stage of development in line with national and local policy. This will be undertaken within the usual framework of the planning process and should be undertaken in accordance with the standards and guidance from the Chartered Institute for Archaeologists, any requirements stipulated by Flintshire County Council, and a Written Scheme of Investigation agreed in advance with The Clwyd-Powys Archaeological Trust Archaeologist.

13. References

Legislation, Policies and Guidance

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- Ministry of Housing, Communities & Local Government, 2018 (updated). *Guidance: Planning Practice Guidance Conserving and Enhancing the Historic Environment*. [online] MHCLG. Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment > [Accessed 1 October 2018]

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Appendices

Appendix A – Site Location Plan

Appendix B – Assessment Methodology

Historic Environment Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Welsh Governments criteria for Scheduling Monuments (Cadw, What is Scheduling, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (2015 guidance Unit A3, section 8 Impacts on the Historic Environment). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or assets that can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
National/ High	Scheduled Monuments, or assets of national quality and importance or assets that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Regional/ Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings of modest preservation or integrity. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens and Registered Battlefields of poorer preservation or integrity. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Warren Hall, Flintshire
Archaeological and Heritage Desk Based Assessment

Value	Examples
	Assets that form an important resource within the community, for educational or recreational purposes.
Local/ Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Impact

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Impact	Typical Criteria Descriptors
Substantial	Impacts will act to damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative). The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive).
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative).

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Impact	Typical Criteria Descriptors
	Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive).
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative). Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.

- Direct or indirect.

- Temporary or permanent.

- Short, medium or long term.

- Reversible or irreversible.

- Cumulative.

Appendix C – Site Photographs

Photograph 1: View of north-east field from Lesters Lane. Warren Interchange on right.

Photograph 2: Example of modern spoil heaps in north-east field.

Photograph(s) 3: Agricultural features in north-east field.

Photograph 4: View from southern edge of pond toward Warren Hall.

Photograph 5: Depression just to east of pond, possible area of former quarrying.

Photograph 6: Rubble on western side of Gravel Hole Wood.

Photograph 7: Depression at base of slope running between pond and Gravel Hole Wood.

Photograph 8: Alignment of oak trees representing former field boundaries.

Photograph 9: Remnants of modern fence line along oak tree alignment.

Photograph 10: Example of depressions observed in central field.

Photograph 11: Livestock trackway through site following natural landscape.

Photograph 12: View toward stream and woods separating the north and south of the site.

Photograph 13: Stream boarded by fields in south-east side of site.

Photograph 14: View from south-west corner of site, facing east.

Photograph 15: View of Hillside Cottage at southern edge of site.

Photograph 16: View of The Mount, Kinnerton at south-east corner of site.

Appendix D – Recorded Heritage Assets

Designated Heritage Sites (Cadw / CPAT Historic Environment Record)

Identifier	Record Type	Grid Reference	Description	Period
Designated Heritage Assets				
19075	LB II	SJ 32612 61756	Kinnerton Lodge. Early 19th century villa believed to have been built for the Topham family of Liverpool who founded Aintree racecourse although there is some suggestion it may originally have been an official residence of the Town Clerk of Chester. An estate map of 1830 includes a lithograph of the building by the architect T M Penson of Chester. Subsequently acquired by the Collinge family who, under James Collinge, undertook some minor remodelling in the late 19th century on this and other estate properties.	Industrial
19077	LB II	SJ 32558 61731	Stables at Kinnerton Lodge. Built as two parallel stable blocks to Kinnerton Lodge in the early 19th century when in the ownership of the Topham family. Western block possibly earlier than eastern. Extended and upgraded by the Collinge family in the late 19th century through the construction of a single storey glazed workshop, dormers, and new glazing patterns.	Industrial
19078	LB II	SJ 32327 62045	Hillside Cottage. Later 19th century estate cottage. Said to have been built for workers on the nearby Kinnerton Lodge estate during James Collinge's ownership.	Industrial
85414	LB II	SJ 32377 62826	Warren Hall. Italianate villa of c1850 replacing an earlier house on the site. Marked on the 1st edition Ordnance Survey where it was called 'The Warren'. Shown in an engraving of 1872, the front little altered, but with a parallel rear range in the same style. The stacks, with the exception of 1 ridge stack, were located along the ridge between these 2 ranges; they are now lost. At some time, the house was owned by the Hawarden (Gladstone) Estate, which brought in classical-style panelling from another house which was undergoing demolition. During World War II the house was used as a base for intelligence work, after which it was the centre of a large farm which specialised in cheese-making. It subsequently became offices for farming-related companies.	Industrial

Non-designated recorded Heritage Assets (CPAT Historic Environment Record)

Identifier	Record Type	Description	Period
Recorded Heritage Assets (by period)			
HER No. TBC (see Gifford and Partners Ltd 2004)	MON	Stone-filled pit containing a crested blade, burnt bone and a hammer stone is probably from the Mesolithic period (8000 – 4000 BCE). Adjacent features (post-holes and a gully) also containing fragments of burnt bone are probably contemporary. Undated ditch, gully and post-holes identified in Area D (north-east corner of the site).	Mesolithic; Undated
101348	MON	Kinnerton Lodge Cropmark. An undated air photo shows an earthwork in this field, though there was no trace of it on ground and may simply represent an old field boundaries spread by ploughing.	Prehistoric (?)
17873	MON	Broughton Roman Road I, Warren Bank. Excavation of stretch of Roman road (Chester-Caer Gai) revealed a layer of cobbles 6.8m wide set in clay with two ditches on its west side and one on the east. The road had been terraced along a low ridge.	Roman
17884	MON	Broughton Roman Road II. Part of Roman road Chester to Ruthin (66a):450m west of SJ32856337 cropmark of ditch observed on ground and on aerial photos.	Roman
35002	MON	Broughton Roman Road III. Line of Roman road identified on low ridge.	Roman
35003	MON	Broughton Roman Road IV. Line of Roman road identified as cobbled surface visible in side of stream.	Roman
99100	MON	Crab Mill Fields. Possible strip fields indicated on aerial photographs. No visible remains.	Medieval
HER No. TBC (Gary Duckers, CPAT pers. comm)	MON	Post-Medieval building identified at Warren Interchange during 2009/10 evaluation. No further prehistoric remains were identified. The contractor Earthworks Archaeology Ltd reported to development control that the developer had not paid for the work and so no post excavation report was produced.	Post-Medieval
58230	MON	Brick Kiln Croft field. Marl Pit. Site recorded in former Flintshire SMR. As yet undescribed. Transcribed from Doddleston tithe map 1839.	Post-Medieval
103762	MON	Crab Mill. Site of former mill. Possibly a mill where crab apples were crushed to extract juice.	Post-Medieval
87882	MON	Bramley Farm old quarry. Quarry. Site recorded in former Flintshire SMR. As yet undescribed. Transcribed from Doddleston tithe map 1839.	Post-Medieval/Industrial

Identifier	Record Type	Description	Period
99095	MON	Gravelhole Wood gravel pit. 'Gravelhole Wood' depicted on the 1871 OS map.	Post-Medieval/Industrial
103845	MON	Kinnerton Lane Smithy. No trace of smithy remains.	Post-Medieval/Industrial
87866	MON	Kinnerton Lane well. Well depicted on the 1st edition OS map.	Post-Medieval/Industrial
87860	MON	Kinnerton Lodge saw pit. Saw pit recorded on 1st edition OS.	Post-Medieval/Industrial
99105	MON	Old Kinerton Road. Possible line of an old road as indicated on Willets map of 1822. No visible remains.	Post-Medieval/Industrial
126442	MON	The Rookery, building. Building noted on early OS mapping.	Post-Medieval/Industrial
87877	MON	Kinnerton Lodge pond / moat. A pond approx. 22m by 18m, with a depth of 3m was observed at NGR SJ 3238 616036. A clay pit was also observed, possibly associated with previous landscaping in the area? No trace of the rectangular feature as depicted on the Doddleston 1839 tithe map.	Post-Medieval/Industrial
103780	MON	Warrel Well. brick built well still containing water.	Post-Medieval/Industrial
99091	MON	Warren Bank Pond. 'Fishpond Piece' depicted on the Hawarden Tithe Map.	Post-Medieval/Industrial
87857	MON	Kinnerton Lodge fish pond. Fishpond currently situated in a heavily wooded area. Associated with Kinnerton Lodge.	Industrial
126493	MON	The Warren, ice house. Icehouse noted on early Ordnance Survey mapping.	Industrial
99104	MON	Warren Mountain sand pit. Sand pit depicted on the 1912 6" OS map. A large depression is visible at the S end of the field with steep banks on either side between 1.70-2m high. The remains of an old trackway lead away from the pit to the NW. The Memoir of Hawarden Parish (1822), R.Willets Map shows a windmill at this location. On the 1840 1" OS map, this is called Warren Mill. No visible remains of a windmill, but this is a very exposed area which would be more than suitable.	Industrial/Modern
87858	MON	Kinnerton Lodge boathouse. Collapsed remains of an old boathouse. Depicted on OS 6" 1914 and 1954 as "Boat House".	Modern
99109	MON	Warren Bank Farm Fish pond. Fish Pond and Boat House shown on the 1914 and 1954 6" OS maps. Both are visible though the boat house, (of corrugated iron) was very corroded in parts. There is an island in the centre of the pond, which according to the estate manager was built in the 1930's when	Modern

Identifier	Record Type	Description	Period
		the pond was altered and concreted. The water from the pond was also apparently used to supply the hall - The Warren.	
87270	MON	Wegnall House. Built 1904 by Kenneth Arthur Morris. Known locally as the Red House due to it being built of red brick. Sold to the Meredith family in 1918-1920 due to family bankruptcy	Modern

Recorded Archaeological Events (CPAT Historic Environment Record)

Identifier	Description	Record Type
Event No. TBC (see Gifford and Partners Ltd 2004)	Archaeological evaluation carried out at Warren Interchange to the immediate north-east of the site in 2004. Evaluation trenches were excavated in four areas (A, B, C, D). Area D comprised two trenches, Trench 6, located within the current site boundary contained no archaeological remains, Trench 6, on the edge of the current site boundary contained an undated ditch, gully and post-holes.	Evaluation
Event No. TBC (Gary Duckers, CPAT pers. comm)	An additional archaeological evaluation carried out at Warren Interchange to the immediate north-east of the site in 2009/10. No further prehistoric remains were identified. A post-medieval building was identified. The contractor Earthworks Archaeology Ltd reported to development control that the developer had not paid for the work and so no post excavation report was produced.	Evaluation
58855	Broughton Roman road I, Warren Bank, topographical survey 1983. Survey of a stretch of Roman road (Chester-Caer Gai) revealed a layer of cobbles 6.8m wide set in clay with two ditches on its west side and one on the east. The road had been terraced along a low ridge.	Survey
38218	Broughton Roman road I, Warren Bank, excavation 1983. Excavation of stretch of Roman road (Chester-Caer Gai) revealed a layer of cobbles 6.8m wide set in clay with two ditches on its west side and one on the east. The road had been terraced along a low ridge.	Excavation

Appendix E – Historic Mapping

Appendix F – Planning Policy

Flintshire Unitary Development Plan (FUDP)

Chapter 9
Historic Environment

Relevant Strategic Aims	
f. Built environment	
Policy Objectives	Policy List
PRESERVATION - to protect the locally valuable and nationally recognised historic environment and historic landscapes and encourage their repair and management UNDERSTANDING - to obtain accurate information on the extent and nature of historic assets to allow sound conservation ENHANCEMENT - to encourage new development of an appropriate character throughout the County, in particular in conservation areas and/or the restoration of historic buildings SUSTAINABLE USE - to promote use and re-use of historic buildings and areas which does not adversely affect their special architectural or historic interest REGENERATION - to further the Council's economic objectives by using the repair of historic buildings and features, and the enhancement of historic areas as a basis for the economic regeneration of towns and communities	HE1 Development Affecting Conservation Areas HE2 Development affecting Listed Buildings and their Settings HE3 Demolition in Conservation Areas HE4 Buildings of Local Interest HE5 Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites HE7 Other Sites of Lesser Archaeological Significance HE8 Recording of Historic Features
Indicators of Policy Performance	Targets

Increase in number of conservation areas and appraisals	TARGET 4: Minimise loss or damage through development, to designated sites, historic landscapes and buildings of international, national or county heritage importance and ensure adequate recording before any change occurs
Appeals dismissed on grounds of adversely affecting conservation areas and historic landscapes	
Listed buildings new & lost & at risk	
Applications for listed building consent permitted	
Applications for development inconservation areas permitted	
Number of buildings on the buildings at risk register within conservation areas	
Records made where development affecting designated sites, conservation areas or historic landscapes takes place	

9 Historic Environment

Introduction

9.1 Flintshire has a rich and varied history which is reflected in its abundance of archaeological remains, historic buildings and landscapes. As well as contributing greatly to our understanding both of the past and the present, these unique assets are of immense importance for leisure and recreation.

9.2 The policies in this chapter seek to confer protection on conservation areas, listed buildings and other buildings or structures of historic or local interest, as well as historic landscapes, parks and gardens, scheduled ancient monuments, and areas of possible archaeological remains. It is also important to recognise the features of local interest, which add richness and local distinctiveness to the historic character of the County. These may not always be formally designated but will be protected by the policies in the Plan.

National Planning Policy

9.3 The Welsh Government sets out in para 6.1.1 of Planning Policy Wales the following objectives for the conservation and improvement of the historic environment:

- preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to:

- protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;

- ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to

- ensure that conservation areas are protected and enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.

9.4 Planning Policy Wales requires in para 6.4.1 that UDPs set out policies for the preservation and enhancement of the historic environment and the factors to be taken into account in assessing planning applications. UDPs should include policies for the protection and enhancement of sites of archaeological interest and their settings. Policies should also address demolition, alteration, extension and re-use of listed buildings and their curtilages, with a general presumption in favour of the preservation of listed buildings.

9.5 National guidance also states that UDPs should make clear that development proposals will be judged for their effect on the character and appearance of conservation areas, to ensure that development is in accord with the areas' special architectural and historic interest.

9.6 It is important to note that there is no statutory requirement to have regard to the provisions of a development plan when considering applications for listed building consent or conservation area consent (the Courts have accepted that s54A of the Town and Country Planning Act 1990 does not apply). However, Planning Policy Wales advises that "UDPs should include policies for the conservation of the built environment that are relevant to development control decisions and which should be taken into consideration in the determination of applications for both listed building and conservation area consent".

Flintshire Context

9.7 Conservation Areas - Conservation area controls are enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Designations are intended to provide protection from incremental detrimental developments, which can change the character either of a conservation area as a whole or smaller areas within it.

9.8 There are 31 conservation areas in the Plan area, all of which are shown on the Inset Plans. They range from the centres of market towns to small villages, historic parks, and collections of historic buildings, and include: Flint, Mold and Holywell town centres; parts of the villages of: Cadole, Caerwys, Cilcain, Ffynnongroyw, Gorsedd, Gwaenysgor, Gwespyr, Halkyn, Llanasa, Nannerch, Nercwys, Northop, Trelawnyd,

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Whitford, Ysceifiog, Hawarden and Caergwrle and smaller conservation areas at Gadlys, Glan yr Afon, Kinsale Hall, Leeswood Hall, Lygan y Wern, Oakenholt Hall, Pantasaph, Plas Bellin, Plas Onn, Talacre Abbey, and The Wern.

9.9   The Council will in relation to conservation areas:

- Carry out appraisals and review existing conservation areas;

- Designate new conservation areas where appropriate;

- Ensure the special architectural or historic features of the conservation areas are protected from inappropriate development;

- Prepare management /enhancement plans to enhance the essential character and setting of the conservation areas;

- Issue directions under Article 4 of the General Permitted Development Order 1995 to remove permitted development rights in conservation areas, where appropriate.

9.10 All conservation areas will have character appraisals carried out to identify the essential architectural or historic elements to be protected. Development proposals will be judged on how well they meet the aims of preservation or enhancement of the special character. New conservation areas will be designated in accordance with the criteria set out in Welsh Office Circular 61/96.

9.11 Once the appraisals have been completed, periodic reviews will be carried out and management / enhancement plans will be produced to tackle identified problems.

9.12 The County Council is also committed to improving the appearance of and maintaining the character of conservation areas through the Historic Buildings Repair Grant and the Holywell Townscape Heritage Initiative. These grant systems are not specifically targeted at conservation areas but have proved valuable in such designations.

9.13 Buildings of Architectural or Historic Interest - A list of buildings and structures of architectural or historic interest is compiled by Cadw: Welsh Historic Monuments. These "listed buildings", of which there are over 868 in the Plan area, are considered to be of national importance (The number of listed buildings changes over time as de-listings and new listings occur). They are listed as Grade 1 if of outstanding interest, Grade 2 if of special interest, and Grade 2* if of more than special interest. Under the Listed Buildings and Conservation Areas Act 1990, the Council is required to pay special regard to listed buildings and the desirability of preserving listed buildings, their setting, or any features of special archaeological or historic interest which they possess. This legislation also refers to the preservation of the setting of a listed building

and buildings within the curtilage of a listed building (although not all curtilage buildings are protected by listing).

9.14 Historic Landscapes, Parks and Gardens - Whilst the scenic and wildlife importance of the Welsh countryside has long been recognised and appreciated, its historic significance has only recently been given equal recognition through the compilation of The Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales which has been set up by CCW, Cadw, Welsh Historic Monuments and ICOMOS (International Council on Monuments and Sites). This document comprises Part 1 Parks and Gardens, Part 2.1 Landscapes of Outstanding Historic Interest and Part 2.2 Landscapes of Special Historic Interest. Within Flintshire, at present, there are 23 registered historic parks and gardens and one historic landscape (Holywell Common and Halkyn Mountain) along with the eastern boundary of the Vale of Clwyd outstanding historic landscape. At present the register is non statutory and no extra planning controls affect the designated areas. The register is supported by policy HE5, which seeks to ensure the preservation, conservation and management of these important assets.

9.15 Sites of Archaeological Interest - Archaeological remains are a finite and fragile resource. They range from the ruins of Flint castle to traces of more modest buildings and artefacts. The County Council recognises the historical importance of these sites, and is keen to maximise their educational, interpretation and potential tourist value.

9.16 There are currently around 100 such Scheduled Ancient Monuments in the Plan area. However, Planning Policy Wales (2011) acknowledges that not all nationally important sites, meriting preservation, are scheduled, and stresses that development plans should include policies to protect both scheduled and unscheduled archaeological monuments and remains. More detailed National Guidance is found in Welsh Office circular 60/96.

9.17 Recording of Historic Features - There is a final policy in this chapter regarding the recording of features of historic interest both before and during the implementation of a development proposal.

Policies
HE1 Development Affecting Conservation Areas
Development in or affecting the setting of conservation areas will only be permitted if it preserves or enhances the character or appearance of the designated area.

9.18 Applicants must demonstrate how development proposals within or affecting conservation areas will preserve or enhance the special character or appearance of the area.

9.19 The massing of any new buildings or extensions should be in scale with surrounding buildings and external building materials should be appropriate to the conservation area.

9.20 The Council will also have regard to the broader townscape or landscape setting of a conservation area. In particular, proposals for development which would be visible from a conservation area will be controlled to ensure that views into and out of the area are preserved.

9.21 Special attention will be given to the protection of building layout and plot patterns, roofscapes and skylines, trees, open spaces, designated landscapes and other features, which contribute positively to the special character or appearance of an area.

9.22 It is especially important for conservation areas within commercial centres that there is a controlled and positive management of development. At the same time new development must preserve or enhance the special architectural visual and historic qualities of the conservation area. For example, good shop front design and control of advertisements are essential elements of retaining the special nature of conservation areas.

9.23 The designation of a Conservation Area provides some protection to trees even if they are not subject to a TPO. Any works to trees in conservation areas requires 6 weeks notice; this gives the Council time to consider whether a TPO should be made.

9.24 The extent to which buildings contribute positively or otherwise to the special character or appearance of a conservation area will be assessed during the preparation of conservation area appraisals.

9.25 The Council believes that a number of minor alterations, such as replacement windows and doors, extensions, and satellite dishes are detrimental to the character and appearance of the conservation area. Where there is evidence that there is a threat from Permitted Development (PD) Rights the Council will, where applicable, seek the approval of the Welsh Government to employ Article 4 directions (not all Article 4 directions require confirmation). This will remove Rights making it necessary for owners in the conservation area to apply for planning permission for development normally permitted under parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 and enable tighter controls over development in conservation areas.

HE2 Development Affecting Listed Buildings and their Settings

Any development affecting listed buildings or their settings, including internal or external alterations or change of use will be permitted only where:

a) there is no adverse effect on the building's special architectural or historic character and appearance and the setting of a listed building;

b) it can be demonstrated that the loss of, or damage to its historic fabric is unavoidable, has been minimised and that works which would result in the loss of, or which would conceal parts of a listed building, and which contribute to its interest, will be recorded by a photographic or drawn survey; and

c) a change of use of a listed building or structure would increase the likelihood of the survival of the building and where alterations do not harm its character or special interest.

9.26   The setting of a listed building may be limited to its immediate surroundings, but can include land some distance from it. It can best be protected and enhanced through the careful control of development including highways improvements, and the sensitive design of elements such as street furniture, and landscaping. To this end the County Council will expect developers to submit applications in sufficient detail to allow a full assessment of the impact of proposals. Outline applications will not be considered acceptable in such circumstances.

9.27   Alteration, extension and some repairs that affect the character of either the interior or exterior of a listed building require Listed Building Consent. Such works can include quite minor repairs (Welsh Office Circular 61/96 provides more detailed advice). Circular 61/96 also states that all reasonable efforts should be made to sustain existing uses or, failing that, find viable and appropriate new ones for listed buildings. The County Council shares the view that, wherever possible, listed buildings should be repaired and reused rather than demolished.

9.28   All such extension proposals should be in scale and sympathy with the existing building, and should include the use of traditional materials and construction techniques. The County Council has produced supplementary planning guidance, Historic Buildings - Principles of Repair, to advise owners and developers on the treatment of historic buildings and listed buildings. Moreover, it will strive to maintain its own listed buildings in a manner which provides an example of good practice.

9.29   Modern attachments such as satellite television antennae, solar panels and meter boxes, are generally incongruous on listed buildings and, in prominent positions, can detract significantly from their appearance or character. Change of use to residential, particularly of distinctive farm buildings, is especially difficult to achieve without significantly harming their traditional character. Where necessary, the Council will support the relaxation of building regulations, highway and other standards, in order to avoid damage to the character of listed buildings.

9.30   The demolition or substantial demolition of a listed building, structure or relevant structure within the curtilage of a listed building will not be permitted unless an exceptional case can be made as to why the building or structure cannot be retained. Consent will only be granted for such demolition in exceptional circumstances and only when the Council is satisfied that all attempts at finding a suitable new use, which

would increase the likelihood of the building's survival, have been exhausted. Demolition of a listed building will not be permitted merely on the grounds that a building is unsafe, or that no reasonable alternative use can be found. Over time, economic circumstances may change, or financial grant aid may become available for any necessary works.

9.31   In the exceptional circumstances that demolition of a listed building is allowed, it cannot take place until the requirements of section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been discharged. Detailed records may be taken of the building prior to the commencement of work. When consulted, the Royal Commission on the Ancient and Historical Monuments of Wales will have advised whether they want to record. A scheme of either redevelopment or restoration must have been agreed prior to demolition.

HE3 Demolition in Conservation Areas

Development involving the substantial or total demolition of a building(s) or structure(s) in a Conservation Area will not be permitted unless the demolition and any proposed replacement building would preserve or enhance the character or appearance of the area.

9.32 Conservation Areas derive their character from a number of features including buildings and structures. Conservation area designation includes control over demolition, which may require conservation area consent. Although there is no statutory duty to have regard to the development plan in relation to conservation area consent, such applications are usually associated with planning applications for development proposals which should be determined in accordance with the plan under Section 54A. When this occurs an assessment will be made of the proposal's impact on the character or appearance of the conservation area. In making such an assessment the Council will seek to preserve those buildings that contribute to the conservation area. Section 91 of Welsh Office Circular 61/96 details the criteria to be used in assessing planning applications and Conservation Area Consent.

HE4 Buildings of Local Interest
The demolition or alteration of any building or structure that is included on the List of Buildings of Local Interest will only be permitted where the following criteria apply:

in the case of demolition that the building is structurally unsound, it cannot be made safe without extensive alteration or rebuilding and is incapable of refurbishment at a cost which is reasonable in relation to its degree of interest. The design of the replacement building should match or exceed that which has been demolished; or

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in the case of alteration and extension that the works do not adversely affect the architectural or historic character of the building.

9.33 This policy is designed to protect buildings or structures which are not currently listed, but which are nevertheless considered worthy of retention because of the significant contribution that they make to the local environment. These might include: buildings or groups of buildings formerly listed at Grade 3 (which afforded no statutory protection); buildings associated with important local historical events, people or activities; and buildings contributing to the setting of a listed building.

9.34 The County Council maintains a list of all such "buildings of local interest", giving reasons for their inclusion. Their demolition will be allowed only if the cost of repair would significantly outweigh their historic or architectural value. The Council will require that the replacement building is of a matching or higher standard and quality of design.

9.35 Where consent is required and alterations are subsequently permitted, care will be taken to ensure that these are not detrimental to the historic character of the building. In particular, attention will be given to ensuring that any features of architectural or historic interest are preserved and that all new work is in keeping with the character of the original building and its setting in terms of design, scale and materials.

9.36 In the exceptional circumstance that demolition is allowed, detailed records must be taken of the building prior to the commencement of works.

HE5 Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest.

Development affecting land in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales and adjacent areas, particularly their zones of essential setting and significant views, along with historic parks and gardens of local interest, will be permitted only where there is no adverse effect on their special historic character, appearance or setting.

9.37 It is recognised that historic landscapes generally cover significant areas of land where it is only the more major developments which are likely to impact on the character of the overall landscape. Therefore, development within a registered landscape which is acceptable in terms of other Plan policies will not be permitted where it would have more than a local impact on the area identified in the Register. Instead the conservation of the landscape will be encouraged. Sufficient details should be submitted with all applications affecting historic landscapes, parks and gardens to satisfy the Council that proposals will not detract from views within, into or out of the designated area, including its Zone of Essential Setting, as indicated in the Register. The level of significance of the impacts of a development on a historic landscape will be assessed by the use of Assessment of Significance of the Impact of Development on Historic Landscape (ASIDOHL).

9.38 Where permitted, restoration should be based upon thorough historical research. To this end the County Council may require adequate architectural or archaeological investigation prior to the grant of planning permission.

9.39 There is also a list of Historic Parks and Gardens of Local Interest which has proved useful in considering planning decisions and appeals. It is the aim of the Council to view and consider the historic environment on a holistic basis. Since these local parks and gardens, within or outside designated areas, make an important contribution to the local history and distinctiveness of the County they should be safeguarded from detrimental effects of development.

HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites

Development that would remove, damage or obscure a Scheduled Ancient Monument or other nationally important archaeological site, or its setting, will not be permitted.

9.40 The Welsh Government must be consulted on any development proposal likely to affect a Scheduled Ancient Monument and Scheduled Monument Consent must be sought from the Welsh Government for any proposed works to a Scheduled Ancient Monument. This policy seeks to ensure the physical preservation of nationally important archaeological remains and there is a presumption in favour of their physical preservation in situ. To achieve this, a thorough archaeological field evaluation of the impact of any proposal likely to affect a nationally important archaeological site must be submitted before a decision on a planning application is taken. The developer will be required to provide the evaluation at their expense in accordance with a specification supplied by the County Council.

9.41 Such an evaluation should seek to define the character and condition of any monuments or remains within the application site and the likely impact of the proposed development on such features. In some cases it may be possible to satisfactorily the effects of the proposed development by the redesign of the proposal. In exceptional cases where the County Council decides that the physical preservation in situ of archaeological remains is not justified, it must be satisfied that there is appropriate and satisfactory provision for the investigation and recording of remains.

HE7 Other Sites of Lesser Archaeological Significance

Development that affects sites of either known or suspected local and/or regional archaeological interest and their settings will be permitted only where:

an archaeological assessment has been carried out, before a decision is made on the proposal, to the satisfaction of the Council which evaluates the intrinsic importance of the remains; and

the need to retain the interest that has been identified is outweighed by the need for the proposed development.

Where remains are affected but preservation in situ is not merited, excavations and/ or recording must be carried out to the satisfaction of the Council in advance of development commencing.

9.42 This policy seeks to protect other archaeological remains that are of less than national importance but which are nevertheless of significance. Where research indicates that archaeological remains are likely to exist, proposals for development will not be determined until suitable archaeological field evaluation has been undertaken to determine whether the remains are of local or regional importance. The developer will be required to provide the evaluation at its expense in accordance with a specification supplied by the County Council and also to identify the need for the development.

9.43 These policies seek to protect all important archaeological features, whether scheduled or not, from development that would damage their historic character. It applies to all sites listed on the Sites and Monuments Records, which, in addition to scheduled sites, also shows all other known or suspected archaeological sites.

9.44 The Council will then consider the intrinsic importance of the remains against the need for the development. Where archaeological remains are considered to be important enough to merit protection, or where the requirement for an assessment has not been met, planning permission will be refused (Circular 60/96).

9.45 The Welsh Government may give prior approval of Scheduled Ancient Monument Consent however the County Council could still withhold planning permission on the basis of local archaeological interest. The County Council supports in situ preservation as a preferred solution to excavation which should only be undertaken as a last resort. It is possible for development to take place with archaeological remains retained in situ and discussions should take place with the County Council at an early stage to reduce any potential conflict where possible. When in situ preservation is not feasible, excavation and recording should be undertaken before or during development. Any features which would otherwise be destroyed but which are capable of conservation should be removed for safekeeping prior to development commencing.

9.46 The County Council will seek mitigation measures through agreement with developers. In some circumstances it may be necessary to attach conditions to the planning permission to prohibit development until the required archaeological work is completed.

HE8 Recording of Historic permitted Features

Development will be only where there is provision for adequate recording of any historic features likely to be affected by the development.

9.47 This policy applies to all development which would impact upon valued architectural, archaeological or historic landscape features. The Council will require that adequate architectural or archaeological investigation is carried out prior to the grant of planning permission and in many cases will require that detailed records continue to be taken whilst the work is being carried out. Subsequent publication of the results will be required.

Appendix G – Report Conditions

Archaeological and Heritage Desk-Based Assessment, Warren Hall, Flintshire

This report is produced solely for the benefit of the **Welsh Government** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

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