

Matthew Phillips

From: Nichola.Smith001@gov.wales
Sent: 28 August 2024 15:01
To: Matthew Phillips
Subject: Cadw - P/2023/0593 - 2024-08-28 - Lower Berse Farm
Attachments: Cadw - P_2023_0593 - 2023-09-27 - Erection of 1520 dwellings, Land at, Lower Berse Farm, Bersham, Wrexham, LL14 4HP - Response.docx

Dear Matthew

Ref: P/2023/0593 - Lower Berse Farm

In addition to our attached response letter, Aimee Henderson, Cadw's Inspector of Historic Buildings (Conservation) has provided the following comment in regards to the listed building:

The proposed development site at Lower Berse Farm is identified as a Key Strategic Housing Site (KSS) within the Wrexham LDP 2013-2028. The KSS comprises an area of open farmland with large, well-defined fields bound by traditional hedgerows. The Grade II listed Lower Berse Farm is located at the northern end of the proposed development, along with a collection of brick outbuildings which would appear, in part, to predate the 1841 Tithe Map for Bersham which depicts the footprint of the farmhouse and outbuildings, albeit these have undergone some alteration since. The brick outbuildings are not individually Listed in their own right but could be considered to form part of the curtilage of the Listed farmhouse. More modern, portal framed agricultural buildings make up the remainder of the farm complex.*

The farmhouse is Listed as an architecturally, historically, and evidentially significant example of a late-14th – early 15th century hall, which demonstrates multiple phases of development up until the 19th century, set within a historic farm complex including the historic outbuildings. The boundaries of the surrounding field system are largely unchanged from the pattern recorded on the 1841 Tithe Map; these fields and hedgerows have evolved over centuries, providing an important contextual, historical, and aesthetic setting for the farm complex. They make a significant contribution to the character of Lower Berse Farm and aid in understanding its agricultural history and development.

The masterplan indicates that the farmhouse and its historic outbuildings are to be retained and converted for use as a local centre for the residential development. While the retention of these buildings is welcomed, the proximity of proposed development entirely removes the surrounding field system and thus, erases the historic setting of the farm complex. This is considered to negatively impact on the building's significance, through the loss of its historic context and furthermore, to negatively affect people's ability to understand and appreciate its former agricultural use. A modest area of green space is outlined as a buffer between the historic farm buildings and the new development, but this could be increased to the east and west in order to provide greater preservation of the setting of the Listed building. It is not clear from the masterplan what consideration will be given to the retention of boundary walls within the farm complex, several low stone-built walls are visible from Google Street view and make a contribution to the character of the historic farm and the arrangement of spaces within the farmyard itself. The retention of these walls as features alongside the outbuildings will help to preserve the character of the farm and in understanding its historic function.

Kind regards

Nichola



Nichola Smith

Rheolwr Gwaith Achos/ Casework Manager, Cadw
Llywodraeth Cymru / Welsh Government

FFôn / Tel: 03000 256007

E-bost/ Email: Nichola.smith001@gov.wales

Cadw—er lles pawb.
For us all, to keep.



[Ymunwch â Cadw](#)
[Join Cadw](#)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: Friday, July 26, 2024 2:52 PM

To: Cadw Planning <cadwplanning@gov.wales>

Subject: P/2023/0593 - Lower Berse Farm

Dear Sir/Madam,

We received comments from Cadw regarding the above application on 27 September. Whilst noting the historic assets Cadw have commented on, no comment is made in respect of the Grade II* Listed Lower Berse Farmhouse and its associated outbuildings.

Would it be possible to also have a comment in respect of these matters as well? A copy of the site master plan is attached.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



01978 298780



Cyngor Bwrdeistref Sirol Wrexham, Neuadd y Dref, Wrexham, LL11 1AY



Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving

correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwn chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.