Cefn Park

784-B0244030



Setting Assessment

First Issue

Harworth Group

March 2024

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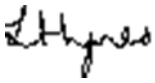
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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
DBA	Desk-Based Assessment
HER	Historic Environment Record
LiDAR	Laser Imaging, Detection and Ranging
OSGB NGR	Ordnance Survey National Grid Reference System
aOD	above Ordnance Datum
RCHAMW	The Royal Commission for Ancient and Historical Monuments (Wales)
CPAT	Clywd-Powys Archaeological Trust

1.0 NON-TECHNICAL SUMMARY

This Setting Assessment for the proposed development at Cefn Park has identified the historical assets that may be affected by the work and which are within a 1km radius of the site. It has then defined and analysed the settings of those assets and placed them and the assets within their historical and archaeological context. The Assessment has evaluated the potential impact of the proposed development and considered options to mitigate or improve that potential impact.

There is proposed to be **negligible** impact on the majority of Listed Buildings in the 1km study area as a result of distance, intervening buildings, and terrain. The impact of proposed development on Cefn Park Lodge (17273) and the Gate and Gate Piers (17274) was assessed as **moderate** and mitigation was recommended to reduce this to **slight**, resulting in a **minor** significance of effect.

2.0 THE SITE AND ITS LOCATION

The site is located at Cefn Park, Abenbury, Wrexham. The site includes 45.96 hectares and is centred on OSGB NGR SJ 35618 50879. The site is characterised by a mixture of pasture and arable fields with varying boundaries and a collection of buildings to the south-east.

The application site is roughly square in shape. Cefn Road lies directly to the west of the site, with Oakhurst Road and Dol Ddraenen to the north-west. Bryn Estyn Road borders the north of the application site.

A site application plan can be seen in Appendix A.

2.1 GEOLOGY

The geology of the application site comprises Salop Formation, Mudstone, Sandstone and Conglomerate, sedimentary bedrock formed approximately 272 to 310 million years ago. It is noted that the local environment was previously dominated by rivers. Superficial deposits include Glaciofluvial Sheet Deposits, Devensian comprises of sand and gravel, with the local environment dominated by ice age conditions (NERC, 2024). The application site consists of freely draining slightly acid sandy soils (Soilscape 10) (Cranfield University, 2024).

2.2 TOPOGRAPHY AND CONDITION

The application site ranges from approximately 60m above Ordnance Datum (aOD) to 86m aOD. The majority of the site consists of enclosed fields separated by hedgerows.

3.0 THE PROPOSED DEVELOPMENT

The proposed development at Cefn Park is due to be submitted as an outline planning application for the construction of approximately 900 dwellings, in two phases with their associated drainage, landscaping, utilities, and servicing.

4.0 THE SITE IN ITS HISTORICAL CONTEXT

This section is a summary of the archaeological and historical background to the site and the current application which has been gathered from previous documents written by Tetra Tech (and WYG); Archaeological and Heritage Desk-Based Assessment (2021) and Heritage Impact Assessment (2021).

4.1 PREHISTORY

PALAEOLITHIC AND MESOLITHIC

Palaeolithic sites within the surrounding region include Cefn Rocks, a group of four caves located approximately 38km to the north-west of the study area. Pontnewydd Cave was first excavated in 1872, with further excavations of Cefn and Pontnewydd caves in 1978. Within Pontnewydd Cave a significant discovery was made, with two pieces of right maxilla from a young male dating to the Lower Palaeolithic period identified. A large quantity of stone tools including handaxes, butchery tools and scrapers have also been identified (Dyfed Archaeology, 2011; National Museum Wales, 1983; Coflein, 2020). A number of further Palaeolithic cave sites have been identified within Denbighshire, these include: Cae-Gwyn Cave located approximately 34km to the north-west; Ffynnon Beuno Cave located approximately 34km to the north-west, and; Gop Cave located approximately 39km to the north-west (Research Framework for the Archaeology of Wales, 2019).

No Paleolithic assets have been identified within the 1km study area.

The Mesolithic period 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 noted that the warmer climate and vegetation changes during this period allowed the Mesolithic hunter-gatherers to exploit both land and marine resources, with the Welsh shoreline area offering an abundant source of food and other materials.

Mesolithic sites within the region include Lynx Cave, located approximately 18km to the north-west of the study area; Nant Knall Road flint knapping site, located approximately 43km to the north-west of the study area, and Plas Heaton Cave located approximately 37km to the north-west of the study area (Research Framework for the Archaeology of Wales, 2019).

There are also an absence of Mesolithic finds in the 1km study area, despite other findspots of flints within the wider landscape at Borras Farm (101653-4), approximately 4km to the north of the site (The Clwyd-Powys Archaeological Trust, 2003, 4).

NEOLITHIC AND BRONZE AGE

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. Monuments within the surrounding region include Neolithic occupation identified within the Four Crosses Barrow Cemetery, Powys, located approximately 33km to the south-west of the study area, and Gwaenysgor Cave, located approximately 40km to the north-west, which has indications of possible Neolithic activity (Research Framework for the Archaeology of Wales, 2003). Monuments identified within the surrounding area include a Cist burial with a

crouched beaker inhumation at Brymbo approximately 6km to the north-west of the application site, with two Neolithic axe heads from Bryn-Gryfydd and Darland (101692, 77791), located 1.15km to the north of the application site and approximately 7km to the north-east of the application site (The Clwyd-Powys Archaeological Trust, 2003, 4).

There is a single asset that dates between the Neolithic and Bronze Age periods recorded within the 1km study area; Prehistoric Activity (150248), including an oval pit interpreted as an oven, recorded at Wrexham Holt Road.

The Bronze Age period is characterised by significant changes in material culture, and in domestic and ceremonial architecture. Bronze Age evidence within the surrounding region includes a round house, ring ditch and pits on the lowland at Glanfeinion, approximately 73km to the south-west of the study area; a Bronze Age cremation identified at Holt, approximately 5km to the north-east of the application site (Research Framework for the Archaeology of Wales, 2003b; W.J, et al., 2014). Bronze Age burial mounds are also located in Fairy Road and Hillbury Road within Wrexham, located approximately 2km to the west of the application site, indicate the importance of the landscape for Bronze Age dwellers. Within the surrounding area, a number of Bronze Age discoveries have been identified in Ruabon, with a Round Barrow and associated finds identified within the school grounds, located 8km to the south-west of the study area (Anon., 2020).

There are two assets dating to the Bronze age in the study area; a hoard of six bronze unlooped palstaves and one chisel (100386), located 0.79km to the north-west of the site and the blade of a socketed axe (106412) on the border of the south border of the study area.

IRON AGE

A variety of differing Iron Age settlements and settlement patterns have been identified in Wales, with earthwork and drystone evidence found in the uplands, and survival of sites in lowland areas and river valleys. For the north of Wales, a large number of hillforts and defended enclosures are noted but there is an apparent lack of uniformity or coherence in the known archaeology, and research has been less consistent than elsewhere. The prominent hillforts that crown the Clwydian range dominate our understanding of the Iron Age in north-east Wales (Britnell & Silvester, 2018) but are unrepresentative of the Wrexham area. The fort at Bryn Alyn, Gresford, some 3.5km north-west of the proposed development site is situated in a bend of the Afon Alun and situated on a high promontory. Geophysical survey suggested a number of phases of occupation in the interior of the enclosure (100384). Bryn Y Gaer Pentre Broughton Hillfort is a univallate hillfort located some 5km west of the proposed development site and is situated on a ridge overlooking the Moss Valley to the east. The defences have been largely built over, the houses forming the core of the village of Broughton (100385)

A cropmark complex apparently of a non-hillfort enclosure form of settlement dating to the Iron Age is also located at Wrexham Maelor, approximately 2.8km to the west of the application site (Britnell & Silvester, 2018). These features within the surrounding area of Wrexham are indicative of Iron Age settlement within the area.

The Portable Antiquities Scheme records the presence of an Iron Age coin, a gold stater of EISV with tree and horse motifs found at Abenbury within the study area (141459).

Despite this, there are no Iron Age non-designated assets located within the study area.

ROMANO-BRITISH PERIOD

The Romans mounted their first campaign into Wales in 47/48 CE, with Wales being one of the first significant areas of upland that the Roman army encountered (Cadw, 2011). The Romans invaded North Wales in 49 CE, conquering the local tribe of the Deceangli (Flintshire), with a tribe called the Cornovii located within the area of Wrexham.

A number of farming communities were established within the surrounding area of Wrexham, with the discovery of a rural settlement at Plas Coch, located approximately 2.8km to the north-west. In addition to farming communities, industrial areas were also established, with a workshop for producing tiles and pottery located at Holt, approximately 6km to the north-east of the study area. These works were at peak production, supplying the XX Legion between 87 AD and 135 AD, with pottery production continuing into the 3rd century. A number of Roman roads are located within the surrounding region, these include the Chester to Caer Gai Road (66A) located approximately 8km to the north-west of the application site, and a Roman road near Holt (660) approximately located 8.2km to the east of the application site.

There are four non-designated assets dating to the Roman period within the 1km study area. This includes a copper alloy coin of Marcus Aurelius and a very worn bronze coin of Hadrian located identified within the centre of the application site (54713, and 106386), the head of a broken dolphin type bow brooch and a fragment of a Roman fibula brooch located 0.76km to the south of the application site (97002, 106387).

There are two assets that date between the Roman and medieval periods, these are the findspots of Spindlewhorls. One of the findspots is located within the site boundary (97014) and the second findspot (97018) is situated 0.09km south-west from the site. There is a single findspot of a spindlewhorl dating between the Roman and post-medieval periods (97015), which is also situated inside the site boundary.

4.2 EARLY MEDIEVAL AND PRE-CONQUEST PERIOD

Wrexham sits on the frontier of early Medieval Wales on the edge of the kingdoms of Powys and Gwynyedd, both successor states that came into being with the collapse of Roman rule in the Fifth century AD. In the Sixth century AD, the Dee Valley was the focus of a number of battles between the Welsh and the Bernicians and Mercians. By the eighth century AD, the earthwork of Offa's Dyke, apparently built in consultation with the Welsh (Davies 2007, pp. 65-6) formed an earthwork running from Truddyn, just north of Wrexham, to Rushock Hill near Kington, Powys. Its construction placed Wrexham on the English side of the earthwork, and this was further emphasised by the construction of Wat's Dyke possibly at some point in the ninth century AD (British Archaeology, 2007). The name Wrexham was originally spelt *Wryghtelsham*, *Wrechessham* or *Wristlesham*, and comes from the Old English for Wryhtel's river meadow or Wryhtel's hamm, a peninsula surrounded on three sides by marsh. As such Wrexham formed part of Maelor Saesneg

Our understanding of ordinary life in the Early Medieval period is hampered by a lack of archaeological evidence (it appears Wales was very largely aceramic at this time (Arnold & Davies 2000, 168-9), and reliance on documentary evidence written long after the period and for different purposes. Accordingly, it is not clear when Wrexham came into existence but it appears to have been at some point between the eighth and tenth centuries AD.

Within the surrounding area of the study area, both Marchwiel Church, 2.6km to the south, and Wrexham itself are thought to date to this early period, as is the site of an important monastery located at Bangor-on-

Dee which dates from the 7th century, 5.7km to the south-east (The Clwyd-Powys Archaeological Trust, 2003, p. 4).

There are no non-designated assets dating to the early medieval period within the 1km study area.

4.3 MEDIEVAL PERIOD

The Norman Conquest of 1066 provides a firm date for the commencement of the medieval period in England. Wales during this time, like England, was a land of multiple kingships, Gwynedd, Brycheinog, Powys, Deheubarth, Gwent and Morganwg.

At the time of the Norman Conquest in 1066 much of the land to the east of Offa's Dyke along in the northern borderland fell within the Cheshire hundreds of Exestan and Dudestan, the latter (later known as Broxton) including the area of Maelor Saesneg and assessed for tax (hidated). Manors listed in the Domesday survey of 1086 identifies lands at Worthenbury (Hurdingberie), Bettisfield (Bedesfeld) and Iscoyd (identified as Burwardestone), as being held by Edwin, the Saxon earl of Mercia at the time of the conquest in 1066. Domesday also records claims by the church of lost holdings in Bedesfeld and Burwardestone, some of which has been lost as long ago as the reign of King Cnut (1016-35), which has suggested that the existence of pre-Conquest multiple estates covering a significant proportion of Maelor Saesneg, divided between the church and earl Edwin.

The landscape of ‘Cefn Park’ also known as ‘Glyn Park’ is suggested by S.G. Smith to originate in this period, notably prior to 1202, when Valle Crucis Abbey was gifted land to the west and this boundary was already existing (Silvester and Hankinson, 2014). Saxton’s 1583 map of Denbigh and Flint demonstrates an enclosed section of land that surrounded a building in ‘Abenburye’ to the east of Wrexham (ibid). Currently, there is no confirmed boundary for the park, however Silvester and Hankinson (ibid), utilised the research of S. G. Smith and local Wrexham historian Alfred Neobard Palmer, to provide a speculative boundary for this park, in which the proposed site of development lies.

There are eight non-designated assets dating to the medieval period that have been identified within the study area, these include; Cefn Park/Glyn Park (130099) located 0.69km to the south of the application site, Bromfield Castle (101856) 0.49km to the south-east, ridge and furrow in Big Wood (128256) 0.84km south-east, ridge and furrow at Erlas Hall (82617) 0.92km to the east, a possible medieval house at Croes Yorkin (26205) 0.76km to the east and a Cross noted in 1698, (101541) 0.70km to the west of the application site. Further assets include findspots of a copper alloy beehive thimble (97001) located 0.86km to the south-east of the application site and a trapezoidal copper-alloy buckle (97017) located within the east of the application site.

There are two assets within the study area that date between the Roman and medieval periods, these are the findspots of Spindlewhorls (97014 and 97018). Four assets within the study area date between the medieval and post-medieval periods, these include three copper alloy buckles located to the north-west of the application site (97016) and approximately 0.70km to the south-west of the application site (97006, 9700), and a hollow way (82627) located 0.30km to the east of the application site.

4.4 POST-MEDIEVAL PERIOD

Post-medieval Wales was a rural landscape, with strong links to language, culture, Welsh identity, and sense of place. This rural landscape comprises of remote settlements representing a survival of territories based upon kinship and custom, determined by a terrain ideal for native, small-scale pastoral agricultures.

Although Cefn Park has medieval origins, the Cefn Park estate (Grade II Listed, 1551) dates to 1730, with the owners, the Palmer family dating back to the 16th century. It is also noted that a number of properties known as Cefn were located within this area, prior to the construction of the Georgian mansion, developed by Roger Griffith (1674-1732), with Edward Lloyd owning the estate between 1758 and 1760 (Cadw, 2024a).

A large number of non-designated assets are assigned to the post-medieval period and have been identified within the study area. These include Cefn Park (55356), an area of land thought to contribute to the parkland landscape of the area located 0.59km to the south-west of the application site, with an interrupted park pale 0.83km to the south of the application site (166073). Eight of the non-designated post-medieval buildings within the study area are also Listed Buildings, this includes the Grade II Listed Cefn Park, located 0.27km to the south of the application site (1551/26210), as well as its associated lodge, gates and gate piers (17274/41002). Non-designated buildings include the remains of a brick, rubble and dressed stone structure thought to be a pump house, or similar, (54337) and a valve house (53261), both associated with Cefn Park to the south of the application site. Further structures include two boundary stones, one located within the site boundary (104513) and the second located 0.27km to the north of the application site (104464).

A large number of farm buildings dating between the post-medieval and industrial period have been identified within the study area. Three groups of these farm buildings are located directly adjacent to the west, north and south of the application site. Further collections of farm buildings are located to the south border of the study area (146231, 146232, 146234, 146988, 146989, 146990, 146991, 147012, 147013, 147014, 147015, 147016, 147017, 147018, 147019, 147020, 147021, 147022, 147233, 147234, 147235, 147236, 147237, 147238, 147241, 147242, 147243, 147244, 148065, 148066, 148067, 148068, 148545, 148546 and, 148547). Other features which date between the post-medieval and Industrial periods include a small decorative single arched footbridge located 0.83km to the south of the application site (54340), an 18th century red brick domed icehouse located 0.55km to the south of the application site (104510) and a two storey, red brick Neo-Classical gate lodge located 0.14km to the south of the application site (54336).

A collection of water-filled marl pits is located 0.96km to the east of the application site (82616), and Keeper's Cottage, an estate cottage located 0.96km to the north-east (82622), which all date between the post-medieval and Industrial periods.

4.5 INDUSTRIAL PERIOD

The Industrial era included the construction of new roads, canals and railways, as well as the rise of industry and the growth of market towns, as well of major cities. For Wales, the impact of industrialisation was that the country became a global leader in industry and is known as the 'First Industrial Nation', at the forefront of many new technologies. Wales is home to many natural resources such as slate, iron and copper ores, timber and coal, as well as the use of water for transport and power.

There are large number of non-designated assets dating to the Industrial period, examples of these include those associated with Cefn Park to the south of the application site. These include a large 19th century coach

house (54341), the remains of a boathouse (54388), a small park surrounding Cefn Park (53260), 19th century stables part of the stable yard of Cefn Park (54342, 54343, 53262), and a large farmstead (53256). Other Industrial assets within the study area include a Valve House, with the steam from this Valve House running to a pond within the Rhodedendron Spinney, located 0.64km to the south-east of the application site (53261). Meanwhile, a Warn House with associated small rectangular enclosure to the east, is located 0.12km to the east of the application site (66310), and an Arms Building is located 0.89km to the north-east of the application site (55138).

Additionally, a number of ponds marked on the 1881 and 1986 Six-Inch Ordnance Survey maps are located within the study area, dating between the Industrial and Modern period are located approximately 0.98km east from the proposed site boundary (66318 ,66319, 66320, 66321, and 66322), and 0.35km to the south of the application site (53259). A possible sewage works dating between the Industrial and Modern period is located 0.30km to the east of the application site (66311).

MODERN PERIOD

The surrounding area during the modern period is dominated by the development of Borras Airfield, which dates back to 1917-1920, where the fields at Borras Lodge were used for circuits and bumps to practice emergency landings. By 1940, the airfield was in use for RAF training flights, with the main construction of the airfield occurring between 1940 and 1941. Camouflaged and concealed pillboxes, 'mushrooms', seagull trenches, 'retractable forts', LAA guns and searchlights were built as defences for the airfield. Later in the Modern period part of the site was sold for use as a quarry, accounting for almost one third of the county's total sand and gravel production (The Clwyd-Powys Archaeological Trust, 2000, p. 5). Later in the modern period part of the site was sold for use as a quarry, accounting for almost one third of the county's total sand and gravel production (The Clwyd-Powys Archaeological Trust, 2000, p. 5).

During the Modern period, Wrexham went through a number of changes, Gresford Colliery opening in 1911, a Garden Village built between 1913 and 1917, with slum clearance commencing during the 1920s and 1930s, with the subsequent building of numerous council estates within Wrexham during this time (Lambert, 2020).

Gresford Colliery remains one of Britain's worst colliery disasters. An explosion and underground fire on 22nd September 1934, killed 266 men and boys. A controversial inquiry into the disaster failed to identify a cause, though evidence suggested that failures in both safety procedures and mine management were contributory factors; the great majority of the bodies were not recovered and remain underground (Anon., 2000).

Wrexham town centre was redeveloped during the 1960s, causing much damage and loss of late medieval and post-medieval buildings (The Clywyd Powys Archaeological Trust, 2013, p. 2).

There are 14 non-designated assets dating to the modern period within the study area. This includes Filter Beds depicted on the Ordnance Survey 1912 map, 0.52km to the north-east of the application site (142280), and Rhosnesni Church (St John) which dates from 1973, located 0.69km to the north-west of the application site (1000100). In addition, Bryn Estyn House and Garden, which is depicted on the Ordnance Survey 1912 mapping is located 0.30km to the north-east of the application site (86007).

Of the assets, eleven of these are associated with the military. For example, a number of dispersed sites located at RAF Wrexham, visible on aerial photography dating from 1942, are located to the north-west of

the study area (121044, 121161, 121042, 121159, 121160), with a number of aircraft crash sites and wrecks also located within the study area. This includes a Hawker Hurricane L1989 which crashed in 1940, 0.49km to the east of the application site (86022), with a Heinkel He111 P-4 (130415) crash site from 1941 located 0.25km to the south of the application site. Further aircraft crash sites include a fatal crash of a Miles Master (130409) at Tyn-twll Farm in 1942, located 0.42km to the north of the application site (86023). Two War Memorials are also located within the study area, located approximately 0.36km (142318) and 0.38km (145065) to the north-west of the application site.

The Royal Commission on the Ancient and Historical Monuments of Wales also notes the presence of a 20th century Industrial Estate within the study area, as well the presence of munition factories dating from the modern period within the study area, including the chemical weapons plant at Rhydymwyn (Mold).

1.0 SITE WALKOVER SURVEYS

1.1 Site Walkover Survey (2021)

A site walkover was undertaken on 20th July 2021 by Dr Paul Tubb, Senior Archaeologist at Tetra Tech in advance of the Heritage Impact Assessment (2021). The walkover included the field utilised by Wrexham Sports Club, however as of 2024, this is no longer considered to be part of the site boundary.

The weather was sunny and very hot (28°) with no cloud cover and a slight breeze from the west. Ground conditions were variable.

All site photographs (2021) can be seen in Appendix C.

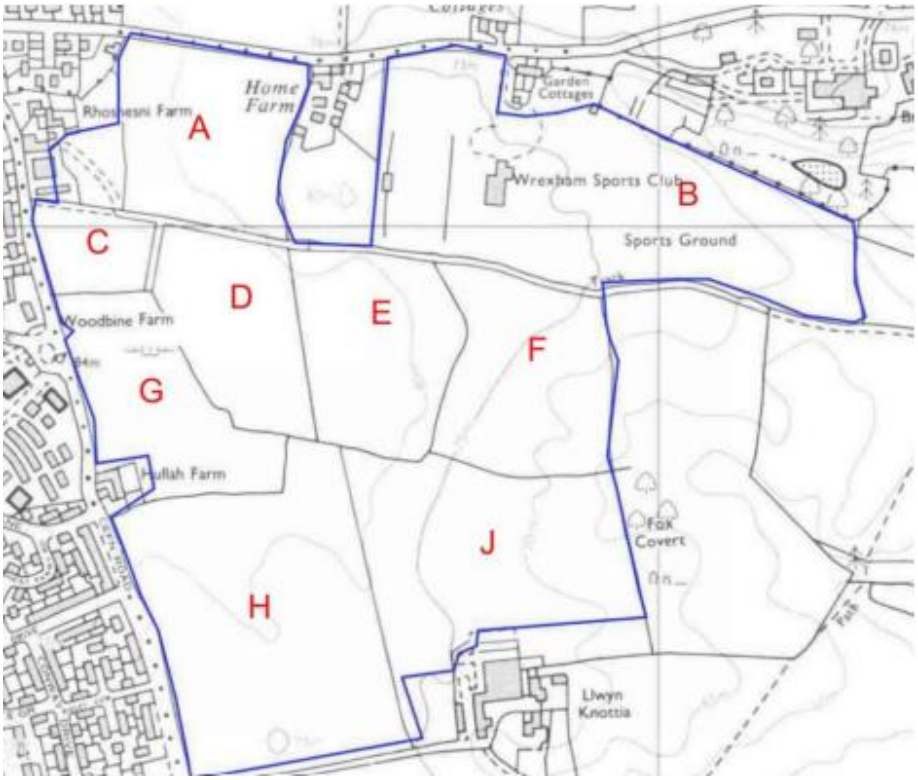


Figure 1: Field Plan for Site Walkover by Dr Paul Tubb (2021)

5.2 Site Walkover Survey (2024)

The site was visited on 15th February 2024 by Lauren Hynes (PCIfA), Consultant Archaeologist at Tetra Tech. The weather was cloudy with intermittent sun and rain. Ground conditions were variable on different fields, the majority were soft underfoot with some fields remaining muddy with puddles following recent rainfall. There was no high or densely planted crop on the fields. Field 3, 4, 8 and 9, were covered in grass, whereas it was evident that fields 1, 2, 5, 6 and 7 had recently been cleared of crop.

The site was accessed to the south via a country lane off that protrudes east from Cefn Park Road. The site was entered via a gate onto Field 9 (please see photograph 11 in Appendix D).

All site photographs (2024) can be found in Appendix D.



Figure 2: Field Plan for Site Walkover by Lauren Hynes (2024)

Field 9

This field is directly bordered to the west by Cefn Park road and the country lane to the south.

Due to the season, there was direct intervisibility with Cefn Park Lodge through the bare trees, looking south from the southern border of the field (see photograph 15).

Slight depressions in the ground, possibly ridge and furrow, were evident towards the northern border of the field, orientated north to south (see photograph 16).

Field 8

Field 8 was accessed from the north-west of field 9.

Views toward the mountains in the west were evident, with intermittent views towards the hills in the east from the higher sections of ground. However, there is a significant change in ground level, with a notable slope towards the east and most notably towards the north-east corner (photograph 17 and 18). From this area, the view west is occupied by the height of the western section of the field and partial views overgrown vegetation between Fields 8 and 9.

To the rear of Llwyn Knottia Farm, there is overgrown vegetation and areas of dumped material such as building debris and tyres (photograph 19, 20 and 21).

Field 7

Field 7 was accessed towards the centre via the north-eastern corner of Field 8. It is bordered to the west by the linear section of trees and vegetation, with a collection of trees and vegetation along part of the eastern boundary.

This section of the site also varied in ground level (photograph 22). Varying ground levels/ topography of the entirety of Field 7 can be seen in photograph 23. The sloping towards the east noted in field 8 continued in this field (photograph 24) and the northern and southern sections of Field 7 appeared to both slope towards the centre of the field (photograph 25 and 26).

The linear section of trees and vegetation between Field 7 and 8 was not flat and included distinctive irregular mounds (see photograph 27), as well as a fallen tree with numerous bricks attached to the roots (photograph 28). Several badger setts are noted in this section of trees.

Field 6

Field 6 was accessed via an opening in the hedgerow from Field 7 from the east. The field is bordered by Field 5 to the west, Field 8 to the south, as well as a public footpath along the northern border. There are hedgerows located on the west, south and east of the field, with a selection of trees on the northern border (photograph 30).

This section of the site was relatively flat with intermittent views towards the hills/ mountains in the east and the west (photographs 31 and 32). There were intermittent views of Wrexham Rugby Club to the north through vegetation. The hedgerow between Field 6 and Field 5 is a distinctive curved shape, which is likely evident of enclosure of fields prior to the Enclosure Acts.

Field 5

Field 5 was also accessed at the centre, via an opening in the hedgerow from Field 6 from the east. This field is bordered by Field 8 to the south and Field 4 to the west. The field is covered by new grass growth and is primarily flat, with the exception of a slight hill towards the centre (photograph 33). Several trees are present towards the north-west corner of the site, with a number of mounds evident (photograph 34). A number of badger setts are noted in the north-west corner.

There was a subtle linear feature evident along the eastern border of the field (photograph 35), as well as slight depressions that may represent ridge and furrow (photograph 36).

Field 4

This field was accessed via an opening in the hedgerow from Field 5 from the east. This field is in use for the public and appears to function as sports pitches. The field is covered by grass and is relatively flat. The area is bordered by a section of trees, vegetation and a pond to the west, Field 5 to the east and Field 2 to the north. The hedgerow between Field 4 and Field 5 featured several large trees (see photograph 37).

Field 3

This area was accessed via a public footpath to the north. This field also appears to be in use for the public and partly functions as sports pitches. The field is covered by grass and is relatively flat. The area is bordered by an irregularly shaped section of trees, vegetation, and a pond (see photograph 38) to the east, Fields 1 and 2 to the north, Field 9 to south and Cefn Road immediately to the west. A number of trees are located around the field.

This field is primarily flat, with a slight change in ground level towards the centre of the field (see photograph 39).

The non-designated Cefn Park Boundary stone is supposedly located in this field, close to the western boundary. Unfortunately, like the previous CPAT visit in 1980, this asset could not be located.

Field 2

Field 2 was accessed via an opening from Field 4 to the south. This area is bordered to the north by Bryn-Estyn Road, a farm (previously known as Home Farm) to the east, Field 1 to the south-west and residential development to the north-west. It was evident that the field had recently been occupied by crop, which had been collected. Several trees and vegetation lined the eastern border with the farm.

The non-designated Home Farm Pond is still present along the eastern boundary, protruding into the field from the east (see photograph 40 and 41). The field is relatively flat.

Field 1

This area was accessed via a public footpath to the south, with a second point of public access noted at the north-west. This field is bordered by Field 2 to the east, a public footpath to the south, Bryn-Estyn Road to the north and residential development to the west. It was evident that part of the field had recently been occupied by crop, which had been collected. The north-west corner, either side of the public footpath is occupied by overgrown brambles.

2.0 ASSESSMENT OF EFFECTS: DESIGNATED HERITAGE ASSETS

A plan of designated assets within the 1km study area can be found in Appendix E.

2.1 CEFN PARK (INCLUDING ATTACHED STABLEYARD RANGE TO N) (1551), GRADE II

2.1.1 Description

Cefn Park is located approximately 0.65km south from the proposed site of development. It comprises of an early/ mid-18th century Georgian mansion with later additions. The estate is thought to have originated under Roger Griffith (1674-1732), an attorney for Wrexham and his descendants. The estate later came into

the possession of Edward Lloyd (1758-60), followed by Roger Kenyon through marriage and it eventually passed to Sir William Palmer and his descendants, who still maintain possession (Cadw, 2024a).

2.1.2 Immediate Landscape Setting

Cefn Park is situated on the eponymous 'cefn' or 'ridge' on which it lies, dominating this area of Abenbury. The asset sits within a complex of buildings known as Cefn Park Farms and it is immediately bounded to the north and south by trees, with green space immediately to the east and west. The wider setting of the asset consists of farmland and trees seemingly associated with the earlier Cefn Park estate.

2.1.3 Impact

The proposed development is not considered to materially change the setting of the asset and will have minimal impact on the setting of Cefn Park. It is suggested that the proposed development will not affect the setting of the mansion as its immediate setting is that of the distribution of trees and vegetation, as described above. The wider setting will ultimately change due to the introduction of up to 900 dwellings within the wider landscape, where the asset has previously been situated in isolation within its grounds. This will include impacts of the associated increase of lighting and traffic both during construction and operational phases of the development. However, this impact is negated slightly due to the already existing encroachment of residential development, which lies approximately 0.27km to the west, that would have initially changed the original setting of the asset. A lack of intervisibility between the asset and the proposed site suggests that there will be a **negligible** change, resulting in a **neutral** significance of effect. It has been noted during walkover surveys that a number of the more mature trees may be reaching the end of their lives, which may impact the screening effects identified in the contemporary landscape.

2.2 NO. 93 (1751) AND NO. 95 DEAN ROAD (16471), GRADE II

2.2.1 Description

The asset comprises of two Neo-vernacular cottages dating to 1875 that were constructed as part of the Acton Park estate. The asset is situated approximately 0.57km north-west from the proposed site of development. The Acton Park estate was the location of the former Acton Hall and gardens which was originally owned by the prominent Jeffreys Family. The parkland was laid out by Sir Foster Cunliffe in 1785 (Cadw, 2024b; Cadw, 2024c). Please see photograph 42 in Appendix C.

2.2.2 Immediate Landscape Setting

The assets were built as part of the Acton Park Estate, the wider landscape of which forms its original setting. However, over time, there has been drastic change to the setting following the purchase of Nine Acre Field and sixty acres of land by the Borough Council in the 1920's and further land in 1947, which was followed by the development of housing between 1920 to 1970. Only 42 acres of the original estate remains as a park. The asset sits on Dean Road, towards to the south-west of Acton Park and its current setting is as part of an area of residential development, which further surrounds the asset immediately to the north, south and west, as well as to the east with the intervening Dean Road.

2.2.3 Impact

Due to intervening residential development and terrain, there will be no impact to the assets nor to their settings as a result of the proposed development. There will be a **negligible** change to the setting of the assets, resulting in a **neutral** significance of effect.

2.3 PAVILION INCLUDING ATTACHED SKITTLE ALLEY AT CEFN PARK (17272), GRADE II

2.3.1 Description

The monument was constructed as a skittle alley in the late 18th/ early 19th century within the grounds of Cefn Park. It is comprised of two sections, an octagonal pavilion and attached alley and it is constructed of rendered brick (Cadw, 2024d).

2.3.2 Immediate Landscape Setting

The asset lies within the grounds of the Cefn Park estate, which is itself set upon a ridge with a landscape of trees, vegetation, and green fields. The immediate setting of the asset is within a densely populated area of trees, likely placed ornamentally as part of the estate, as well as being part of the Cefn Park estate.

2.3.3 Impact

The proposed development will have no impact on this site not only because of distance from the proposed development (0.75km south from the proposed site of development) but also because its immediate context remains unchanged and its principal vistas toward the south will not be impacted by the proposals. As a result of development, there will be a **negligible** change to the setting of the asset, resulting in a **neutral** significance of effect.

2.4 CEFN PARK LODGE (17273), GRADE II

2.4.1 Description

The listing comprises of a mid to late 19th century gate lodge associated with the Cefn Park estate. It is a two-storey building built in a neo-classical style that was potentially influenced by the work of C R Cockrell. This asset is included for group value with Cefn Park (Cadw, 2024e). Please see photograph 43 in Appendix C.

Inside the building, on the ground in the north-east corner is a lot of fallen stone. There is a large gap in the wall on the east side here. In places the stonework has lost its facing. There is quite a lot of plaster still on the walls, especially at the higher levels. Some fireplaces and chimneys remain in the upper storeys. The east end is divided in two east - west, with doors at both ends. To the south of the main building, at its west end, are the ruins of a rectangular gable-ended building. Its walls stand up to 2m high on the gable ends (north and south) and 0 - 1.5m on the east side, where the wall is leaning out, and has fallen to the inside in places. No wall is left on the west side. The inside is full of fallen stone. South of this building runs a low wall c. 1m high, with two gaps in it, and ruinous at its southern end which abuts onto the chapel. (The inside of this wall is well built, with shaped stones on the top).

2.4.2 Immediate Landscape Setting

Cefn Park Lodge is situated at the entrance way of Cefn Park mansion (1551) behind listed decorative gate piers. The lodge's immediate setting is the gate piers and Cefn Road, from which it stands to monitor and control access to the wider Cefn Park estate, separating it from the world beyond the gates. Its wider setting is that of the rural development within farmland to the east as well as residential development to the west associated with the eastern outskirts of Wrexham.

2.4.3 Impact

It is likely that the proposed development will have a moderate impact on the setting of this asset due to the close situation of the asset (approximately 0.14km south from the proposed site of development). It is suggested that the tree coverage to the north and east of the asset will provide some screening, however the new development will result in additional noise, traffic and lighting that will alter the wider setting. These changes may be mitigated somewhat by the presence of modern, residential development directly to the east of the asset, which has already altered the setting of the 19th century asset. Ultimately, there is, and will be, some intervisibility between the proposed development and the asset, as a result of their close situation, and this will interrupt a key vista from the lodge towards the north. This vista reflects part of the purpose of the lodge and gates in controlling access to the park. Additionally, this intervisibility particularly increases in the autumn and winter seasons when there is less screening possible by the tree coverage. It should be noted, however, that other vistas remain unchanged, while the immediate setting of the asset, beside the road from which it controls access, will remains essentially unchanged. As a result, there is considered to be **moderate** change to the setting of the asset, resulting in a **moderate/ minor** significance of effect.

2.5 GATES AND GATE-PIERS AT CEFN PARK LODGE (17274), GRADE II

2.5.1 Description

The asset comprises of the gates and gate-piers of Cefn Park Lodge (17273). They were constructed in the mid- to late 19th century and are twin stone piers surmounted by ball finials with flattened volutes that support decorative double wrought-iron gates (Cadw, 2024f). Please see photograph 43 in Appendix C.

2.5.2 Immediate Landscape Setting

The immediate setting of the gates includes the Cefn Park Lodge (17273), as well as Cefn Road on which it lies and the wider landscape of the Cefn Park estate.

2.5.3 Impact

It is likely that the proposed development will have a moderate impact on the setting of this asset due to the close situation of the asset (approximately 0.14km south from the proposed site of development). It is suggested that the tree coverage to the north and east of the asset will provide some screening, however the new development will result in additional noise, traffic and lighting that will alter the wider setting. These changes may be mitigated somewhat by the presence of modern, residential development directly to the east of the asset, which has already altered the setting of the 19th century asset. Ultimately, there is, and will be, some intervisibility between the proposed development and the asset, as a result of their close situation. It should be noted, however, that the immediate setting of the asset, beside the road from which it controls access, will remains essentially unchanged. As a result, there is considered to be **moderate** change to the setting of the asset, resulting in a **moderate/ minor** significance of effect.

As a result, there will a **moderate** change to the setting of the asset, resulting in a **moderate/ minor** significance of effect.

2.6 ICE-HOUSE TO NW OF LLWYN ONN HALL HOTEL (17275), GRADE II

2.6.1 Description

The asset comprises of an ice-house dating to the late 18th or 19th century that is associated with the former Llwyn Onn Hall that was the residence of the Jones', subsequently the Parry-Jones Family. The family claimed that they were descended from Tudor Trefor. The asset comprises of a red-brick built ice-house with a barrel-vaulted entrance that leads to a submerged rectangular ice-chamber (Cadw, 2024g). It is a class of structure commonly associated with polite residences of the post-medieval and Industrial era.

2.6.2 Immediate Landscape Setting

The immediate setting of the asset is within the small estate of Llwyn Onn Hall, which originated as the residence of the Jones family, who were the chief family in Wrexham in the Wrexham area.

2.6.3 Impact

The asset is situated approximately 0.97km south from the proposed site of development. Due to distance and subsequent intervening terrain and vegetation, there is no intervisibility between the asset and the proposed site of development. Additionally, there will be no change to the setting of the site as a result of development. Subsequently, there will be a **negligible** change to the setting, resulting in a **neutral** significance of effect.

2.7 THE LODGE, JEFFRYS ROAD (1752), GRADE II

2.7.1 Description

This asset was built as a lodge to Acton Park in 1876. It is Neo-Vernacular in style and is noted to be strongly influenced by the work of John Douglas of Chester such as Grosvenor Park Lodge in Chester. The lodge is comprised of roughly coursed and squared rubble to the lower storey, with the upper section half-timbered with a red plain tiled hipped roof (Cadw, 2024h). See photograph 44 In Appendix C (1576).

2.7.2 Immediate Landscape Setting

The asset was constructed as originally part of the Acton Park Estate, the wider landscape of which forms its original setting. However, over time, there has been drastic change to the setting following the purchase of Nine Acre Field and sixty acres of land by the Borough Council in the 1920's, followed by the purchase of further land in 1947, which was followed by the development of council housing between 1920 to 1970. Only 42 acres of the original estate now remains as a park.

The asset sits on Jeffrys Road, towards to the south-west of Acton Park and its current setting is as a place marker between the extension of residential development that has grown over time from the centre of Wrexham and Acton Park.

2.7.3 Impact

The lodge lies approximately 0.70km north-west from the proposed site of development. Due to distance and subsequent intervening terrain, there is no intervisibility between the asset and the proposed site of development. As a result, there will be a **negligible** change to the setting, resulting in a **neutral** significance of effect.

2.8 CHERRY HILL, BORRAS PARK ROAD (N SIDE) (1747), GRADE II

2.8.1 Description

The asset dates from 1936, and was designed by Edgar Beresford (of the Baillie Scott and Beresford Partnership) as a private residence for C.L Thomas. It is a two storey, rendered property with a hipped plain tiled roof in a simplified Arts and Crafts Style (Cadw, 2024i).

It is designated because it is regarded as a good example of the Arts and Crafts style from the Baillie Scott and Beresford Partnership, who were important architects within the Arts and Crafts movement (Ibid).

2.8.2 Immediate Landscape Setting

The asset currently functions a Children's Day Nursery and, from 1971, was previously in use as a Children's Home. The house is situated upon high ground and is immediately surrounded by residential development that has expanded from and around the centre of Wrexham over time. It sits towards the edge of the residential area, which is bound to the north by the A5156, the construction of which will have already caused a change to the setting of the asset.

2.8.3 Impact

The asset lies approximately 0.90km north from the proposed site of development. Due to the intervening residential development and terrain, there will be no direct change to the asset, nor will there be any change to its setting. Consequently, there will be a **negligible** change to the setting, resulting in a **neutral** significance of effect.

3.0 ZTV IMAGES

The LVIA specialist provided a 'base earth' scenario ZTV image to aid understanding of impact on designated assets as part of this settings assessment. This base earth image demonstrates the proposed intervisibility with the development based on the topography of the wider landscape, without the inclusion of intervening buildings and vegetation.

As such, the ZTV shows that the majority of the designated assets within the 1km study area would have direct intervisibility with the site due to topography. Were it not for the existing buildings and vegetation, more than the two identified designated assets would be impacted. The ZTV image has been utilised in conjunction with the site walkover survey to provide the final conclusions in the following section.

The ZTV image can be found in Appendix B.

4.0 CONCLUSIONS

It is not considered likely that the proposed development will have an impact upon either the majority of designated assets or on their settings within the 1km study area. There are, however, two assets where potential adverse effects have been identified: Cefn Park Lodge (17273) and the associated Gate and Gate Piers (17274), this conclusion has been based on the proximity of the proposed development to the assets.

The development is considered likely to change the setting of Cefn Park Lodge (17273) and the associated Gate and Gate Piers (17274) due to the close situation of the assets (approximately 0.14km south from the proposed site of development). It is suggested that the existing tree coverage to the north and east of the asset will provide some screening; however, the site walkover surveys both identified intervisibility between the lodge and the site, particularly in the autumn and winter seasons when there is less screening from the tree coverage. Mitigation for this may include the planting of trees and vegetation along the southern

boundary of Field 9 to provide additional screening by enhancing and thickening existing boundaries. It has also been noted that some of the trees in the area are now reaching the end of their lives and, as a result, a programme of replanting should be considered to support the setting of designated assets and to maintain a sense of place for the new dwellings within an older landscape. The suggested planting should take account of the existing grain of the landscape, as well as the species used, in order to maintain a legible sense of continuity from the landscape prior to development.

The new development is likely to also result in additional noise, traffic and lighting that will alter the wider setting. Any such adverse effects can be mitigated slightly by the current wider setting of the assets opposite a residential development. Increased traffic and footfall will have the potential for positive effects by allowing for visual appreciation of the assets and, as a result, supporting an increase interest in the local history and archaeology of Wrexham and providing a visual and temporal anchor for the new development within an historic landscape.

Mitigation will reduce the change to the setting of the asset from **moderate** to **slight**, resulting in a minor significance of effect.

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APPENDICES

A – SITE LOCATION PLAN



0 40 80 160 240 320 400

Metres

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TETRA TECH

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Sheet Size: **A4** Scale of Original: **1:7,373**

Client: Harworth Group

Project: Cefn Park, Wrexham

LH	MB	March 2024	V1
Created:	Checked:	Date:	Version:

Title: Site Location Plan

Office:	Project No:	Figure No:
4154	784-B024030-1	1

B - ZTV IMAGE

Site Boundary

Wider KSS2 (South) Emerging Draft Allocation Area

Zone of Theorectical Visibilty (ZTV)

Band 1 (Gray)

1

0

Note:
The zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at a 13m ridge height is potentially visible at a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

N

0 0.5 1 km

Project	Cefn Park, Wrexham
Drawing Title	Plan 6: Zone of Theoretical Visibility
Scale	1:25,000@A3
Drawing No.	13539/P06a
Date	February 2022
Checked	ECW/GL

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C- SITE PHOTOGRAPHS (2021)



Photograph 1: Eastern boundary of Field F looking north showing the overgrown nature of Hedge H12, the restricted access and the height of the maize crop.



Photograph 2: Field B looking north-west with tall grass and hawthorn and oak scrub.



Photograph 1: Field G looking south showing parkland trees.



Photograph 2: Field A showing north-eastern boundary.



Photograph 3: Field B looking south-east from the middle pitch terrace to the lowest pitch and H9



Photograph 4: Field C looking north towards the footpath and Field A. Note the well-established oak and sycamore trees.



Photograph 5: Field D looking north-east towards Hedge H18



Photograph 6: Looking east over Fields E and F.



Photograph 7: Looking south-west across Field G with a parkland oak in the midground.



Photograph 8: The north-eastern corner of Field H looking west towards hedge H19, the remnant county boundary.

D- SITE PHOTOGRAPHS (2024)



Photograph 9: A view west, demonstrating the entrance onto Field 9 ahead.



Photograph 10: In Field 9, facing west towards Cefn Road to demonstrate the ridge on site.



Photograph 11: A view west from Field 8 to show the differing ground levels on Field 9



Photograph 12: A view east on Field 9 to show the differing ground levels.



Photograph 13: A view facing south from the southern boundary of Field 9 to demonstrate intervisibility with Cefn Park Lodge (17273)



Photograph 14: A view west towards Cefn Park Road to show slight depressions along the northern boundary of Field 9.



Photograph 15: An image from Field 8 facing west to show the change in ground level.



Photograph 16: an image facing north on Field 8 to demonstrate the slope towards the north-east corner.



Photograph 17: Field 8, building materials to the rear of Llwyn Knottia Farm



Photograph 18: Field 8, dumped material to the rear of Llwyn Knottia Farm with mounds to the rear.



Photograph 19: Field 8, dumped materials.



Photograph 20: A view east to show the differing ground levels on Field 7



Photograph 21: A view east across Field 7 to show the different ground levels.



Photograph 22: A view north to show the continued slope from Field 8 to the north-west.



Photograph 23: A view from the northern section of Field 7, facing south to show lower central section of field.



Photograph 24: A view from the northern section of Field 7, facing south to show lower central section of field and its continuation from Field 8.



Photograph 25: Mounds of ground within the linear section of trees between Field 7 and 8.



Photograph 26: Evidence of bricks from upturned tree roots in linear section of trees between Fields 7 and 8.



Photograph 27: A cuboid dressed stone found small section of trees towards the south-east of the field.



Photograph 28: Field 6, an image facing west demonstrating the northern border to the right.



Photograph 29: Field 6, facing east to show views towards the hills/ mountains.



Photograph 30: Field 6, facing west to show intermittent views towards the hills/ mountains.



Photograph 31: Field 5, a view south to demonstrate slight change in ground level.



Photograph 32: Field 5, collection of trees at the north-west corner with notable mounds.



Photograph 33: Field 5, a slightly raised linear feature towards the eastern boundary of the field.



Photograph 34: Field 5, slight depressions (possibly representative of ridge and furrow) towards the western boundary of the field.



Photograph 35: Field 4, a view south to demonstrate the number of trees along the hedgerow between Field 4 and 5.



Photograph 36: Field 3, a view of the pond in the central wooded area between Fields 3 and 4



Photograph 37: Field 3, a view east to show the change in ground level.



Photograph 38: Field 2, a view north to show the non-designated pond protruding into the field from the east.



Photograph 39: Non-Designated Home Farm Pond in Field 2.



Photograph 40: A view facing north-west to Nos. 93 (16471) and 95 Dean Road (1751)



Photograph 41: An image facing east towards Cefn Park Lodge (17273) and Gates and gate-piers at Cefn Park Lodge (17274).



Photograph 42: Facing north at The Lodge, Jeffry's Road (1752)

E– DESIGNATED ASSETS



Legend

- Site Bounday (March 2024)
- Listed Buildings
- Study Area

0 90 180 360 540 720 900

Metres

LH	MB	March 2024	V1
Created:	Checked:	Date:	Version:

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Sheet Size: **A3** Scale of Original: **1:12,288**

Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Designated Assets

Office:	Project No:	Figure No:
4154	784-B024030-1	2

F- REPORT CONDITIONS

Setting Analysis Report, Cefn Park

This report is produced solely for the benefit of Haworth Group Ltd 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 Tetra Tech 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.

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

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