

# **APPLICATION FOR PLANNING PERMISSION**

**WILD ROSE COTTAGE, DUFFRYN LANE, ST. NICHOLAS,  
CARDIFF, CF5 6TA**

**PROPOSED MIXED UNIT HOLIDAY ACCOMODATION  
SCHEME**

**SETTING OF SCHEDULED MONUMENT ASSESSMENT**

**OCTOBER 2022**



**Geraint John Planning**

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## 1.0 INTRODUCTION

### Introduction

- 1.1 This Setting of Scheduled Monument Assessment has been prepared in support of an application for Full Planning Permission, submitted on behalf of Andrew Walker., in relation to the following development proposal at Wild Rose Cottage, St Nicholas:

*'Proposed Mixed Unit Holiday Accommodation Scheme, at Wild Rose Cottage, St Nicholas'*

- 1.2 This Statement has been prepared by Geraint John Planning. It is informed by a thorough understanding of the site context, LDP Policies MD8 (Historic Environment) and SP10 (Built and Natural Environment), and written in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).
- 1.3 The Statement is to be read in conjunction with the plans and drawings and Planning Statement submitted in support of the application.

### Purpose and Structure of this Statement

- 1.4 This Statement considers the historic and planning context of the site and surrounds, against which the proposals are to be considered.
- 1.5 The purpose of this Statement is to provide a clear understanding and evaluation of the impact of the proposed development on the setting of the scheduled monument, in compliance with national and local planning policy.
- 1.6 In particular, the Assessment follows best practice guidance in its content and structure, not least the 'Staged' approach to assessment of impact - as set out in Section 4 of the Setting of Historic Assets in Wales guidance. The steps followed are:

**Stage 1:** Identify the historic assets that might be affected by a proposed change or development.

**Stage 2:** Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

**Stage 3:** Evaluate the potential impact of a proposed change or development on that significance.

**Stage 4:** If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

- 1.7 The statement is structured as follows:

- **Chapter 2** identifies the historic asset;
- **Chapter 3** defines and analyses the setting of the historic asset;
- **Chapter 4** outlines the development proposals;
- **Chapter 5** outlines the relevant national and local planning policy related to heritage;
- **Chapter 6** evaluates and assesses the potential impact of the proposed development upon the setting of the scheduled monument;
- **Chapter 7** outlines the extent of mitigation taken to reduce the impact on the scheduled monument; and
- **Chapter 8** sets out our conclusions.

## **2.0 IDENTIFICATION OF THE HISTORIC ASSET: HISTORICAL BACKGROUND OF SITE AND SURROUNDS**

2.1 This section looks to :

- consider details of the location, size and scale of the proposed change or development;
- consider the location of the identified historic assets; and
- where appropriate, include a plan overlaying the zone of theoretical visibility on the sites of the historic assets.

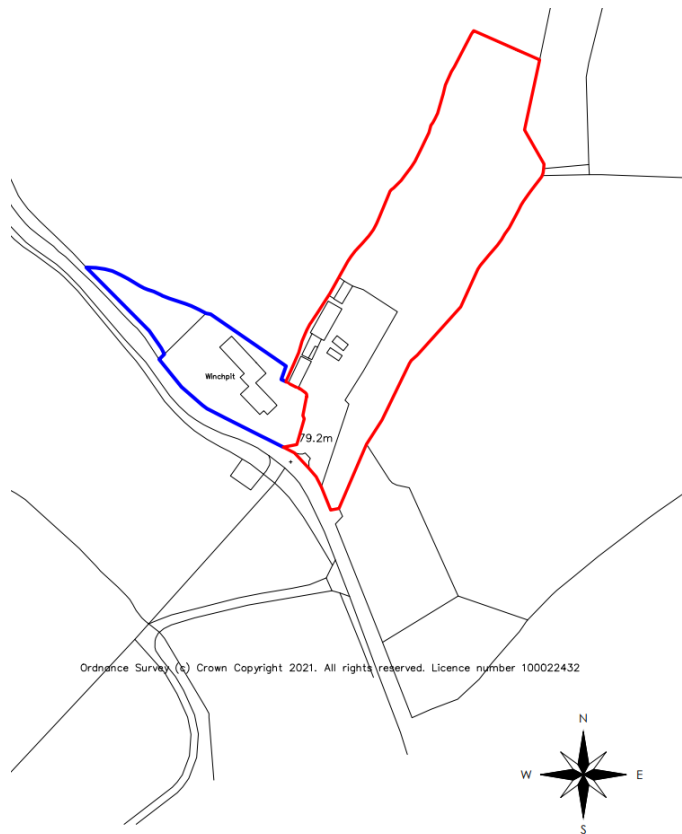
### **Application Site & Historic Asset Locations**

#### *Development Site – Wild Rose Cottage*

2.2 The development site is located within a rural setting, and is in close proximity to the settlement boundary of St. Nicholas within the administrative boundary of the Vale of Glamorgan Council. The total area of the site measures approximately 0.79 ha, and consists of a residential dwelling situated to the west of the site, adjacent to Duffryn Lane.



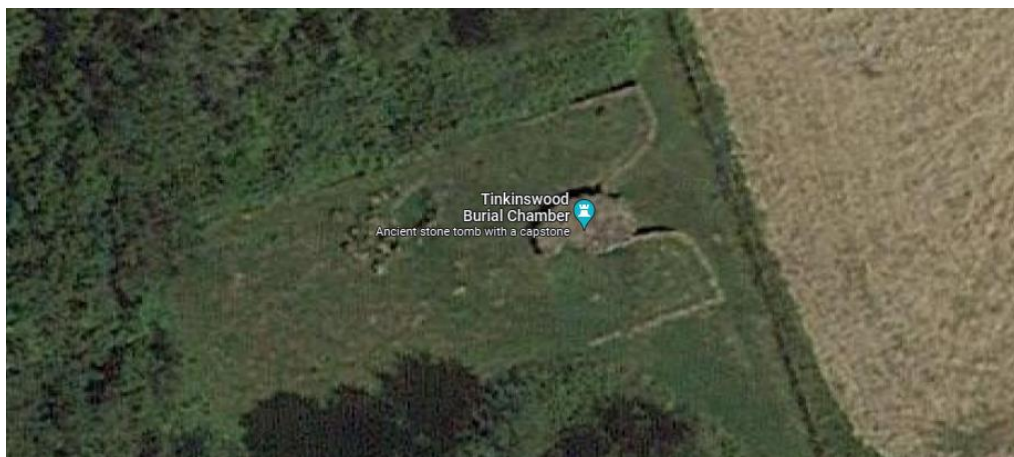
*Development Site in context (Approximate Red Line Boundary of the Site)*



*Site Location Plan*

*Tinkinswood Burial Chamber*

2.3 The historic asset which is the subject of this assessment and Statement comprises a Neolithic (New Stone Age) tomb topped with a large capstone. The site is located between large open agricultural fields near large modern electricity pylons to the west of Duffryn Lane, and  $\frac{3}{4}$  of a mile south of the village of St. Nicholas.

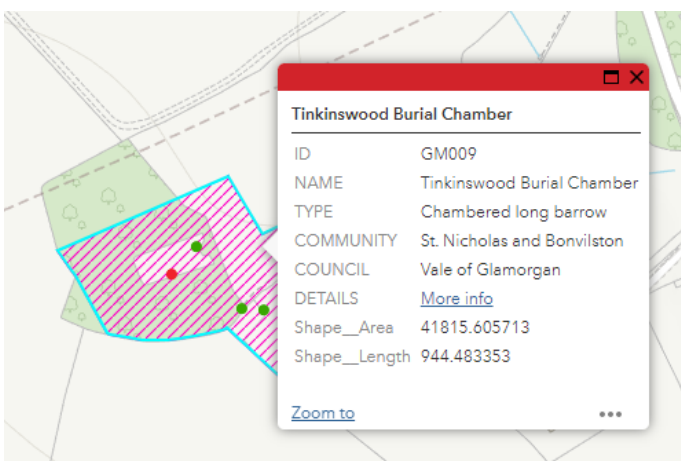
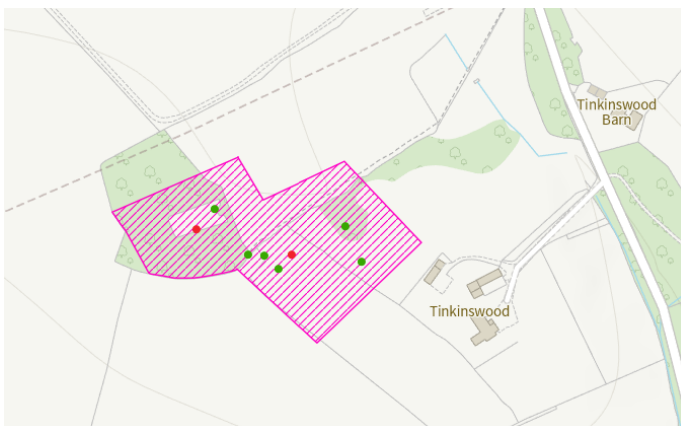


*Aerial Photograph showing the Scheduled Monument*





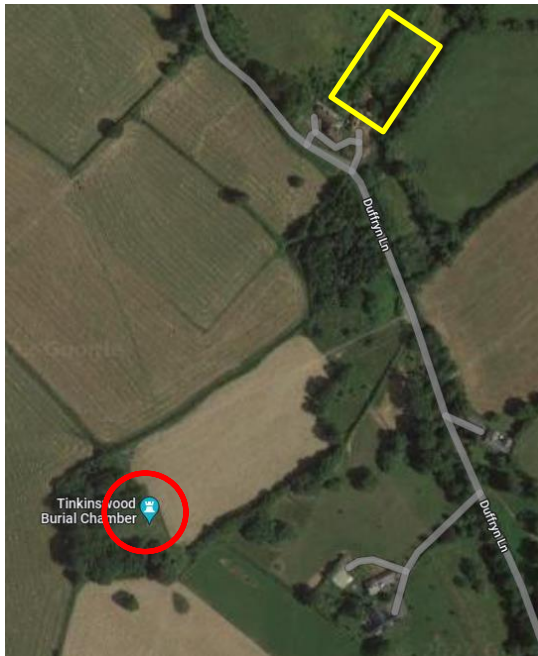
*Photograph of Tinkinswood Burial Chamber*



*Extract from Historic Wales*

### Inter-Visibility

- 2.4 The Scheduled Monument is located approximately 0.3 miles to the south from the proposed development.



*Context of the Scheduled Monument (outlined in red) with the proposed development (outlined in yellow)*







*Visibility of the site from the historic asset (applicant's house (not included in proposal) highlighted in red)*

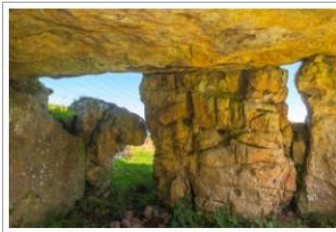


## **Description of the Asset**

### Historical Context

#### *Tinkinswood Burial Chamber*

- 2.5 This Neolithic (New Stone Age) tomb is topped with one of largest capstones in Britain measuring 24ft/7m by 15ft/4.5m and weighing around 40 tons. Experts consider that at least 200 individuals would have been required to hoist it into place, and was built 1000 years or so before Stonehenge was constructed.
- 2.6 The cairn is wedge-shaped (though the actual chamber is rectangular) and was most likely used for ceremonial purposes (and/or a burial chamber) for the once village and settlement of Tinkinswood. The tomb is fronted by a forecourt of drystone walls, with a passage leading from this to a single chamber.
- 2.7 The site was excavated in 1914, and within the chamber the remains of over 50 people buried during the Neolithic period, along with broken pottery and flint tools, were uncovered.



Within the burial chamber



The forecourt



The capstone from the rear

### 3.0 DEFINITION AND ANALYSIS OF THE SETTING: ASSESSMENT OF SETTING OF SCHEDULED MONUMENT

3.1 This section identifies the key factors relating to setting which contribute to the significance of the each historic asset.

#### *The Setting*

3.2 As expressed on Page 3 of the Setting of Historic Assets in Wales Guidance, factors that contribute to the setting may include:

- "
- *functional and physical relationships with other structures/historic assets and how these have changed over time*
  - *topographic features that influenced its location*
  - *physical character of the surrounding landscape or townscape, including any formal design or land use*
  - *the original layout of the historic asset and how this has changed*
  - *potential buried or archaeological elements surrounding the historic asset*
  - *views to, from and across the historic asset or place*
  - *formal or planned vistas*
  - *the prominence of the historic asset in views throughout the surrounding area*
  - *views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes*
  - *historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset*
  - *other sensory elements — noise or smell associated with the historic asset*
  - *tranquillity, remoteness, 'wildness'."*

3.3 Taking each factor in turn:

- *functional and physical relationships with other structures/historic assets and how these have changed over time*

The functional and physical relationship of the scheduled monument has changed over time from being in an isolated position, to now being immersed in the 21<sup>st</sup> Century. This is due to large modern electricity pylons and cables having been built at/on the area associated with the scheduled monument, and the usage of Duffryn Lane as a principal road. Despite these changes in setting and context, the chamber is still 'remote' in location and setting.

The nearest other structure or historic asset of note is the St Lythans burial chamber - 0.83 miles distant. This was constructed during the same period as Tikinswood.

- *topographic features that influenced its location*

The monument is in a slightly elevated position / positioned on a slightly elevated mound within the context of the landscape. Walking along the path / trail to the monument from the small layby on Duffryn Lane there is a slight rise / climb before the monument comes into view. This elevated position was most likely influenced it's position to create an aura and sense of importance, but also as a sign of respect.

- *physical character of the surrounding landscape or townscape, including any formal design or land use*

The monument is surrounded by large (working) agricultural fields, whilst being screened on its western boundary by a tree belt. Tinkinswood Farm and its associated complex (barns etc) are also in the vicinity to the east.



*Extracts showing surrounding agricultural fields*

- *the original layout of the historic asset and how this has changed*

The original layout of the monument was changed in 1914 when a concrete pillar was inserted to support the roof and the distinctive herringbone stonework of the forecourt was added to the original supporting walls.

- *potential buried or archaeological elements surrounding the historic asset*

Excavation took place in 1914 and 2011, with archaeological elements found which uncovered the remains of over 50 people, 920 human bones, along with broken pottery and flint tools.

- *views to, from and across the historic asset or place*

The photographs overleaf highlight the views to, from, and across the historic asset or place.





*View looking to the monument from east*







*View looking east from the monument (towards the development)*



- *formal or planned vistas*

No formal or planned vistas exist, or were known to be planned to the chamber. The main table and supports to the chamber has a raised earth mound extending to the rear, albeit no formal approach to the chamber exists. More modern (1914) works to the retaining walls to the entrance to chamber have been undertaken.

- *the prominence of the historic asset in views throughout the surrounding area*

The monument cannot be widely seen throughout the surrounding area, including from Duffryn Road. The asset can be seen from immediately adjacent fields. Despite its elevated position, it is not until you walk the trail / path (leading to the monument) and climb a small rise that you notice the monument due to how set back it is from the road. Furthermore, the monument is screened by trees immediately to its rear (western boundary), that wrap around the northern and southern boundaries. Trees further to the east also screen the monument from Duffryn Road.

- *views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes*

None are considered to exist.

- *historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset*

The burial chamber is associated with the former settlement of Tinkinswood. The site is also associated with a number of legends – it's said that anyone who spent the night here on the evenings before May Day, St John's Day (23 June) or Midwinter Day would die, go mad or become a poet.

- *other sensory elements — noise or smell associated with the historic asset*

The positioning of the rocks, and chamber opening associated with the monument, all add to the setting by captivating the sensory element of sight.

- *tranquillity, remoteness, 'wildness'*

Tranquillity, remoteness, and 'wildness' are all common features that influence the setting of the monument. Despite the 21<sup>st</sup> Century features that are in the surrounding area (Duffryn Road and electricity pylon), the monument still manages to possess these qualities (as the monument is set back some distance within the agricultural field from the road). As a result, the road cannot be heard or seen from the monument (and vice versa).

## 4.0 DEVELOPMENT PROPOSALS

4.1 The application seeks for full planning permission for the following development proposal:

*'Proposed Mixed Unit Holiday Accommodation Scheme, at Wild Rose Cottage, St Nicholas'*

4.2 The proposed development seeks to create a mixed holiday accommodation scheme within the site boundary in the form of reused buildings, glamping pods, and camping pitches.

4.3 The below sets out what was previously proposed as part of the original proposal and submission, whilst also outlining what is now proposed as part of a/the revised proposal. For further detail on the originally proposed development at the site, please refer to Appendix A.

### Existing Site

4.4 Prior to setting out the proposals in detail below, it is considered prudent to provide context to the site's existing land use / built form – which demonstrates how the applicant has arrived at the site layout for the proposed tourist accommodation scheme.

4.5 As previously set out, a Topographical Survey has been undertaken (submitted in accordance with Enquiry), which evidences the existing built form and conditions of the application site – this output has informed the proposals. The access point to the site, and the immediate adjacent areas, comprise an existing access which provides vehicular entry to the site. The southern to middle area of the site consists of large concrete hardstanding and a number of existing outbuildings. These consist of 1 garage, 3 brick buildings (currently used for storage which the applicant seeks to convert), 2 large shipping containers, and a large dilapidated corrugated barn (which the applicant seeks to remove). The northern area contains an open area of land, with existing trees and shrubbery wrapping around the site's boundary.

4.6 The existing built form has therefore shaped the proposals into three 'geographical' areas of the site: Zone 1 – Entrance & Arrivals, Zone 2 – Converted Buildings & Glamping Pods, and Zone 3 – Camping. This allows a breakdown of the proposals by each area and demonstrates how the development has actively considered, and responded to, the context and existing use of the site.

### Original Proposals

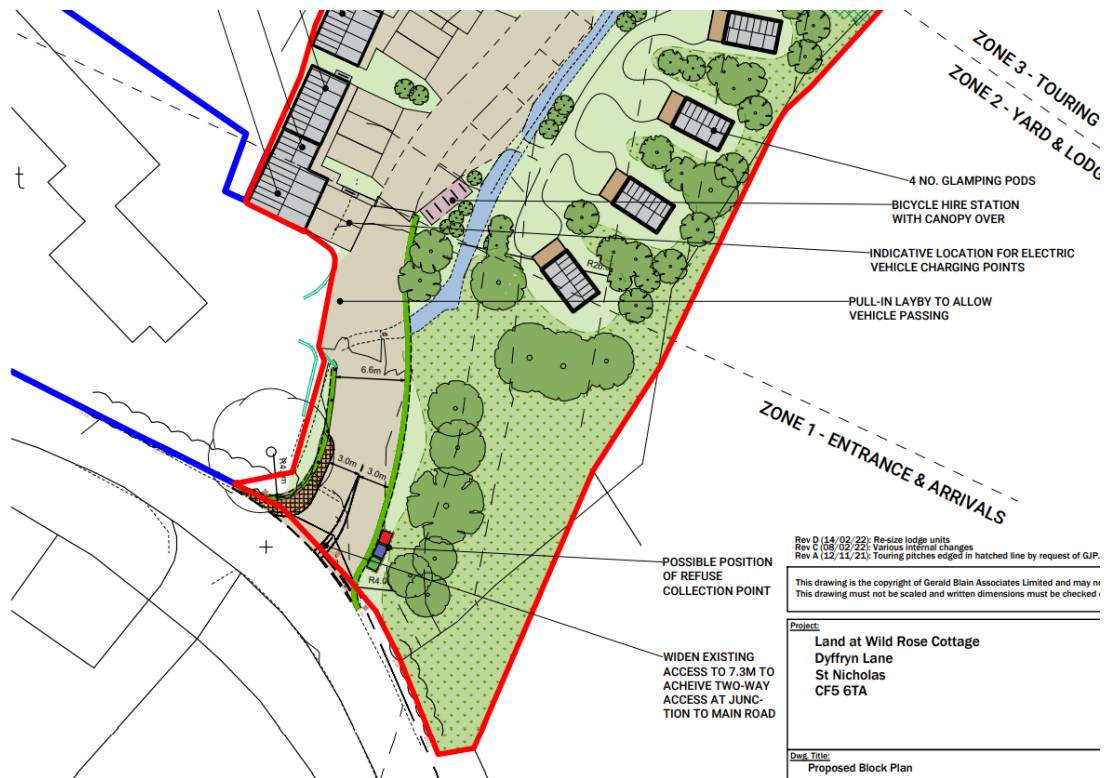
#### *Zone 1 – Entrance & Access*

4.7 It was (and still is) proposed that the site will be accessed off Duffryn Lane (which allows for two-way traffic).

4.8 It was proposed that the existing access was to be widened to 7.3m. This was to achieve a two-way access at the junction to the main road to facilitate a touring caravan element to the scheme proposals.

4.9 The existing garage will be converted to serve as the front of house / reception area. This is in the interest of reducing the number of buildings being built in the countryside, and to reduce the quantum of development and potential impact on the Special Landscape Area (SLA) designation. For context, previously, a new front of house / small reception cabin was proposed. However, after Pre-Application Discussions with the LPA, the client was willing to compromise and utilise the existing garage to serve as a front of house / small reception cabin.





*Previously Proposed Zone 1*

*Zone 2 – Yard & Lodges*

4.10 Within the middle Zone (Zone 2) of the site, it was proposed the site would consist of the following:

- Linen / Laundry storage building;
- 2 existing buildings to be converted into 1 bed accommodation;
- 2 double unit lodges to replace the large dilapidated corrugated barn and shipping containers on the concrete hardstanding at the site; and
- 4 No. glamping pods on the eastern side of the site.

4.11 The development proposed will utilise the site’s current three existing brick barns, converting these into a laundry and linen building, and into two 1 bed accommodation units.

4.12 Two lodges were proposed to replace the large dilapidated corrugated barn and shipping containers in the yard area. This will significantly improve the character, appearance and visual amenity of the countryside as the unsightly barn and shipping containers will be removed. The lodges were located here as the potential impact of these on the land would be minimal as they will be on already present concrete hardstanding. The location of these structures on the hardstanding has also been informed by the established scale of the built form in the area, and in the interest of mitigating the visual impact of the proposals, due to the sheltered, wooded surroundings that screen these. This will therefore reduce the material difference between the established and proposed scale of development in the interest of reducing any potential visual impact.

4.13 Four glamping pods were proposed on the eastern edge of Zone 2 that will appear as structures sitting within a wooded and natural area (rather than an area dominated by the pods). As such,



the pods will be sitting appropriately within the wooded area benefitting from the natural screening provided at this location. Furthermore, tree planting is proposed in order to provide natural screening to these structures, and ensure that the proposed units naturally sit within their environment.

- 4.14 Parking within the site will be located in multiple locations to allow for ease of accessibility, with each accommodation unit benefitting from a parking space. The parking spaces for the glamping pods will be made from grass protection mats and gravel, whereas the parking for the lodges and converted buildings will be on the concrete hardstanding that is already present. This will mean that there will be minimal damage to the land as minimal ground works and minimal digging are proposed.

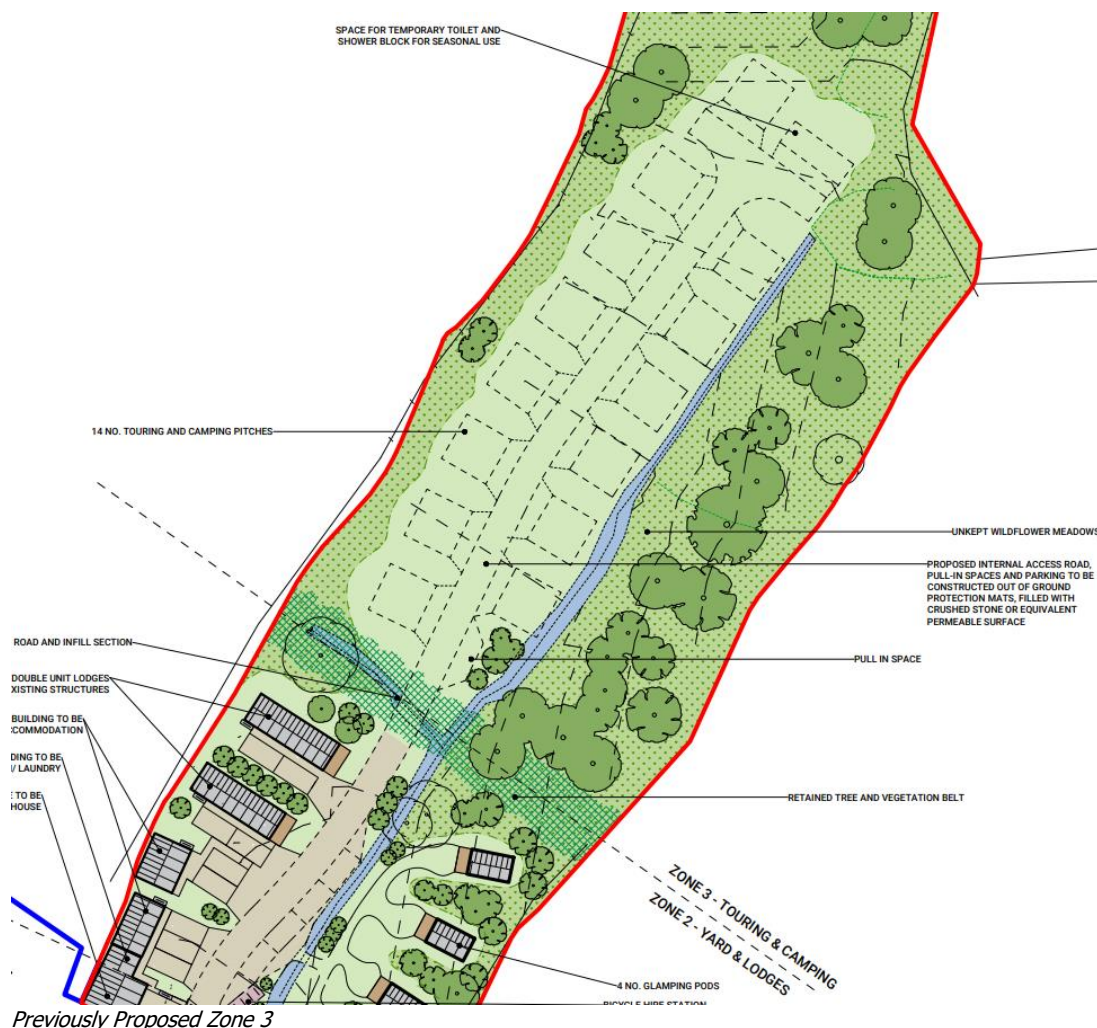


Previously Proposed Zone 2

### Zone 3 – Touring & Camping

- 4.15 For the northern area of the site, the proposed development seeks to make use of the existing well enclosed paddock for touring and caravan pitches. It was proposed that 14 touring and camping pitches would be provided to increase the range of tourism accommodation provision on offer within the site.
- 4.16 As previously set out, this area encompasses open space whereby it does not benefit from any existing building structures which can be retained and re-used for accommodation. Temporary accommodation along with a temporary toilet and shower block (for seasonal use) is proposed. This will soften the proposals from an 'overdevelopment' perspective so that it is in line with low impact tourism and the Council's Tourism and Development SPG – Low Impact Tourism. This will ensure that the site follows the existing built form.

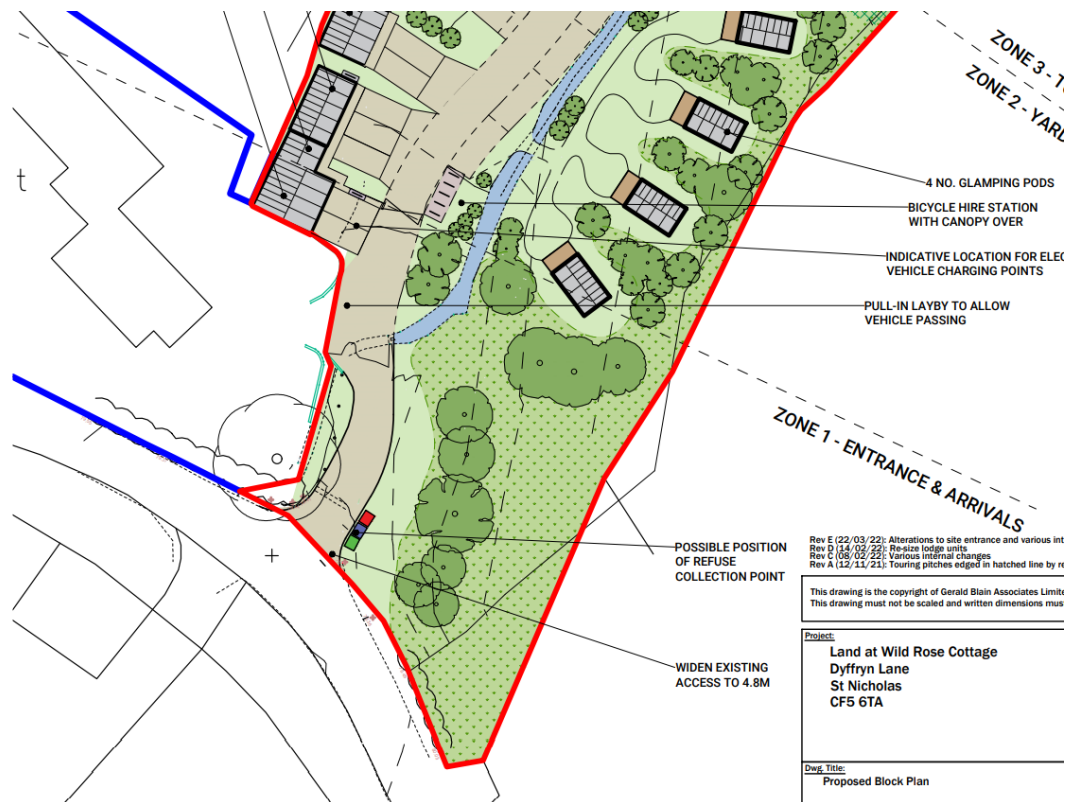
- 4.17 A retained tree and vegetation belt will split up Zones 2 and 3 to highlight the movement from built form and concrete hardstanding already present at the south of the site, to the non-built form and temporary accommodation on the grassland at the north. Furthermore, Zone 3 will be an unkept wildflower meadow to highlight, and maintain, the soft green landscape at this part of the site. This approach actively softens and mitigates the proposed built form at the site demonstrating that the protection of the natural environment is at the forefront of the proposals.
- 4.18 Each of the touring and caravan pitches would have benefitted from their own parking areas and access to the plots from the internal road proposed. This internal road was originally intended to be made from 'Grasscrete', however after discussions with the LPA during the Pre-Application process the internal road and parking areas will now be made out of grass protection mats. This compromise will mean that the materials used in the proposal will have the lowest impact (again reducing the risk of 'overdevelopment' compared to a tarmac road) and no damage to the quality of the land (as minimal ground work will be required). Similarly, they will contribute to a less engineered appearance, and the amount of surfacing will ultimately be kept to a minimum.



## Revised Proposals

### Zone 1 – Entrance & Access

- 4.19 As previously stated, the site will be accessed off Duffryn Lane utilising the existing access. The access will no longer however be widened to 7.3m, but instead only widened to 4.8m, a marginal increase of 0.6m over the existing access. Whereas before more substantial widening was needed to ensure that touring caravans could safely operate (enter and exit), this element of the proposal (touring caravan) has been revised and removed.
- 4.20 The revised proposed access arrangement and proposed work in this area has reduced the possibility of this area becoming over-engineered, and as such reduced the impact that this front apron could have on the immediate setting of the site, and moreover the setting of the Scheduled Monument (as the entrance / Zone 1 would be the zone that would potentially impact on the setting of the historic asset the most).
- 4.21 The existing garage is still set to be converted to serve as the front of house / reception area.



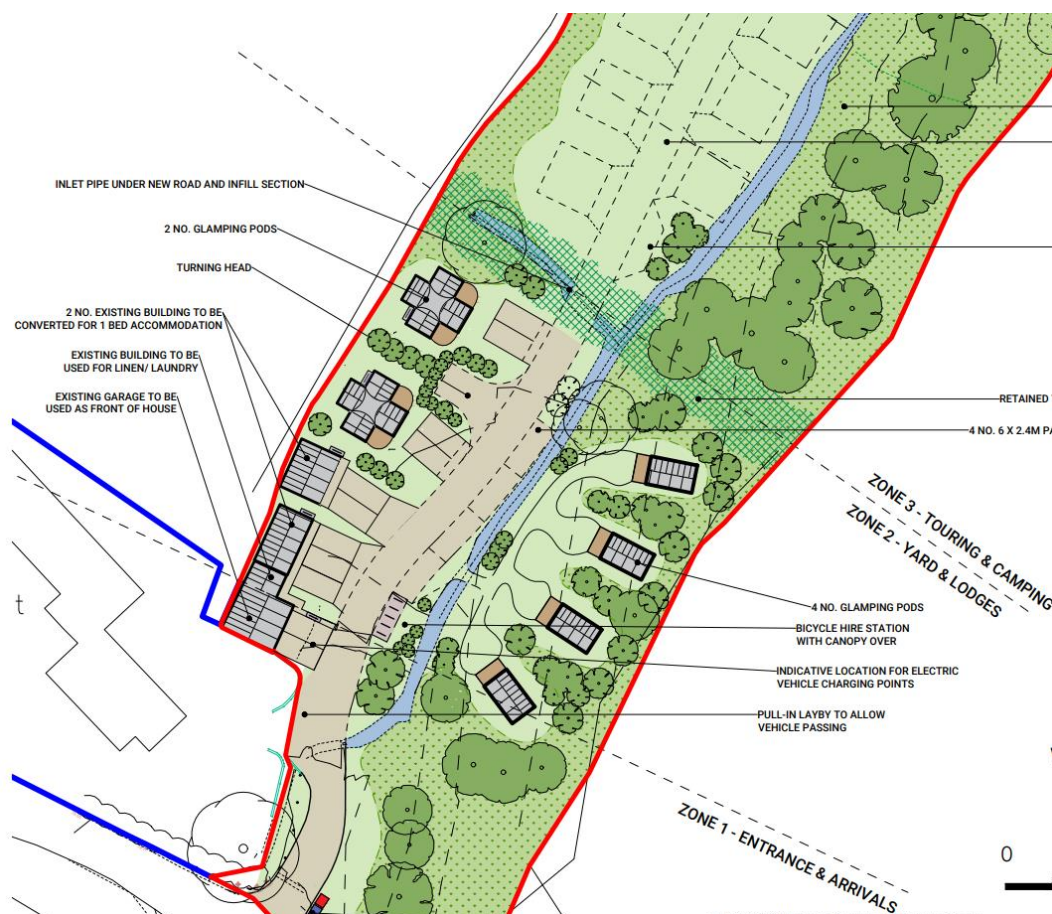
Revised Proposed Zone 1

### Zone 2 – Converted Buildings & Glamping Pods

- 4.22 Within the middle Zone (Zone 2) of the site, it was proposed the site would consist of the following:
- Linen / Laundry storage building;
  - 2 existing buildings to be converted into 1 bed accommodation;
  - 2 double unit lodges to replace the large dilapidated corrugated barn and shipping containers on the concrete hardstanding at the site; and



- 4 No. glamping pods on the eastern side of the site.
- 4.23 Following revisions to the proposal, the two double unit lodges that were originally proposed will be replaced with two glamping pods.
- 4.24 These glamping pods will serve the same purpose as the previously proposed double unit lodges, and the reasoning and rationale for their positioning is still the same. Notwithstanding this, the glamping pods are smaller and fall under the 'low impact tourism' policy and description. The previously proposed lodges were seen as being too large and not policy compliant (not a form of low impact tourism). The impact and development has therefore been reduced following this revision.
- 4.25 This is the only element and aspect that has been revised in this Zone, all other elements (as mentioned above) will remain as previously proposed.



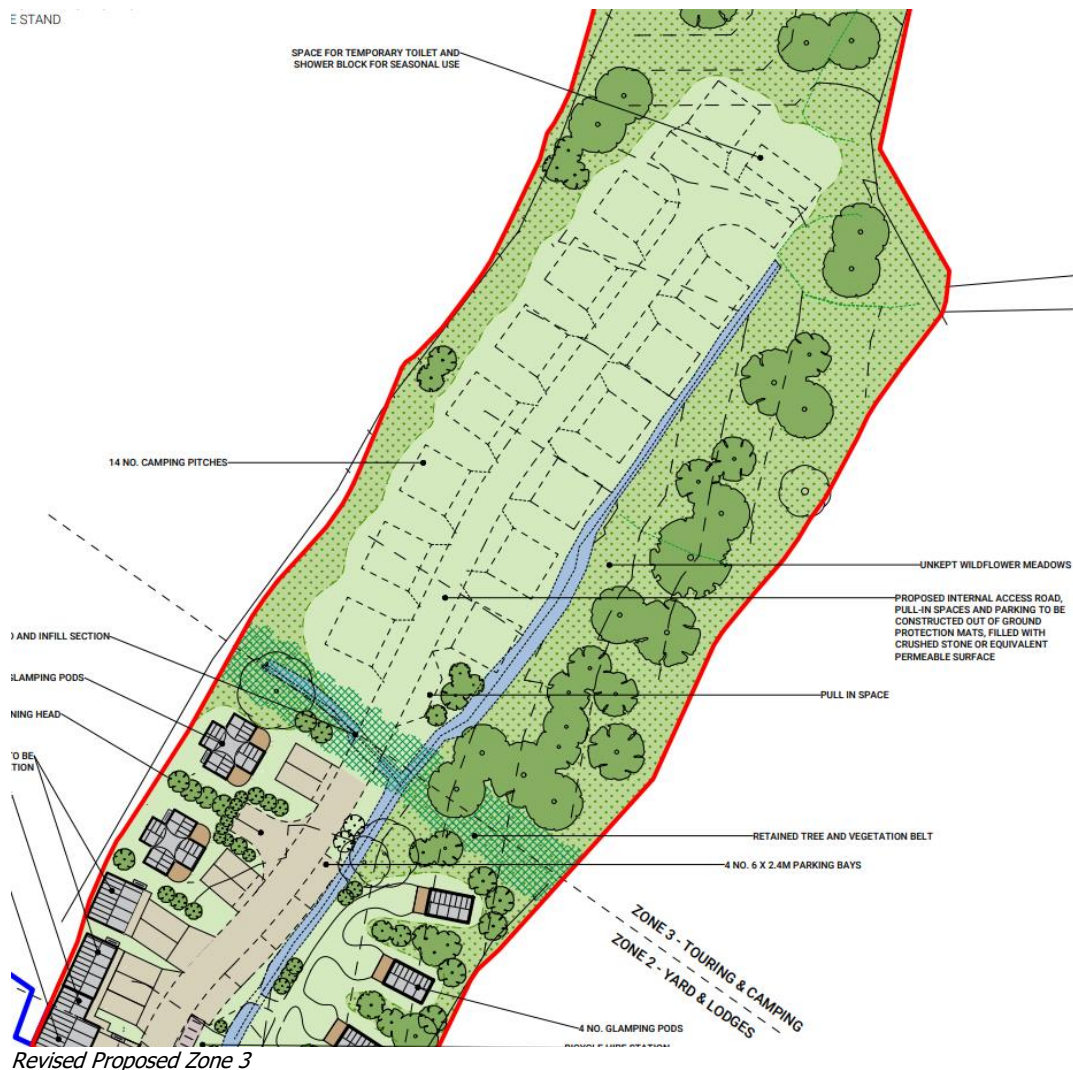
Revised Proposed Zone 2

### Zone 3 – Camping

- 4.26 Zone 3 was proposed to be used for touring and caravan pitches. It was proposed that 14 touring and camping pitches would be provided to increase the range of tourism accommodation provision on offer within the site. The touring element of the proposal has been removed following revisions to the scheme, and Zone 3 is only now proposed to be used for camping pitches.



- 4.27 The removal of the touring caravan element has also reduced the possible negative impacts on the setting of the Scheduled Monument that potentially might have been caused from the increased amount of traffic created by the movement of tourers to and from the site.
- 4.28 All other elements previously proposed in Zone 3, such as the temporary toilet and shower block (for seasonal use), the retained tree and vegetation belt, how Zone 3 will be an unkept wildflower meadow, and the internal road being made out of grass protection mats, are all still proposed.



Revised Proposed Zone 3

### Summary

- 4.29 The proposals have been materially, altered and reduced in form, scale, and nature. The touring caravan element has been removed from the proposals, whilst the largest type of accommodation units have been substituted for smaller, more discreet, units. The principal change insofar as this setting assessment is concerned is the resultant, and associated, lessening of proposed works to, and in the vicinity of, the access into the site ('Zone 1' – entrance and access). The changes to this "zone", and the lessening of works and resultant change (where little to no development will take place in this part of the site) will mean less potential impact on the setting of the historic asset.

## 5.0 PLANNING POLICY CONTEXT

- 5.1 This chapter of the statement provides a summary of the relevant planning policy framework in relation to the site and the proposed development, from the national through to local level.
- 5.2 The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of the accordence of the proposed development with these policies is provided in the Planning Statement submitted in support of this application.

### National Planning Policy

- 5.3 The following policy / guidance documents prepared at the national level are of relevance to the assessment of the application in respect of the Historic Environment and its Setting.

Issue	Ref.	Summary
<b>Planning Policy Wales (February 2021)</b>		
Archaeological Remains	Para 6.1.23	<i>"The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not."</i>
<b>Technical Advice Note 24: The Historic Environment</b>		
Archaeological Remains	Para 4.2	<i>When considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains (see Annex A)</i>
Annex A: Scheduled Monuments		<i>The historic environment records of Wales contain over 175,000 records of historic assets. Those considered to be of national importance can be designated by the Welsh Ministers as scheduled monuments.131 There are over 4,000 scheduled monuments in Wales ... Scheduling archaeological remains ensures that the case for preservation is fully considered when any proposals for development or other work which might adversely impact the monument are being considered</i>
<b>Setting of Historic Assets in Wales (May 2017)</b>		
Definition	Section 1	<i>Setting is defined as "the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape".</i>
Assessment of Impact	Section 4	<p>Section 4 of the document outlines the general principles that should be considered when assessing the impact of change or development within the setting of historic assets. The four stages are set out as follows:</p> <p><b>"Stage 1:</b> Identify the historic assets that might be affected by a proposed change or development.</p> <p><b>Stage 2:</b> Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.</p> <p><b>Stage 3:</b> Evaluate the potential impact of a proposed change or development on that significance.</p> <p><b>Stage 4:</b> If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance."</p> <p>Following the assessment of the proposals as set out above, the guidance advises that you should be able to "identify the impact that any proposal has within the setting of a historic asset." This should be expressed as positive, neutral or negative, with an indication of magnitude given.</p>

## Local Planning Policy

5.4 The following policy / guidance documents prepared at the local level are of relevance to the determination of the application.

5.5

Ref	Summary
<b>Vale of Glamorgan Local Development Plan</b>	
Policy MD8	<p><u>Historic Environment</u>  <i>"Development proposals must protect the qualities of the built and historic environment of the vale of glamorgan, specifically:</i>                      1. <i>Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;</i>                      2. <i>For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;</i>                      3. <i>Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;</i>                      4. <i>For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings."</i></p>
Policy SP10	<p><u>Built and Natural Environment</u>  <i>"Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and Heritage of the Vale of Glamorgan Including:</i>                      1. <i>The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;</i>                      2. <i>Historic landscapes, parks and gardens;</i>                      3. <i>Special landscape areas;</i>                      4. <i>The Glamorgan Heritage Coast;</i>                      5. <i>Sites designated for their local, national and European nature conservation importance; and</i>                      6. <i>Important archaeological and geological features."</i></p>



## 6.0 EVALUATION OF THE POTENTIAL IMPACT OF CHANGE / DEVELOPMENT: ASSESSMENT OF HERITAGE SIGNIFICANCE AND IMPACTS

6.1 This section outlines, evaluates, and assesses the factors to be considered when assessing the impact the proposed development could have on the setting of the historic asset.

### Impact of Change or Development

6.2 As expressed on Page 8 of the Setting of Historic Assets in Wales Guidance, factors to be considered when assessing the impact of a proposed change or development within the setting of a historic asset include:

- *the visual impact of the proposed change or development relative to the scale of the historic asset and its setting*
- *the visual impact of the proposed change or development relative to the location of the historic asset*
- *whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains*
- *the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this*
- *the lifespan of the proposed change or development and whether or not the impact might be reversible*
- *the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity*
- *the impact of artificial lighting — for example, on night-time views*
- *the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics*
- *the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses*
- *the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell*
- *the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.*

6.3 Addressing each factor (or linked factors), in the context of the revised scheme, the following evaluation of change and impact is set out:

- *the visual impact of the proposed change or development relative to the scale of the historic asset and its setting*
- *the visual impact of the proposed change or development relative to the location of the historic asset*





*View from Duffryn Lane from monument entrance looking towards the development*







*Views of the location of the development from the monument*

The above photographs clearly show that there will be no inter-visibility between the site and the historic asset, and as such no visual impact from the development in terms of its scale and/or location.

The development is screened by, and set within, a band of large trees to the right (south) of the applicant's house (outlined in red). The existing dwelling is the only feature that can be seen in the landscape, however this is not part of the proposed development.



There is therefore considered to be no visual impact arising from the development on the setting of the scheduled monument.

- *whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains*

The proposed development would not dominate the historic asset or detract from an ability to understand and appreciate the monument, due primarily to the distance and visual relationship from/between each other (0.3 miles away). Furthermore, the scheduled monument is set back from the road, and it is not until walking the trail / path leading to the monument and climbing a small rise that the monument is noticed and seen in the landscape.

In terms of the nature of the proposal, it is considered that the design elements of the proposed accommodation, such as the siting, orientation and layout (3 zones) seek to ensure the development would not dominate the historic asset, and that the special qualities and characteristics of the landscape are protected. The built form of the proposed development has been situated in Zone 2 (the middle Zone) to ensure that the development is kept as far back and away from the entrance of the site. The entrance / Zone 1 would be the zone that would potentially impact on the setting of the historic asset the most, but as development has been kept to a minimum in this zone (only a slight widening of the access is proposed), the impact on the setting is minimum / non-existent.

This position was acknowledged in the pre-application response secured from the VoGCo which noted how the lodges *'are on the former yard area and that their visibility off site is going to be limited'*. The submitted landscaping scheme further highlights how the visual impact of the new build elements of the scheme will be reduced and minimised to ensure a negligible impact.

Moreover, the development would result in the demolition and removal of a substantial number of large, unsightly buildings and structures (which actively detract from the historic asset). These are proposed to be replaced with smaller, more contained, structures. This will lead to a considerable improvement of the monument's setting (even though not seen in any event), as these are more sympathetic and have a lower impact (by way of size, scale and screening), and are in keeping with the surrounding landscape.

- *the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this*

Immediately adjacent to the historic asset is a large modern electrical pylon, with large (tall) trees - screening the historic asset within open agricultural fields. The asset is also in the vicinity of a large farm complex. The proposed development is similar therefore in its domestic nature to the buildings of the farm complex, but also very different in terms of its size (smaller), and use (tourism).

The revised scheme proposals are categorised as 'low impact tourism' in LDP policy terms. The LDP (at para. 7.71) defines low impact tourism as "Low impact tourism would include interpretation centres, footpaths, and other developments such as camping sites where the impacts on the locality are often small-scale and seasonal." By association, it follows that the impact of the development will be small scale and seasonal.

- *the lifespan of the proposed change or development and whether or not the impact might be reversible*

The lifespan of the proposed development very much depends on how successful the business is. The impact of this can be reversible as the lodges and glamping pods can be removed.

- *the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity*

In terms of the visual impact of the proposals, the site is well screened by existing mature trees and hedgerows at all boundaries. In light of this, views into the site are considerably restricted. Accordingly, the proposal will have a minimal visual impact upon the landscape character of the its setting. This was accepted and confirmed in the pre-application response which noted how *'the site is well screened by vegetation and the off-site visual impacts and impacts on the wider Special Landscape Area are likely to be limited'*. The development also seeks to provide further screening through the retention of the existing vegetation at the site's boundaries, as well as the planning of additional trees (see landscaping plan).

- *the impact of artificial lighting — for example, on night-time views*

The submitted Lighting Scheme highlights that there will be no impact from artificial lighting. The Lighting Scheme gives an average of 7lux, with 5-10lux being recommended by the CIBSE (Chartered Institute of Building Services) Lighting Guides. The submitted Lighting Plan is acceptable as it shows that *"the main lighting is only in the areas which will be used, and there is no light spill onto the wildlife areas"*, ultimately retaining the dark corridors along the boundary features. This combined with the development being *'well screened by vegetation, and the off-site visual impacts and impacts on the wider Special Landscape Area are likely to be limited'* will ensure there is no artificial lighting impact.

- *the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics*

The landscape setting is more than capable of absorbing new development without the erosion of its key characteristics. The site will capably accommodate, and absorb the proposed development without adverse impacts.

- *the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses*

The development is significantly far enough away from the historic asset that the proposed development's potetnail impact on non-visual elements of the setting and character of the historic asset will not be effected, and will not be adverse.

- *the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell*

The monument is sufficiently set back from the road that any additional noise, smell or sound from the minimal increase in traffic (please see Transport Statement) will not impact this. Whilst the proposal may give rise to some additional visitors to the asset, this is not considered to be of a level so as to be adverse. Visitors from the post development will sustainably walk to the asset, as opposed to drive, and will use the public right of way

in order to do so. Greater appreciation of the asset will potentially arise - which is seen as a positive.

- *the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.*

As evidenced throughout this assessment, the development will have little to no effect on our ability to understand, appreciate and experience the historic asset. There are not considered to be other proposals that would cumulatively impact on the asset.

6.4 Changes in the historic environment are inevitable and are caused by natural processes as well as people's responses to social, economic and technological change. The care of our built environment has to be carefully balanced with the economic and social imperatives of the present – acknowledging that the two are not mutually exclusive. The importance of the proposed development and the associated economic and social benefits of the proposals are explained in detail elsewhere within this submission document.

6.5 Change has to be intelligently managed if heritage assets are to have a viable and beneficial future. Well managed change can bring with it investment, such as the proposed development, and necessary care to keep places in good condition. This proposal is an example of such a proposal which, whilst in isolation could be considered could have a minor negative impact upon the setting of the historic asset will, on balance, result in significant improvements to the setting through the awareness that will, it is considered, be generated by an increase in tourist footfall to the historic asset.



## 7.0 MITIGATION OF THE IMPACT

- 7.1 This section outlines the mitigation measures taken by the development and scheme in order to reduce and minimise any potential harm to the significance of the historic asset and its setting.
- 7.2 Several mitigating factors have been introduced to minimise the harm to the historic asset.
- 7.3 The layout and structure of the development / site has been structured from the beginning to reduce and minimise the visual impact and overall impact of the development on the setting. Larger elements, such as the glamping pods, have been placed in the part of the site that is screened. As such mitigating factors have been in place / at the forefront of the development that have minimised the harm on the historic asset. This is the case such that the LPA's Pre-App response stated, *"the off-site visual impact and impacts on the wider SLA are likely to be limited"*, and that *"the visibility between the two sites (the monument and the proposal) is likely to be limited"*. This has been highlighted and shown by the photographs and evidenced by the assessment in this statement.
- 7.4 Furthermore, the proposal actively seeks to reduce the height and visibility of the current site that currently potentially impacts the setting of the historic asset - by removing the large, dilapidated corrugated barn to smaller lodges. This provides a betterment from the current position which is established and acceptable.
- 7.5 Initial Pre-App discussions on Site stated that *"any works along the site frontage could impact on the setting"*. As such, the proposals have sought to cater to/for these comments and have been designed accordingly so that this is set back from the road/access. Furthermore, the works on the site frontage have been revised and reduced. The access is no longer being widened to the previously proposed 7.3m, rather now only 4.8m (a marginal increase of 0.6m over the existing access). Other changes, such as changes on the type of unit types, and the elimination of the touring caravan element, will reduce and mitigate any potential impact the works along the site frontage could have on the setting of the scheduled monument.
- 7.6 Given the above, and notwithstanding the sensitive proposal configured from the outset, changes and revisions have been made to the scheme such that any possible impact is eliminated and mitigated.

## **8.0 SUMMARY AND CONCLUSIONS**

- 8.1 This setting of Scheduled Monument Assessment clearly identifies the scheduled monument close to the application site, i.e. Tinkinswood Burial Chamber, with the significance of development's impact on the setting of this asset being clearly illustrated and assessed.
- 8.2 The application proposals have been reviewed in terms of their impact on the significance of the scheduled monument. An assessment has been carried out in light of relevant heritage legislation, policy and guidance for the historic environment / setting. This assessment, together with the other information submitted with the planning application, demonstrates that the proposals have been designed with considerable consideration for the scheduled monument.
- 8.3 Critically, it is identified that the proposed development will deliver a number of benefits, not least as more tourists will visit, learn, and appreciate this monument, as noted within this assessment and the Planning Statement. The development proposed will not bring about adverse impacts upon the scheduled monument.
- 8.4 It is the conclusion of this Setting Assessment that the proposals will have less than substantial harm upon the scheduled monument and will preserve its special interest. On balance, the significance of the assets will be maintained and enhanced, with defined efforts made to minimise harm.
- 8.5 As such, the proposals accord with the statutory duties of national policy set out in PPW 11 (2021), Technical Advice Note 24 (TAN): Setting of Historic Assets In Wales (May 2017), the relevant CADW guidance, and the Vale of Glamorgan Local Development Plan - specifically Policy MD8 Historic Environment.