

Land at Well Street, Buckley, Flintshire



Heritage Impact Statement

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INTRODUCTION

Clwyd Housing Ltd (hereafter the Client) has commissioned Nexus Heritage to prepare a Heritage Impact Statement (hereafter the Statement) for land at Well Street, Buckley, Flintshire (hereafter the Site) in which it has an interest.

The Site is allocated by Flintshire County Council (hereafter the Council) for residential development in the Flintshire UDP 2000-2015 as shown on the proposals map, ref. BUC031 (<http://www.cartogold.co.uk/flintshire/Flintshire.htm>). The Council considers the Site to comply with its Preferred Strategy and may have potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment (Flintshire County Council 2017).

The Client is aware that the Site is located c. 180m to the north-east of a section of Wat's Dyke (a late first millennium earthwork) designated as a scheduled monument (Cadw ref. FL086) and consequently any impact on the significance of the scheduled monument arising from changes in its setting is a material consideration in determining any future planning the application. In order to comply with Planning Policy Wales and TAN 24 the Client wishes to ensure that an adequate Statement is prepared.

The Statement is advanced by means of a process known as heritage impact assessment, which is a staged process encompassing the following:

- Explaining the objective
- Understanding the significance of the historic asset(s)
- Identifying the proposed changes
- Assessing the impacts of the proposals
- Getting the best solution

The aims of the Statement are to determine, in so far as is reasonable by desk-based research and a site visit, a description and understanding of the scheduled monument of Wat's Dyke and any potential impacts to its significance arising from residential development of the Site.

The setting assessment includes:

- an appraisal of the contribution the settings make to the significance of these assets.
- an estimation of the changes to those settings arising from the proposed development
- an evaluation of the effect on the significance of these assets arising from changes to their settings which would arise from the proposed development.

In addition, as per para 4.5 of TAN 24, the Client has, through the preparation of this Statement acknowledged there is a possibility that archaeological remains may be present on the Site and has accessed the statutory historic environment records for Flintshire to check on the existence of known archaeological remains at the Site. The Council will, as part of its selection process for candidate sites, have liaised with its archaeological advisor to determine if the proposal might impact on known archaeological remains and therefore identify a constraint to development.



CYFLWYNIAD

Mae Tai Clwyd Cyf. (sef y Cleient o hyn ymlaen yn y ddogfen) wedi comisiynu Nexus Heritage i baratoi Datganiad Effaith Treftadaeth (a elwir yn Datganiad o hyn ymlaen yn y ddogfen) ar gyfer tir ar Stryd y Ffynnon, Bwcle, Sir y Fflint (a elwir yn Safle o hyn ymlaen yn y ddogfen), sydd o ddiddordeb i'r cwmni.

Clustnodwyd y Safle fel un addas ar gyfer datblygiad tai gan Gyngor Sir y Fflint (a elwir yn Cyngor o hyn ymlaen yn y ddogfen, fel a welir ar y map, cyf. BUC031 (<<http://www.cartogold.co.uk/flintshire/Flintshire.htm>>).

Mae'r Cyngor yn fodlon bod y Safle'n cydymffurfio â'i Strategaeth o Ddewis a gall fod yno botensial i gyfrannu at fodloni twf i'r dyfodol o fewn y Sir yn amodol ar gwblhau asesiad technegol yn llwyddiannus (Cyngor Sir y Fflint 2017).

Mae'r Cleient yn ymwybodol bod lleoliad y Safle rhyw 180m i'r gogledd ddwyrain o ddarn o Glawdd Wat (clawdd amddiffynnol o ddiwedd y mileniwm cyntaf), a ddynodwyd yn heneb gofrestredig (cyf Cadw FL086). O ganlyniad, mae unrhyw amhariad ar arwyddocâd yr heneb yn sgil newidiadau i'r amgylchedd o'i chwmpas angen bod yn ystyriaeth hanfodol wrth bennu unrhyw waith cynllunio yn y cais hwn. Er mwyn cydymffurfio â Pholisi Cynllunio Cymru a TAN 24, mae'r Cleient yn dymuno sicrhau bod Datganiad pwrpasol yn cael ei baratoi.

Paratuir y Datganiad drwy broses a elwir yn asesiad effaith treftadaeth, sydd yn broses gymalog sy'n cynnwys y canlynol:

- Egluro'r amcan
- Deall arwyddocâd yr ased(au) hanesyddol
- Adnabod y newidiadau a gynigir
- Asesu effaith y cynigion
- Canfod y datrysiad gorau

Amcanion y Datganiad yw pennu, cymaint ag sy'n rhesymol bosib drwy waith ymchwil o'r ddesg ac ymweliad safle, disgrifiad a dealltwriaeth o heneb gofrestredig Clawdd Wat, ac unrhyw ymyrraeth bosib ar ei harwyddocâd fel heneb yn sgil y datblygiad preswyl ar y Safle.

Mae asesiad y safle'n cynnwys:

- gwerthusiad o'r cyfraniad y mae nodweddion y safle yn ei wneud i arwyddocâd yr asedau hyn
- barn ynghylch hyd a lled y newidiadau i'r nodweddion hynny yn sgil y datblygiadau a gynigir
- gwerthusiad o'r effaith ar arwyddocâd yr asedau hynny yn sgil y newidiadau i nodweddion y safle a fyddai'n digwydd o ganlyniad i'r datblygiad a fwriedir

Yn ogystal, yn unol â phara 4.5 o TAN 24, dywed y Cleient, wrth baratoi'r Datganiad, bod posibilrwydd o bresenoldeb gweddillion archaeolegol ar y Safle ac mae'r Cleient wedi astudio cofnodion amgylchedd hanesyddol statudol Sir y Fflint i wirio pa olion archaeolegol sy'n wybyddus ar y Safle. Mae'r Cyngor, fel rhan o'i broses o ddethol safleoedd posib, wedi ymgynghori â'i gynghorydd archaeolegol i weld a allai'r cynllun a fwriedir effeithio ar olion archaeolegol gwybyddus gan felly gyfyngu ar unrhyw ddatblygiad.

OBJECTIVES

The Client's objective is to acquire the Site following the grant of outline planning permission for residential development. The proposed development takes the form of up to 155 residential units to include a mixture of 2 3 and 4 bedroom dwellings, with landscaping and access to Well Street.

LOCATION AND TOPOGRAPHICAL BACKGROUND

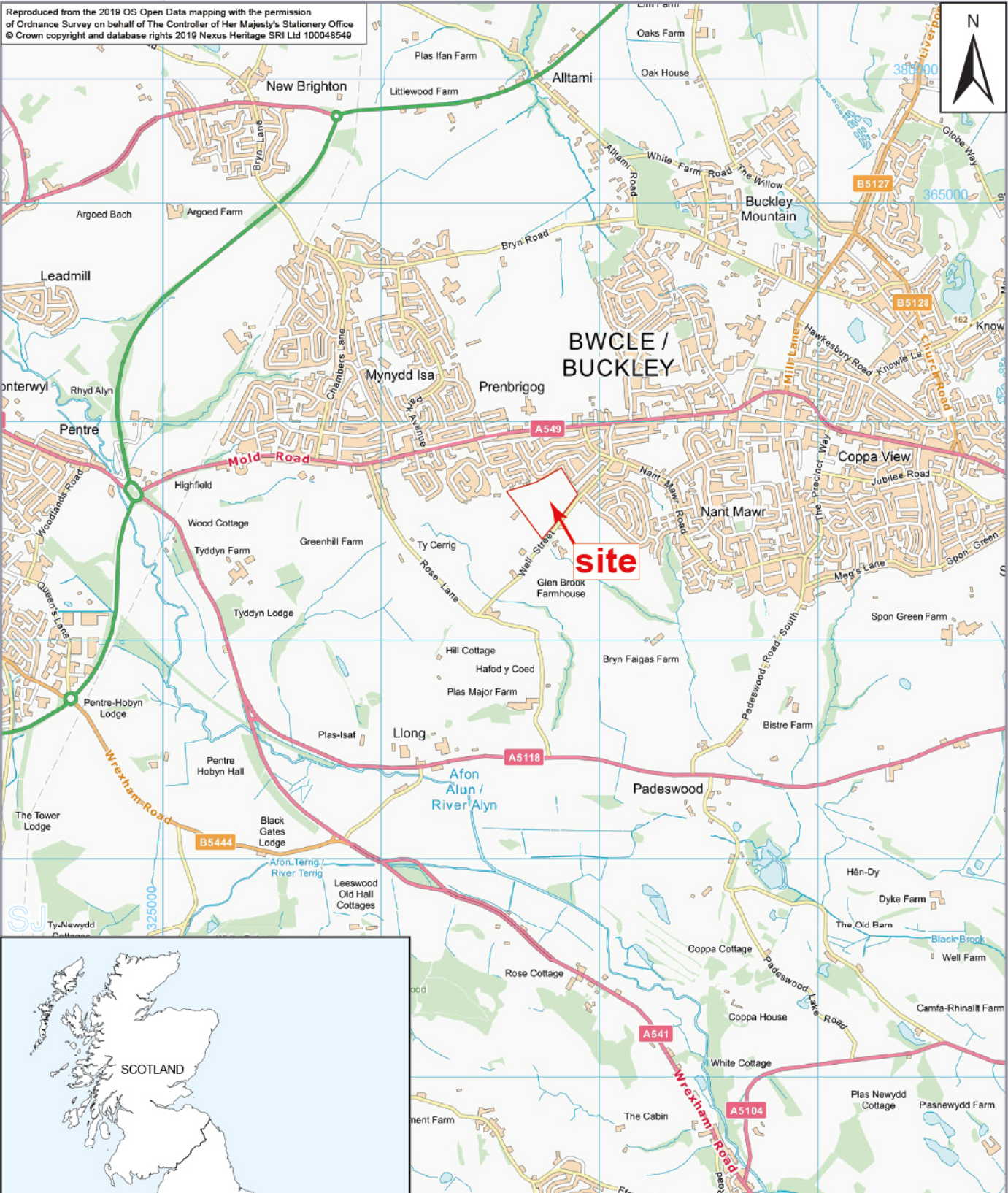
The Site is situated on the south-western side of Buckley, to the north-west of Well Street (Fig. 1) and extends over an area of 5.28ha.

The Site is centred, approximately, at National Grid Reference SJ 26754 63642 and comprises two land parcels laid to pasture. (Fig. 2).

The current topographical condition of the site and its landscape context is shown in a recent aerial photograph (Fig. 3).



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0 1.5km

NEXUS HERITAGE

PROJECT TITLE:
Land at Well Street, Buckley

DRAWING TITLE:
Site Location

DATE: 23.07.2020	PREPARED BY: AN	FIGURE: 1
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 Site



FIGURE TITLE:				Site Plan			
PROJECT TITLE:				Land at Well Street, Buckley			
CLIENT:				PL Planning			
SCALE:				1:10,000 @A4			
DATE:		PREPARED BY:		FIGURE:		ISSUE:	
23.07.2020		AN		2		1	



Imagery ©2020 Bluesky, Bluesky, Infoterra Ltd & COWI A/S, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020

 Site



<i>FIGURE TITLE:</i> Aerial Photograph, 2019			
<i>PROJECT TITLE:</i> Land at Well Street, Buckley			
<i>CLIENT:</i> PL Planning			
<i>SCALE:</i> not known			
<i>DATE:</i> 23.07.2020	<i>PREPARED BY:</i> AN	<i>FIGURE:</i> 3	<i>ISSUE:</i> 1

LEGISLATIVE AND PLANNING POLICY BACKGROUND AND SPECIFIC PLANNING GUIDANCE

In Wales the applicable legislative framework for the protection and enhancement of archaeological monuments of national importance is provided by the *Historic Environment (Wales) Act 2016*. The 2016 Act amends the *Ancient Monuments and Archaeological Areas Act 1979* in a number of ways, but does not disengage or alter the fundamental provision that it is a criminal offence to carry out any works that would disturb a scheduled monument or the ground within a scheduled monument without first obtaining scheduled monument consent. Consent for any works that would disturb a scheduled monument or the ground within a scheduled monument is granted by the Welsh Ministers.

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990*. In Wales the applicable legislative framework is provided by the *Historic Environment (Wales) Act 2016*. The 2016 Act amends the *Planning (Listed Buildings and Conservation Areas) Act 1990* in a number of ways. The 1990 and 2016 Acts set out the legislative framework within which development affecting listed buildings and/or conservation areas must be considered. The Site does not contain any listed buildings and is not wholly or partially within any conservation area. By means of separation distance and the characteristics of the landform and built environment any change to the status of the Site would not impact on any listed building.

Consideration for all heritage assets within the planning system, is provided for in *Planning Policy Wales* (hereafter PPW).

Various principles and policies related to cultural heritage assets are set out in the *Planning Policy Wales (PPW), Chapter 6 (edition 10 dated Dec. 2018) which guide local planning authorities and other decision takers with respect to the wider historic environment. The policy includes specific measures for scheduled monuments and non-designated archaeological remains.*

Para 6.1.6 of PPW is relevant and extracts highlighting the Welsh Government's specific objectives are reproduced below:

The Welsh Government's specific objectives for the historic environment seek to (inter alia):

- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;*

Para 6.1.7 states:

It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The relevant policies for archaeological remains (including scheduled monuments) are as follows:

6.1.23 The planning system recognises the need to conserve archaeological remains. 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.

6.1.24 Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in monument (or an archaeological site shown to be of national importance).



6.1.25 In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

6.1.26 Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

6.1.27 If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and in such circumstances scheduled monument consent must be required before works can continue.

PPW is supported by a number of Technical Advice Notes. TAN 24 The Historic Environment is designed to be read in conjunction with PPW, which sets out the land use planning policies of the Welsh Government, including for the Historic Environment. The relevant advice is as follows:

The Importance of Archaeological Remains and their Records

4.1 Archaeological remains are a finite and non-renewable resource. In many cases they are highly fragile and vulnerable to damage and destruction. Produced by human activity over thousands of years, they are the only evidence of our prehistoric past and complement historic records from the last 2,000 years. Archaeological remains include evidence buried below the ground and the surviving fabric of historic buildings and other structures. Their significance, as evidence of the past development of our civilisation and as part of Wales' identity, is not necessarily related to their size, visibility or popularity.

Archaeological Remains and the Development Management Process

4.2 The conservation of archaeological remains is a material consideration in determining a planning application. 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). In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

4.3 Where development might reveal, disturb or destroy archaeological remains, including palaeo-environmental evidence, it is important that the opportunities to record archaeological evidence are taken and that archaeological remains are not needlessly destroyed. The ability to record such evidence should not be a factor in deciding whether controlled removal should be permitted.

4.4 The needs of archaeology and development may be reconciled and potential conflicts between development proposals and the preservation of significant archaeological remains can often be avoided through pre-application discussion. This should be between the

applicant, the local planning authority, their archaeological advisors and, in cases where scheduled monuments may be affected, Cadw. In the case of those local authorities that do not have in-house archaeological advisors, they could draw upon the expertise and advice of the curatorial sections of the Welsh Archaeological Trusts.

4.5 Where there is a possibility that archaeological remains may be present, applicants are encouraged to make an enquiry with the body with responsibility for the relevant historic environment record⁵³ and seek advice from the local planning authority's archaeological advisor at an early stage in considering their development proposal. This will help determine if the proposal might impact on known archaeological remains. Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw.

4.6 In exceptional circumstances, where a local planning authority is aware of a threat to a known archaeological site as a result of the potential exercise of permitted development rights, they may wish to consider the use of their powers to withdraw those rights and require planning permission be obtained before the development can proceed.

4.7 Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard.⁵⁶ The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.

4.8 The need for a desk-based assessment, and field evaluation where appropriate, should be discussed with the local planning authority prior to submission of an application, and where required the results of these studies should be submitted as part of the planning application. Failure to provide sufficient archaeological information of the appropriate standard may be a valid reason for the local planning authority to refuse planning permission.

4.9 When considering planning applications that affect known or potential archaeological remains, the local planning authority should consult with their archaeological advisor, about the impact, including the potential scale and harm, of the development on archaeological remains, and/or the adequacy of the mitigation of what has been proposed. These two factors are material considerations in determining the planning application. Where a planning application directly affects a scheduled monument and its setting then the local planning authority is required to consult the Welsh Ministers through Cadw.

4.10 The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance (see Annex A.2), must be assessed on the individual merits of each case. The local planning authority must take into account relevant policies and material considerations, and will need to weigh the significance of the remains against the benefits of and need for the proposed development. In cases where there are issues of more than local importance, applications may be called in for determination by the Welsh Ministers

Preservation, or Partial Preservation of Archaeological Remains In Situ

4.11 Measures can be taken to minimise the impact of a development proposal on identified archaeological remains and allow their preservation in situ. For example, those aspects of a proposal that might cause damage, such as drains and other services, may be relocated. Similarly, foundations may be redesigned so as not to penetrate archaeological layers, or augered piling may prove more acceptable than large-scale deep excavation. In considering these solutions, a local planning authority must consider both direct and indirect impacts, such as changes to the hydrology and soil chemistry of a site, and be confident that the



development can be removed at a future date without additional impacts upon the buried remains. In some cases, it may be possible to enable the partial preservation of archaeological remains. However, leaving 'islands' of preserved archaeology is not desirable. Careful design can also minimise the effect upon setting, through detailed siting of the development, considering external appearances, the use of screening or by mitigating the visual impact of the proposals by removal of existing unsightly elements.

Recording and Furthering Understanding of Archaeological Evidence

4.12 Having considered all policies and other material considerations and the need for the development, the local planning authority may decide that the significance of the archaeological remains is not sufficient to justify their physical preservation. In these cases, the local planning authority must satisfy itself that the necessary and proportionate arrangements for the excavation and recording of these archaeological remains are secured, and the results of this archaeological work are properly analysed and published and that arrangements are made for the deposition of the resulting archive to the appropriate standards. This can be achieved by the local planning authority issuing a brief setting out the scope of the archaeological work that is required, which should be prepared in consultation with their archaeological advisor.

4.13 Planning conditions will normally require the applicant to commission a qualified and competent expert to submit a written scheme of archaeological investigation (WSI) which describes the different stages of the work and demonstrates that it has been fully resourced and given adequate time. In approving this WSI, the local planning authority will identify who will act as their archaeological advisor for the programme, how it will be monitored both during the excavation/ fieldwork and post-excavation/fieldwork stages, and how each stage will be certified as fulfilling the planning conditions. The WSI may have to be amended between the outline and full planning applications and will need to be kept under regular review during the discharge of the conditions.

4.14 Any programme of archaeological excavation and recording should precede the start of work on the development, unless there are exceptional circumstances which prevent this from occurring. In certain circumstances, e.g. where the site is occupied, the work could be integrated into the initial phase of groundworks and demolitions following written agreement with the local planning authority and their archaeological advisors. The developer must give sufficient time for the archaeological contractor to complete the site work to the appropriate standard before allowing the main contractor free access to that part of the development. An archaeological watching brief may be agreed as part of the WSI or be the subject of a planning condition that would require such work to be carried out while the development is underway. The applicant's responsibilities are not finally discharged until the results are analysed and published and the archive has been deposited.

4.15 Failure to comply with archaeological planning conditions can be subject to enforcement in the same way as any other breach of planning control.

Unexpected Archaeological Discoveries

4.16 Developers should have a contingency to deal with unexpected archaeological discoveries and be able to call on archaeological advice when needed. Appropriate remedial measures will need to be agreed between the developer, the local planning authority and their archaeological advisors.

4.17 Where unexpected archaeological discoveries are considered to be of national importance, the Welsh Ministers have the power to schedule the site (see Annex A). In the event of scheduling, the developer must seek separate scheduled monument consent before work can continue. It is also open to the local planning authority and the Welsh Ministers to revoke or modify a planning permission under these circumstances, in which case there is provision for the compensation of the developer for loss of value and expenditure incurred

At the local level planning policy is provided by the Flintshire Unitary Development Plan (hereafter FUDP). The FUDP is the adopted development plan for the 15 year period 2000 – 2015. Although the adopted UDP time expired at the end of 2015 it remains the adopted development plan for the County.

The relevant policies for the historic environment are:

HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites

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

The Welsh Government must be consulted on any development proposal likely to affect a Scheduled Ancient Monument

HE7 Other Sites of Lesser Archaeological Significance

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

- a. an archaeological assessment has been carried out, before a decision is made on the proposal, to the satisfaction of the Council which evaluates the intrinsic importance of the remains; and*
- b. the need to retain the interest that has been identified is outweighed by the need for the proposed development.*

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

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

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

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

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



undertaken before or during development. Any features which would otherwise be destroyed but which are capable of conservation should be removed for safekeeping prior to development commencing.

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

At the local level planning policy is augmented by the Council's document *Supplementary Planning Guidance No. 28 Archaeology*, adopted in 2017.

METHODS

The assessment process leading to the production of a Heritage Impact Statement is essentially a desk-based exercise, supplanted by the results of a walk-over survey of the Site and its landscape in order to inform the assessment stages defined in the Cadw document *Heritage Impact Assessment in Wales (2017)*.

- Explaining the objective
- Understanding the significance of the historic asset(s)
- Identifying the proposed changes
- Assessing the impacts of the proposals
- Getting the best solution

Desk-based research interrogated relevant material from the following sources – the Client, the Regional Historic Environment Record, Cof Cymru, Coflein, the National Monuments Record of Wales, the National Library of Wales and Flintshire Archives. Due to COVID-19 restrictions it was not possible to visit source repositories and so all data collection was conducted remotely.

The walk-over survey was somewhat compromised by the closure of parts of PRow 48 and 54.

Understanding the significance of the historic assets

Baseline

In order to understand the significance of any heritage assets that may be impacted upon by the proposed development the historic environment evidence found within a 1,000m radius of the Site; referred to as the 'Assessment Area' has been collated.. The evidence has been compiled from the Clwyd-Powys Historic Environment Record (CPHER), Cadw and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any known or potential historic assets within and in the vicinity of the Site and helps define the significance of such assets. The locations of the identified heritage assets within the Assessment Area are shown in Figures 4 and 5 below. The historic assets and are also detailed in a gazetteer at Appendix A.

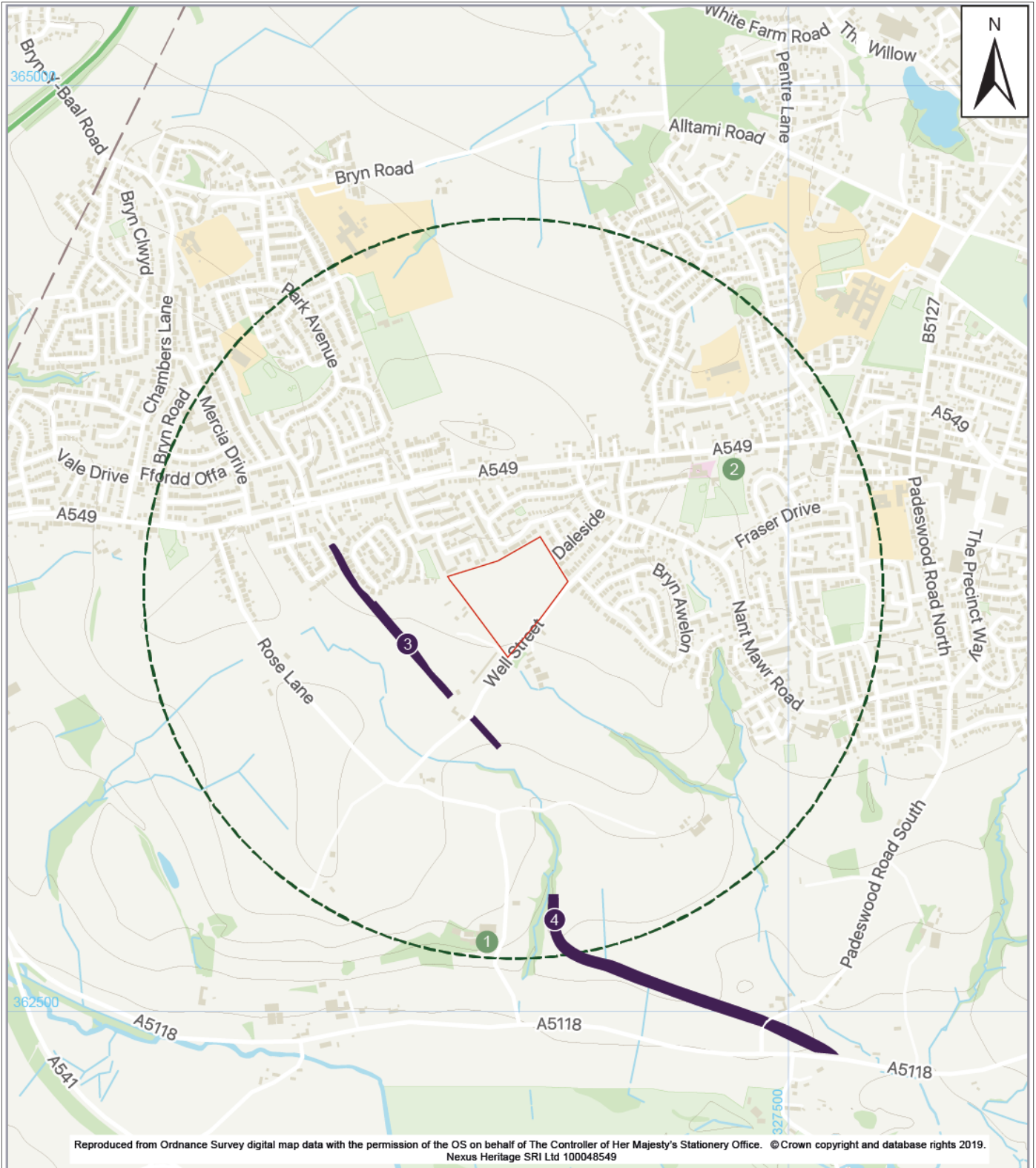
In summary, there are no World Heritage Sites, historic parks/gardens, registered battlefields, conservation areas or landscapes of outstanding historic interest within the Assessment Area. There are four designated historic assets – in the form of listed buildings and scheduled monuments within the Assessment Area (Fig. 4) none of which are within the Site. There are 41 non-designated historic assets within the Assessment Area none of which are within the Site's boundaries.

At the landscape level LANDMAP places the Site in the Deeside and Wrexham national character area. At the local level LNADMAP characterises the historic landscape in which the Site sits as UID FLNTHL636

an area of predominantly irregular fieldscapes south of Buckley, probably representing piecemeal clearance and enclosure of farmland since at least the early medieval period onwards, between a height of 80-100 metres above sea level. Irregular Fieldscapes. Woodland. Non-nucleated Settlement. Extractive. Processing/Manufacturing. Communications. Designed Landscape. Recreational

<https://naturalresources.wales/evidence-and-data/maps/wales-environmental-information/?lang=en>





0 1000m

- Site
- Listed Buildings
- Scheduled Monuments
- 1: Plas Major farmhouse including attached barn
- 2: Emmanuel Church
- 3: FL086 Wat's Dyke: section from Bod Offa to Whitehouse Farm
- 4: FL087 Wat's Dyke: section W of Garreg-Lwyd



FIGURE TITLE:
Location of Designated Heritage Assets

PROJECT TITLE:
Land at Well Street, Buckley

CLIENT:
PL Planning

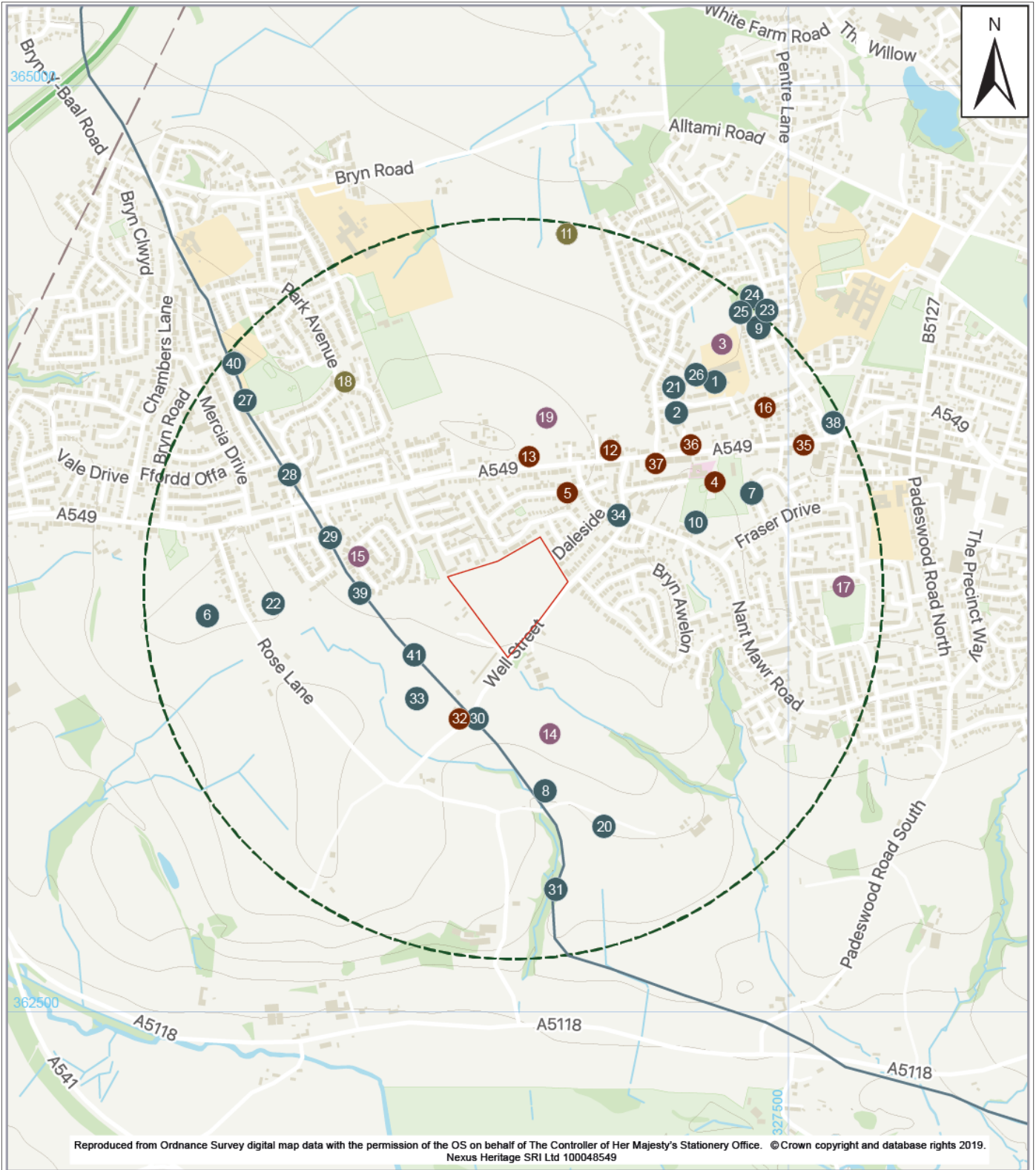
SCALE:
1:15,000 @A4

DATE:
23.07.2020

PREPARED BY:
AN

FIGURE:
4

ISSUE:
1



- Site
- Non-Designated Archaeological Sites
- Non-Designated Historic Buildings/Structures
- Findspots
- Placenames



FIGURE TITLE:
Location of Non-Designated Heritage Assets

PROJECT TITLE:
Land at Well Street, Buckley

CLIENT:
PL Planning

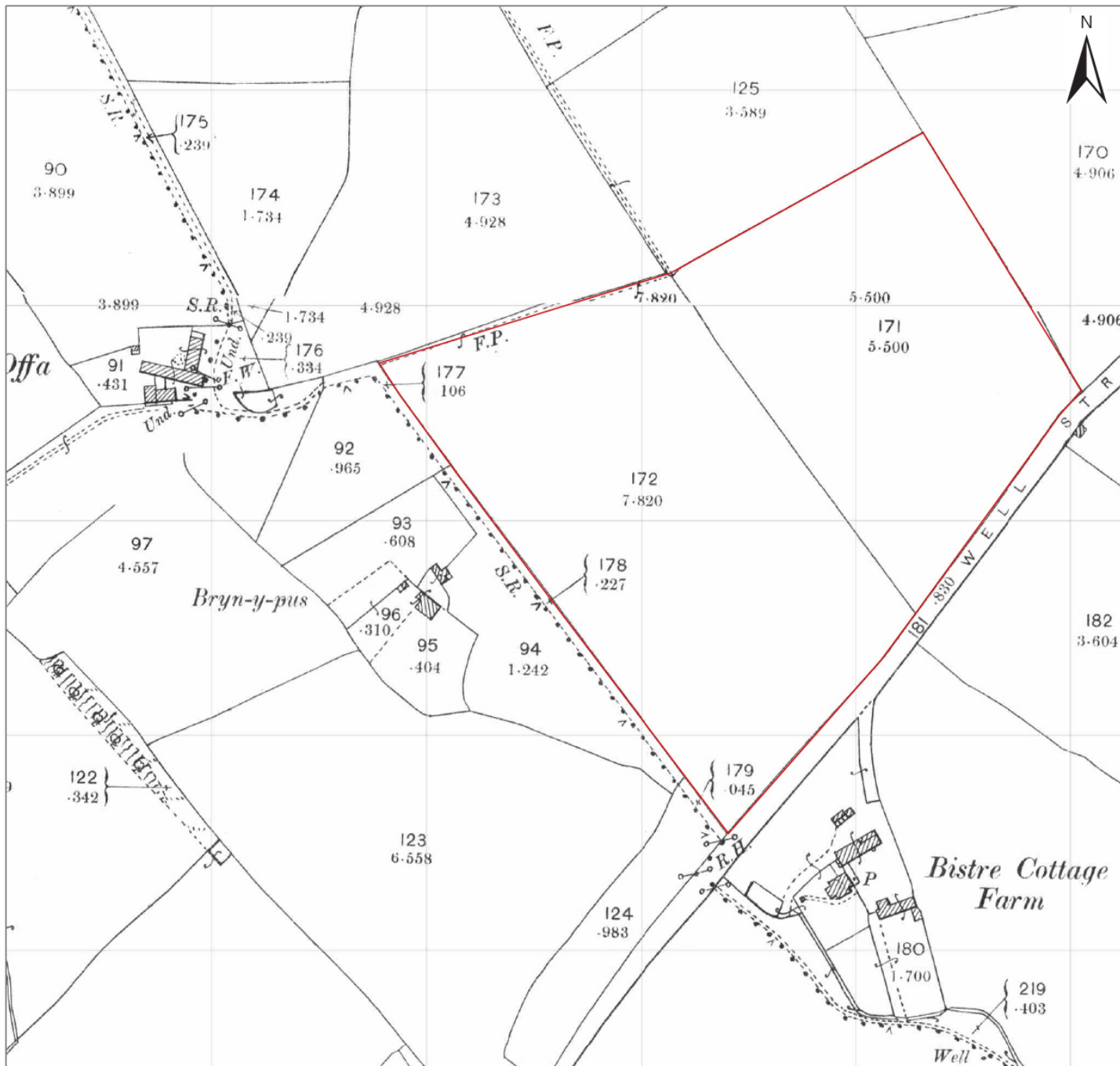
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DATE: 23.07.2020	PREPARED BY: AN	FIGURE: 5	ISSUE: 1
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Historic Maps

A number of maps from the 19th and 20th centuries have been examined. The 1899 edition of the Ordnance Survey (hereafter OS) 1:2,500 scale mapping is provided at Fig. 6 in order to give an impression of the late 19th century setting of Wat's Dyke in the vicinity of the Site.



 Approximate Site



FIGURE TITLE:
Ordnance Survey Map dated 1899

PROJECT TITLE:
Land at Well Street, Buckley

CLIENT:
PL Planning

SCALE:
original scale: 25 inch to the mile (1:2,500)

DATE: 30.07.2020	PREPARED BY: AN	FIGURE: 6	ISSUE: 1
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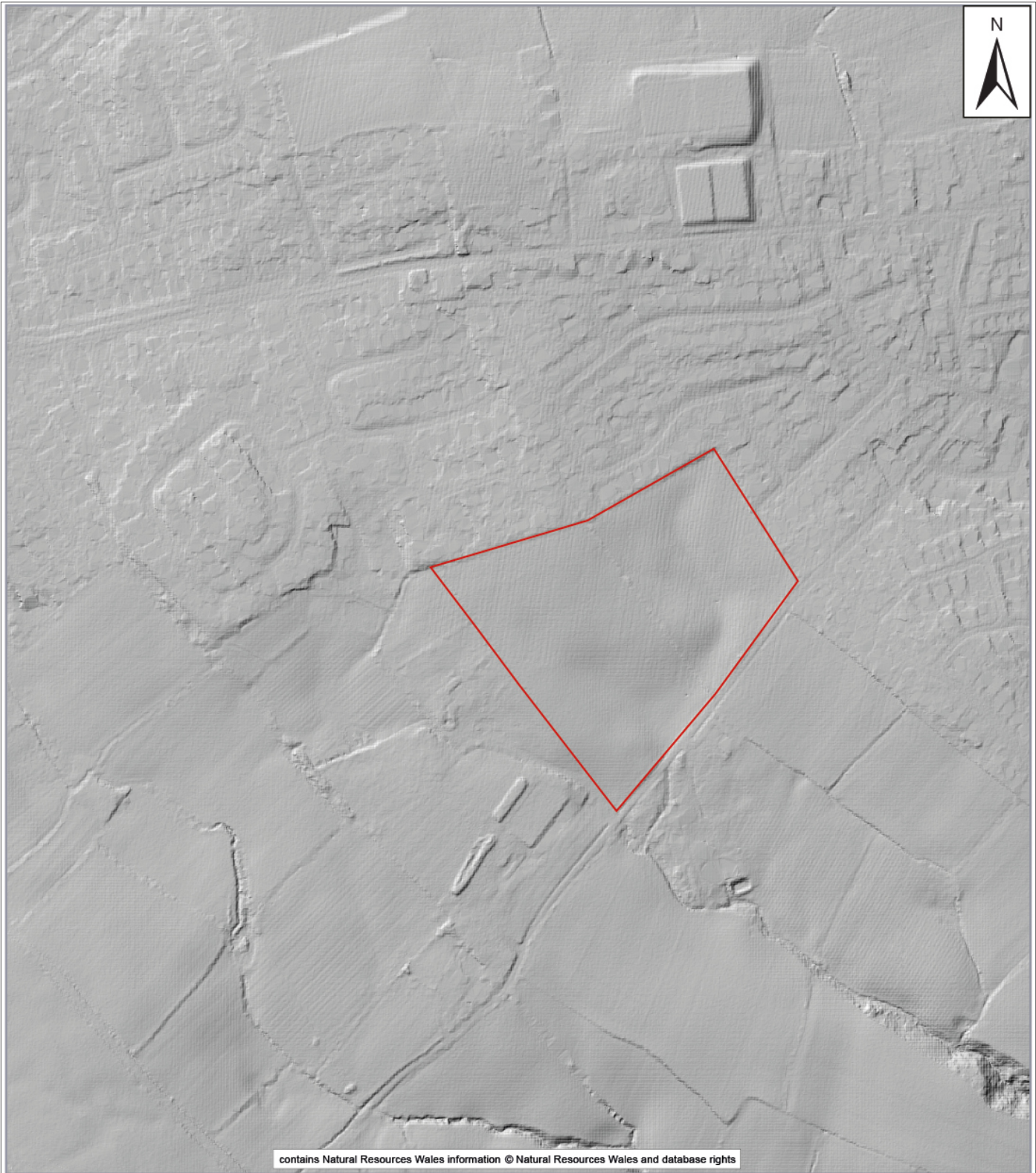
LIDAR

The LiDAR data is supplied by Natural Resources Wales electronically by download from the Lle Geo Portal for Wales in ASCII file format (.asc and .las). The DTM (Digital Terrain Model) .asc data has already been part-processed and is georeferenced by the Natural Resources Wales. The model downloaded is the data available and at 1m resolution. DSM (Digital Surface Model) data was downloaded at the same time for reference. A DTM has been processed to remove surface features such as buildings and vegetation. The .las file contains point cloud data and is unprocessed.

All data processing operations were undertaken in QGIS. The .asc data files for the Assessment Area were merged into one single file for the Site using QGIS.

The LiDAR data was interrogated using hillshade analysis where eight hillshade layers are generated. Hillshade is a facility which artificially moves the location of the light being shone onto the surface of the ground to cast artificial shadows. The variation of these shadows highlight locations of features. The altitude of the light remains constant but the azimuth is changed for each processing of the data (000, 45,90,135,180,225,270,315).

The results of this process are shown in Figure 7 and indicate no apparent changes in level across the Site, which could be interpreted as archaeological features outcropping as earthworks. This correlates well with the results of the walk-over survey.



contains Natural Resources Wales information © Natural Resources Wales and database rights

0 300m

Site



FIGURE TITLE:
LiDAR
(Hillshade - Altitude 45°, Azimuth 315°)

PROJECT TITLE:
Land at Well Street, Buckley

CLIENT:
PL Planning

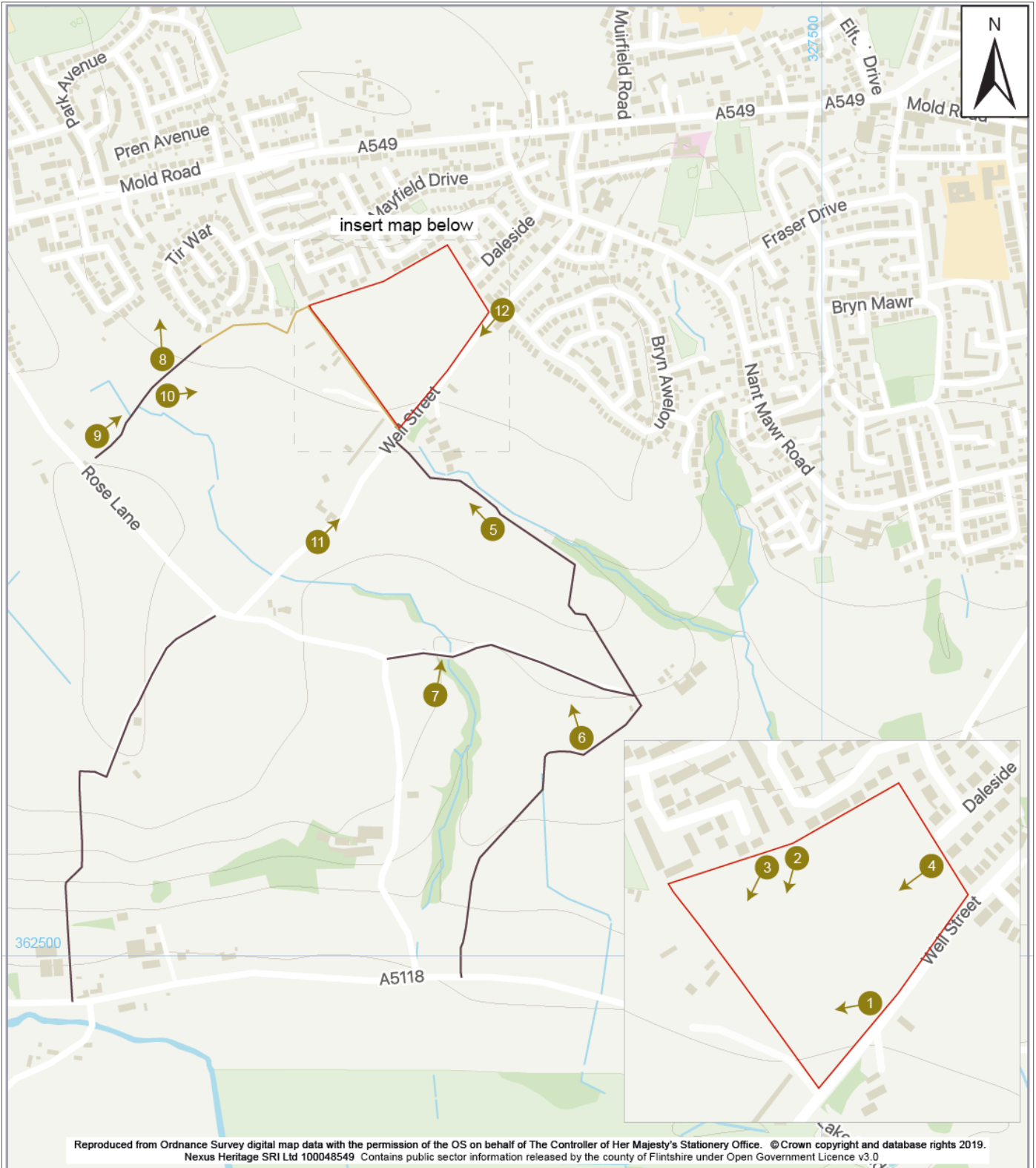
SCALE:
1:5,000 @A4

DATE: 24.07.2020	PREPARED BY: AN	FIGURE: 7	ISSUE: 1
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Site Conditions

Select and illustrative photographs of the Site, its landscape (including the setting of Wat's Dyke) are provided and the locations from which the photographs were taken and the direction of view are provided at Fig. 8.



0 500m

- Site
- 0 → Location and Direction of Photographs
- Public Footpath - Open
- Public Footpath - Closed



FIGURE TITLE: Photographic Index Plan

PROJECT TITLE: Land at Well Street, Buckley

CLIENT: PL Planning

SCALE: 1:10,000 @A4

DATE: 23.07.2020	PREPARED BY: AN	FIGURE: 8	ISSUE: 1
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Plate 1: Sightline to the west from the Site towards Wat's Dyke. The Wat's Dyke monument is not visible.



Plate 2: Sightline to the south-west from the Site towards Wat's Dyke. The Wat's Dyke monument is not visible.



Plate 3: Sightline to the south-west from the Site towards Wat's Dyke. The Wat's Dyke monument is not visible.



Plate 4: Sightline to the west from the Site towards Wat's Dyke. The Wat's Dyke monument is not visible.





Plate 5: Sightline to the north-west from Flints PRow ref. 52. The Wat's Dyke monument is not visible. The Site is not visible.



Plate 6: Sightline to the north-west from Flints PRow ref. 51. The Wat's Dyke monument is not visible. The Site is not visible.



Plate 7: Sightline to the north from Flints PRow ref. 52 across Wat's Dyke (non-designated section). The Site is not visible.



Plate 8: Sightline to the north from Flints PRow ref. 48 towards Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Cadw ref. FL086). The Site is not visible.





Plate 9: Sightline to the north from Flints PRow ref. 48 towards Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Cadw ref. FL086). The Site is not visible.



Plate 10: Sightline to the east from Flints PRow ref. 48 towards Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Cadw ref. FL086). The Site is not visible



Plate 11: Sightline to the north-east along Well Lane towards the Site. The Wat's Dyke monument is not visible. The Site is not visible.



Plate 12: Sightline to the south-west along Well Lane, the Site is to the right. The Wat's Dyke monument is not visible.



Significance of the Identified Heritage Assets

In order to make the assessment a reasonable and manageable process certain assets can be excluded from the detailed assessment process as a consequence of an immediate realisation that the proposed development would have no direct or indirect impact on those assets. The realisation is clear on the basis that certain the assets are beyond the boundaries of the Site and so cannot be directed impacted upon by development at the Site. In addition, the Site, by means of separation distance and/or the characteristics of the built and natural environments does not contribute to the significance of certain assets and changes wrought to the Site by development could not impact upon the significances of those assets. Further detail on the exclusion of certain historic assets from a detailed setting assessment is provided below.

The significances of Wat's Dyke earthwork, is, to a certain degree recognised by designation and defined in the designation description. It is acknowledged that summary description and any reasons for designations as provided in the Cadw records are primarily an aid to identification, not a complete statement on the heritage significance of any given designated asset. However, they provide a useful launching point for an emanation of significance. The following extracts are from Cadw's summary descriptions <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>.

Scheduled Monument FL086 - Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Ref. FL086) – Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument consists of the remains of a length of Wat's Dyke, a presumed 8th century AD defensive bank and ditch. This is a well preserved and well sited section with wide views to the west. There is an additional section measuring 100yds long to the south-east of White House Farm. The bank here measures 4ft high, reaching a height of 8ft above the ditch. The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A linear earthwork may be part of a larger cluster of monuments and their importance can further enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

Designation as a scheduled monument confirms the historic asset's national importance to Wales. The scheduled monument is separated into two distinct land parcels.

There are a number of different methodological approaches that can used to reckon and understand the significance of historic assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage values ascribed to the asset as defined in the Cadw document Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011). The cultural heritage significance the sum of the four component values- aesthetic, communal, evidential and historical.

In the first instance it is prudent to define categories of significance:

Evidential Value the extent to which the physical fabric tells how and when a heritage asset was built, how it was used and how it has changed over time.

Historical Value the way a historic asset illustrates a particular past way of life or be associated with a specific person or event

Aesthetic Value the design, construction and craftsmanship of a historic asset. This can also include setting and views to and from the historic asset, which may have changed through time

Communal value the particular significance to people for the commemorative, symbolic or

spiritual value of a historic asset, or for the part it has played in local cultural or public life..

Scheduled Monument FL129 - - Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Ref. FL086)

Component Values

Evidential – The site of the Dyke has an extremely high potential to yield evidence about past human activity and some of this potential has been realised by archaeological investigations, further amplifying the potential of those areas not yet investigated. The reservoir of evidence resides partly in archaeological remains and partly in the morphology of the monument. The ability to understand and interpret the evidential value is similarly high as the interpretation of the archaeological remains is relatively secure and there is corpus of primary data and synthesised interpretation and understanding built on a foundation of academic study. Much of this information is widely and freely accessible and there is ample access to interpretation with few barriers to understanding.

Historical – Wat's Dyke has very high illustrative value as past people, events and aspects of life can be connected through it to the present. The connection can be directly encountered and experienced but lack of accessibility at this location and lack of familiarity with earthworks of this type on the part of the casual observer depress the score of the monument as a historic boundary marker with a clear purpose. The immediate historical value is not easily and clearly available to the wider community at this location. There are no tangible, easy opportunities for direct experience and appreciation of the asset due to its location on private land. Whilst Wat's Dyke is a particular monument there are other dykes in Wales – for example Offa's Dyke and Whitford Dyke. As such even though it is well-investigated example of its type, it is not unique. Nevertheless, Wat's Dyke is a singular historic asset in the history Flintshire and Wales. The dyke therefore, aids interpretation of the past through making connections with, and providing insights into, past communities and their activities. The history of the dyke is writ in its physical form and in its archaeological resource and there is visible evidence of historic change, and therefore, authenticity, as a result of over a millennium of its existence. The dyke has high and wide-ranging associative value related to historic and identifiable figures – for example the Mercian king Coenwulf. The dyke therefore provides insights into the personalities and motivations of historic individuals and the use of community resources.

Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect Wat's Dyke scores moderately. There was a clear, conscious hand of intent and design in the layout and form of the dyke encompassing proportions and a formula for a defensible barrier. The casual observer, however, would be hard pressed to see this in the current landscape and undergo an aesthetic response. The siting of the dyke was deliberate and its location uses natural advantages, some of which may reveal themselves as aesthetic triggers. Much of the immediate and wider landscape has changed significantly and 20th and 21st century development has been imposed on the setting of the dyke. It is unlikely, that there were any aesthetic principles concerned with the nature and appreciation of beauty in the layout of the dyke and there is little to suggest that the passage of time has added any aesthetic sheen. That the dyke elicits intellectual stimulation is not denied, but there are vanishingly few visual cues to elicit a sensory stimulation and the aesthetic value scores poorly.

Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Some residents and visitors may draw elements of their identity from the Wat's Dyke. However, despite much of the dyke being present in Wales it is a Mercia (English) construction designed to keep proto-Welsh communities in a certain landscape. The descendants of Mercia – those now living in the English West Midlands have a greater communal draw to the dyke than any native of Flintshire. Therefore, whilst some in the locality may have emotional links to it – it is a collective, community monument



with a trans-frontier congregation. It may not act as a prompt immediate evocation of past lives and events but it is a cypher for wider social, political and identity values.

Overall Significance – Wat's Dyke is a historic asset of very strong evidential and historic values and less strong aesthetic and communal values. In terms of ranking, the evidential and historic values contribute compellingly to the significance reflected in the scheduled monument status, with communal value scoring less well and aesthetic value scoring poorly.

IDENTIFYING THE PROPOSED CHANGES

Development

The development would include the construction of a residential development of up to 155 dwellings with landscaping and access to Well Street. The illustrative layout is provided at Fig. 9 below. The schedule accompanying the layout is for illustration only and is indicative of what could be achieved on site. The design and access statement will provide further information on scale parameters.














-  Site Boundary
-  1.8m high boundary fence
-  1.8m high screen wall / fence
-  Private Drive
-  Indicative Landscaping. No landscaping to be within 2x2m visibility splay to each drive - refer to landscaping design for exact details
-  Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards
-  Parking space allocation to Frontage Parking Dwellings
-  Existing retained hedges/landscaping
-  Affordable Housing



FIGURE TITLE: Proposed Site Plan
(Castle Green)

PROJECT TITLE: Land at Well Street, Buckley

CLIENT: PL Planning

SCALE: original scale: 1:500@A0

DATE:	PREPARED BY:	FIGURE:	ISSUE:
11.07.2023	AN	9	3

Original drawings provided by the client. © Castle Green

ASSESSING THE IMPACTS OF THE PROPOSALS

Direct Impacts

The proposed development would include a number of ground-disturbing activities but there are no known archaeological remains on the Site which would be harmed by such activities.

Indirect Impacts

The proposed development does not require the abstraction of any ground water from the Site. There is no apparent scope for the proposed development to alter the moisture content of the soils under and around Wat's Dyke such that palaeoenvironmental evidence within the archaeological record could be harmed.

There is no apparent scope for the proposed development to lead to trans-frontier impacts to archaeological assets beyond the boundary of the Site.

Potential indirect impacts to the significances of heritage assets arising from changes within their settings are dealt with below.

Setting Assessment Method

The effect of development on the significance of the setting of historic assets is a material consideration in determining a planning application.

Setting is defined as the surroundings in which a historic asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, all the historic assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the historic assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other historic assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of historic assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment.

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. The extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a historic asset, it may affect the ability to appreciate that value or it may be neutral.

Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a historic asset. Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a historic asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be a misjudgment and it is appropriate to ensure that an assessment does not treat visual connections between any land and a historic asset as essential and determinative for the purposes of considerations of setting.

Many historic assets within any given landscape may be visible from a number of locations



– publicly accessible areas such as civic areas, footpaths and streets and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across historic assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to them. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Alternatively, the landscape characteristics or appreciation of them may have evolved serendipitously to provide the settings of historic assets with meaning and therefore contribute to the significance of historic assets.

The methodological approach adopted for the setting assessment follows the suggested staged approach in the Cadw document *Setting of Historic Assets in Wales* -

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.

The Assessment Area (shown in Figs. 4 and 5 above) encompasses the entirety of the Site. The Assessment Area is considered to represent an adequate spatial framework in which to undertake a setting assessment and is compliant with commonly applied approaches to the assessment of setting issues. The known designated historic assets in the Assessment Area have been identified and considered and the asset for which development in its setting is considered to have the potential to lead to harm to heritage significance are as follows.

Scheduled Monument Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Ref. FL086)

Certain assets which, although located beyond the Assessment Area, have also been taken into account. It is considered that the assessment process, whilst it needs to be conducted with reference to a framework defined by geographical limits, should not be rigidly constrained by such a framework and historic assets should not be omitted from the assessment solely on a consideration of distance from the proposed development. With this in mind certain assets beyond the Assessment Area have been taken into account during the assessment (for example the scheduled monument Tyddyn Castle Mound – Cadw ref. FL126, c. 1.3km to the west of the Site and the listed buildings Buckley Town Council Offices and Library, Hawkesbury Hall and The Tivoli in Buckley) but their inclusion in the detailed setting assessment was determined to be unnecessary due to separation distance and the characteristics of the intervening built environment and topography.

Stage 1: Identification of the Historic Assets

In line with the Cadw guidance Stage 1 should:

- consider details of the location, size and scale of the proposed change or development
- consider the location of the identified historic assets

The location of the proposed development is at Well Street as located on Figs. 1, 2 and 3 above. The proposed development is a residential development.

The historic asset subject to the setting assessment is Scheduled Monument - Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Cadw ref. FL086) and its location is shown on Figs. 4 above.

Stage 2: Definition and Analysis of Settings and Contribution of Setting to the Significance of the Assets

The Cadw guidance advises that the setting of a historic asset is made up of:

- its current surroundings
- the present understanding and appreciation of the historic asset
- what (if anything) survives of its historic surroundings.

The current surroundings can be divided into the immediate setting and wider setting. The immediate setting is characterised as fields, to the south-west and north-east, the Whitehouse Farm complex, Well Street and, at the north-western end of the monument, the rear gardens of residential dwelling on Tir Wat. The wider setting is defined by farms and fields laid to pasture and to the east Buckley and the north-west Mynydd Isa.

The present understanding and appreciation of Wat's Dyke is that it is a 64km long earthwork running through the northern Welsh Marches from Basingwerk Abbey in the north to Maesbury (Shropshire) in the south. It survives to varying states of preservation, sometimes lost under development, or existing only as an invisible infilled ditch. In other areas it is a raised hedgerow bank, incorporated into a field boundary and in other places is an impressive earthwork comprising a bank and ditch with the ditch on the western side, signifying that it 'faces' Wales (the historic kingdom of Powys) and can be thought of as a boundary between the English (Mercian) lands to the east and the Welsh. The placement and route of the dyke shows that it was constructed to provide sightlines to the west and that it took advantage of local topographic features to maximise the strategic advantage. The date of construction is disputed, ranging from early post-Roman (Hannaford 1998) to the early ninth century.

Excavation of segments of the bank and ditch in 2006 at Gobowen (Malim and Haynes 2008) resulted in a series of organically simulated luminescence dates or buried soil indicated that construction and use occurred in the late 9th century, either under the reigns of Cenwulf and Ceolwulf (AD 796–823), or for that of Wiglaf during the 830s. Recent archaeological work along an undesignated portion of the Wat's Dyke Alignment at Hope (Aeon Archaeology 2020) in the form of a single archaeological trench revealed the ditch of Wat's Dyke but unfortunately there was insufficient carbonised material within the relevant deposits to support processing for a 14th century date.

The historic surroundings of the 9th century, are perhaps lost to time. Whilst considerable effort has, quite rightly, been devoted to numerous archaeological investigations along the length of Wat's Dyke to characterise its form and construction and to search for definitive dating evidence and complementary historic research has been undertaken on the politics of the area in the first millennium, very little research has been devoted to the specific landscape in which Wat's Dyke was built. Effort has been directed at the national scale (Hooke 1961, Hammer 2004 and Williamson 2015) which indicates that late first millennium was broadly characterised by improvements in the agricultural economy, meaning that arable cultivation, hitherto restricted to the lighter soils, within large tracts of pasture and woodland, progressed and stabilised allowing some degree of village settlement patterns to evolve. However, in the more agriculturally marginal areas, in which the liminal zone between Mercia and Powys could be placed, widely scattered individual homesteads may have been perpetuated as the basic landscape unit. Within this landscape the concept of management in the form of inland and warland can perhaps be applied (Faith 1999). But what (if anything) of the landscape survives? Probably very little, other than the components of physical geography that have not been altered by anthropogenic agency – water courses and landform. Within this context, however, it is probably safe to assume that the Site has been open, undeveloped land for a considerable period. It is unlikely that it has ever been built on and may have been pasture, arable or woodland when Wat's Dyke was built. Medieval and later enclosure transformed the rural landscape and contributed to the extinction of the open field system, a method of land management which must have been expressed to a greater or



lesser degree within the Wat's Dyke corridor.

The key element of this stage is identifying the key factors relating to setting which contribute to the significance of the historic asset.

When Wat's Dyke was first built what were its physical, functional and visual relationships with other structures/ historic assets and natural features?

The driving physical relationship was with the underlying landform – utilising natural features to aid defensible properties of the dyke and improve its 'barrier' characteristics. The physical relationships with other structures and historic assets in this location are unknown. The functional relationship was to act a barrier, or means of control over landscape and movement of people. It has been described as an expression of a human and political geography (Matthews 2001) and by length is perhaps the largest single archaeological monument in England. In terms of construction cost and landscape presence it would have dwarfed all other structures. Visually it was meant to act as a watch-point and also was meant to be seen – as a territorial marker and deterrent against incursion into territory in the east from the west.

When Wat's Dyke was first built what topographic or earlier features influenced its location?

The dyke worked with topography utilising landscape features such as escarpments, but also, on occasion took a line in which the topographic components of the landscape were of little concern to its authors. The over-riding influences for its location were political and military, rather than topographic and while it is supposition, if there were any earlier features on the desired route, the route would not have been modified to take account of them.

When Wat's Dyke was first built what was its relationship to the surrounding landscape?

The particulars of the landscape in the early medieval period are lost to time but in broad terms the dyke would have been set within a mixed landscape of farmsteads, arable and pasture fields, woodland and uncultivable land.

When Wat's Dyke was first built was it constructed to take advantage of significant views or to be a part of a significant view?

The value of sightlines from Wat's Dyke was of huge strategic significance to the Mercian authorities. There was specific strategic advantage to such sightlines given the 'barrier' function of the dyke. The dyke would have been a prominent feature in the landscape and its conspicuousness, acted a message of political organisation, resource control and power to those to the west of the dyke.

Since Wat's Dyke was built has its function or use changed?

Yes – its strategic and military function has long been redundant and at this location, it no longer acts a political or administrative boundary.

Since Wat's Dyke was built what changes have happened to the surrounding landscape?

Considerable change has occurred to the surrounding landscape at this location, mainly in the expansion of suburban Buckley and Mynydd Isa and the evolution of the transport network and agricultural economy.

Since Wat's Dyke was built have changes happened because of changes to it or to its historical setting?

It was not possible to investigate the monument in the vicinity of the Site, but it can be expected that the monument at this location has degraded – with the bank eroding and ditch infilling. The setting has also changed (see above).

Since Wat's Dyke was built has its presence influenced changes to the landscape?

Yes. The dyke at this location has been fossilised as a physical land division.

Since Wat's Dyke was built has its presence influenced the character of the surrounding landscape?

To a certain degree – it has been absorbed into land divisions which were an artefact of the enclosure process.

Since Wat's Dyke was built have historic and designed views to and from it changed?

Yes. The sightlines to and from the dyke available in the 9th century have certainly changed. The growth of trees and dense undergrowth on the alignment of the dyke has resulted in few opportunities for even short-duration sightlines. There is a length of it c. 250m to the west of the Site defined by a modest hedgerow and which, theatrically, wider vista would be available to the west and east. Sightlines towards the dyke rely on the tree/hedge-line which marks its route. That the dyke was designed and built to act as a vantage point and also be an eye-catcher is undeniable and both facets of its rationale have changed.

What are the relationships between the original layout of Wat's Dyke and its associated landscape?

The relationships between the layout of the dyke and the landscape are intimate. The dyke was aligned and constructed purposefully to 'face' westward within what can be assumed to be a contested landscape.

What are the other significant factors that contribute to an understanding of Wat's Dyke and its setting?

There are multiple historical associations, relationships, inter-relationships political and military factors in play which contribute to the ever-evolving understanding of the dyke and its setting. These factors elucidate the early-medieval motivational context in which the dyke was constructed.

To summarise, the Site is within the setting of Wat's Dyke and contributes to the significance of the dyke as a vestige of rurality between the built form of Buckley and its route. The land to the east of the monument includes a margin of mostly open land (in which the Site is located) c. 420m wide beyond which is a back-cloth of residential developments on the south-eastern side of Buckley. This land has a value in that it evokes a pastoral milieu, contextualising the monument and therefore contributes to the significance of the monument as an ancient, non-urban earthwork. If the Site were to be developed, this margin of open land would be reduced to a width of c. 180m, so it would not be entirely lost. In addition, it does contain existing built form at Bryn-y-pys and Rose Lane Livery.

Stage 3: Evaluation of the Potential Impact of Development

The Cadw guidance notes that factors to be considered when assessing the impact of a proposed change or development within the setting of a historic asset. These factors are explored below.

What is the visual impact of the proposed development relative to the scale of the historic asset and its setting?

The scheduled monument (FL086) extends to 1.3ha and the footprint of the potential residential development extends to 5.280ha. The potential development is therefore 4.06 times larger (by area) than the scheduled monument. The Site of the potential residential development, at the nearest point, would be 180m from the scheduled monument. There are numerous sightlines available to and from such a large scheduled monument but at this location most of these sightlines would be moderated by mature, deep and high hedgerows. Whilst it was not possible to investigate the monument in the vicinity of the Site and the monument is not publically accessible there is a length of it, c. 210m to the west of the Site,



defined by a modest hedgerow through which, theoretically, the Site would be visible. This length is shown from the west in Plate 10. It was not possible to access the monument at this location, but at a distance of c. 40m to the west of the monument the Site was not visible and as a consequence of separation distance and rising landform it would be unlikely to be visible from the monument

The available fields of view from the wider setting of the scheduled monument include the Site and it is commonplace for any given monument to be coincident in multiple sightlines with multiple land parcels. This, however, does not by itself confer especial value to either the monument or any given land parcel. The Site forms part of many sightlines within the setting of Wat's Dyke and changing it from open land to a residential development would not necessarily introduce an unacceptable concession to the character of the key elements of the sightlines or the potency of the sightlines.

What is the visual impact of the proposed development relative to the location of the historic asset?

The proposed development is to the east of the scheduled monument. The development would be not openly visible from the scheduled monument due to obstructions in the form of trees and bushes and, in part, the characteristics of the topography, which rises to the east of the monument. The general visual impression would be limited and filtered glimpses of the proposed development may be available from publically accessible areas such as roads and public rights of way. The proposed development would transform an undeveloped, open area of land into built form. This would not be a wholly alien introduction into a landscape.

Would the proposed development dominate the historic asset or detract from our ability to understand and appreciate it?

No, by means of separation distance a residential development at the Site would not dominate or obumbrate the asset. The proposed development would not be an alien introduction. It would take its place in a landscape which already contains examples of its massing, form and material finish. The introduction would be a matter of degree, not principle. The functional and physical relationship of the monument to its surrounding landscape, associated structures and wider setting would be changed to a small degree and the critical visual relationship between the monument and the landscape to the west would be unimpeded. There would be no compromise to an ability to understand and appreciate the monument as an archaeological site and a visible earthwork.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the monument?

The setting of Wat's Dyke is multi-faceted, with a strongly expressed wider setting introducing a sense of the natural landform within a highly transformed and managed landscape. The proposed development is not inconsistent with existing structures in the built environment in terms of type or scale.

What is the lifespan of the proposed development and would the proposed development be reversible?

The lifespan of the residential development is, to all intents and purposes, permanent and it would be irreversible.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the monument?

The proposed development would introduce some light-spill into the civic realm, and such light sources should be considered as a change to the setting. Such a change would add to an existing scenario but the scale of the change relative to that which already exists would be discernible. The urbanising character of Buckley would be drawn further to the south-west along the rural length of Well Lane. There would be a change to nocturnal light

conditions but such a quantum of change could not lead to a material effect on the setting or the significance of the monument, particularly where the change acts upon an already perceptible effect which no authority claims to be a detriment to the monument. In addition, it must be noted that it is unlikely that anyone would ever be on the land within the boundary of the monument or within its setting for long periods of time during the hours of darkness and if they were, the concept of the setting of the monument would be abstract rather than perceivable.

Does the landscape setting of the monument have the capacity to absorb new development without the erosion of its key characteristics?

Yes, to a certain degree. The monument is wholly undeveloped but its setting includes a large settlement densely developed. There is a capacity for visual change which does not adversely alter the way that the monument is experienced, understood and appreciated. These changes manifest an acknowledgement that there is capacity for development within the setting of monument which does not impinge on its significance.

What is the impact of the proposed 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 or cultural identity?

The monument is not remote as it is close to existing dwellings and is, indeed, bisected by an existing communication route. The evocation of the historical past does require some effort and it is unlikely that a residential development at the Site would add an insurmountable or prohibitive burden to the achievement of that evocation. The sense of place (edge of settlement) or the cultural capital of the monument (an expression of Mercian power) would not be materially harmed.

With respect to the values which contribute to significance the monument there are very strong evidential and historic values and less strong aesthetic and communal values. The Site makes no contribution to evidential value. Its current form – two enclosures – is a function of landscape management which post-dates the construction of the monument by at least 500 years and so it makes no meaningful contribution to the historic value. The Site, as open, undeveloped land contributes to rural feel, which many would include within a positive aesthetic response within the context of the monument and so the Site may be said to make some modest contribution to the significance of the monument. However, there is no unifying opportunity to experience the monument and the Site in a single line of sight and so changes to the character of the Site would not result in any consequential injury which would affect an aesthetic response. Communitally the Site plays no part in any commemorative or symbolic values ascribed to the monument and has no role in local cultural or public life.

A residential development at the Site would constitute a change to the landscape, but the change would not constitute an adverse visual impact on the setting of the monument or any of the values which contribute to its significance. The consequence of the proposed development would therefore be neutral.

Stage 4: Mitigation

The proposed development would lead to a physical change within the setting of Wat's Dyke. However, this change, whilst it would increase the amount of urban form in the setting would be of insufficient momentum to qualify as fatally detrimental to the contribution that the entire setting makes to the significance of the monument. Therefore, the significance of the asset would not be impaired and no harm would be occasioned.

In the absence of any identified adverse impacts there is no stimulus to formulate mitigation.



Getting the best solution

Alternatives

In developing its Preferred Strategy the Council employed a four stage process as a methodology for the assessment of Candidate Sites which can be summarised as follows:

- Initial filtering of sites by size and proposed land use;
- Detailed appraisal of filtered sites;
- Assessment against the plans Preferred Strategy in terms of the level and distribution of growth; and
- Assessment of sites against other studies such as the Local Housing Market Assessment study together with the Sustainability Appraisal.

One of the key criteria for candidate status is the existence of key constraints. The Council has assessed the Site and determined that the Site is not considered to be affected by any fundamental constraints (subject to a satisfactory technical assessment). The Council has invited the identification of new or alternative sites to be proposed for development. Nexus Heritage is not aware of the nomination of any alternative sites to replace the Site.

Design Approach

The scale of the proposed development is reserved on this outline planning and includes for 155 dwellings. The illustrative layout is provided above at Fig. 9. The schedule accompanying the layout is for illustration only and is indicative of what could be achieved on site. The design and access statement will provide further information on scale parameters.

CONCLUSIONS

The Council has allocated an area of land (the Site) at Well Street, Buckley, Flintshire for housing development. Clwyd Alyn Housing Ltd. has an interest in acquiring the Site, subject to the award of outline planning permission for a residential scheme.

This document has carefully considered the potential for residential development at the Site to impact directly on undesignated historic (archaeological) assets within the Site and indirectly on the scheduled monument Wat's Dyke by means of changes within its setting and whether any such impacts would harm the significances of historic assets.

The consideration has explored the evidential, historic, aesthetic and communal values of historic assets which may be impacted upon as a consequence of development. It has identified historic assets and their settings, the nature of any impact and therefore the harm or otherwise that may befall the significances of the assets.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics and distribution of known and potential historic assets. The document is therefore limited by sensible bounds and it is not necessary to identify any further assets simply to confirm that there would be no material impact upon them.

The document has addressed the aims and objectives adequately.

The Client is aware of its responsibilities with respect to the scheduled monument of Wat's Dyke under the *Historic Environment (Wales) Act 2016* and nationally and locally applicable planning policy. It is concluded that a residential development at the Site would not lead to any direct harm to any known archaeological remains and not lead to any harm to the significance of the scheduled monument of Wat's Dyke, as no values contributing to its significance would be adversely impacted upon.



SOURCES

General

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Maps and Plans

Tithe Map for the Parish of Mold, 1868

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Ordnance Survey Map Flintshire Sheet XIV.5, 25 inch to the mile, Surveyed: 1869 to 1870, Published: c. 1875

Ordnance Survey Map Flintshire Sheet XIV.5, 25 inch to the mile, Published 1899



APPENDIX A

CADW Scheduled Monument Full Report

Wat's Dyke: Section from Bod Offa to Whitehouse Farm (Ref: FL086)

Scheduled Monuments- Full Report



Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
FL086	Wat's Dyke: Section from Bod Offa to Whitehouse Farm		Designated

Location

Unitary Authority	Community	Easting	Northing
Flintshire	Argoed	326455	363508

Broad Class	Site Type	Period
Monument	Linear earthwork	Early Medieval

Description

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument consists of the remains of a length of Wat's Dyke, a presumed 8th century AD defensive bank and ditch. This is a well preserved and well sited section with wide views to the west. There is an additional section measuring 100yds long to the south-east of White House Farm. The bank here measures 4ft high, reaching a height of 8ft above the ditch. The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A linear earthwork may be part of a larger cluster of monuments and their importance can further enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.



APPENDIX B

Gazetteer of Non-Designated Historic Assets within 1km of the Site

Number	HER Ref	Site Name	Summary	Description	Form	Period	Type	Condition
1	103733	Argoed Colliery		The entire colliery area has a new housing development on it. N0685	Structure	Post Medieval	Colliery	Destroyed
2	98356	Argoed Colliery Co.		'Colliery and banks' depicted on the 1837-9 Tithe Map. No visible remains. (Clwyd County Council 1980 - Flintshire SMR)	Building	Post Medieval	Colliery	Near Destroyed
3	98358	Argoed Colliery old engine field		'Old Engine Field' shown on the 1837-9 Tithe Map. No visible remains. (Clwyd County Council 1980 - Flintshire SMR)	Placename	Post Medieval	Engine	Near Destroyed
4	17143	Bistre National School		Approximate Ngr. Bistre not located. Bistre placenames in Region of SJ2763. Built 1842. Currently in use as a Church Hall (Seaborne, M.V.J., 1992, 99). Identified on 1st edition OS 25" to the mile map and NGR edited (Jeff Spencer, May 2014).	Building	Post Medieval	School	Damaged
5	144660	Bistre, Bistre, war memorial	War memorial commemorating the First World War (1914-1918), Second World War (1939-1945) of Unidentified type	First World War (1914-1918), Second World War (1939-1945), Unidentified (unknown) Possibly two separate memorials. Inscription: 1914-1918/ PRO/ PATRIA/ MORT/ TO THE GLORY OF GOD AND IN HONOURED/ MEMORY OF THE MEN FROM THE PARISH OF/ BISTRE WHO LOST THEIR LIVES IN THE/ SERVICE OF THEIR COUNTRY DURING THE/ GREAT WAR/ (Names) TO THE GLORY OF GOD AND IN HONOURED AND/ GRATEFUL MEMORY	Structure	Modern	War Memorial	
6	98756	Bron Wylfe Farm linear feature		Linear feature observed on AP 36/74 249. Possible tramway or roadway. No visible remains. South eastern extent not observed. (Clwyd County Council 1979 - Flintshire SMR)	Earthwork	Unknown	Linear Feature	Unknown
7	85245	Broughton Aircraft Factory, night decoy site		Broughton aircraft factory (PRN 44419) decoy site for night use. Rows of lanterns were hung behind a perforated canvas screen to simulate a badly blacked-out factory (Smith, D J, 1979). There was also a daytime decoy site on open land at Decoy Farm, south of Saltney (just over the border into Cheshire at SJ380630). It took the form of a wood and canvas dummy factory with derelict cars on a cinder car park. Made to look as though an attempt had been made to camouflage it (Smith, D J, 1979).	Multiple	Modern	Bombing Decoy	Unknown
	105936	Buckley		1.1 Buckley sprawls over the ridge and southern slopes of what is still known as Buckley Mountain, merging with Mynydd Isa on the west and expanding inexorably towards smaller satellite settlements elsewhere. The valley of the River Alyn runs less than 2km to the south. 1.2 The A549 traverses the heart of modern Buckley. Mold is no more than 4km to the west, Hawarden 4km to the north-east. 2 History 2.1 The earliest form of the name is 'Bokele' in 1301, combining the elements 'boc' and 'leah' and signifying a 'beech wood or clearing'. 2.2 Coal pits are thought to have existed at Buckley during the medieval period, the evidence being primarily documentary. 2.3 It has been claimed that from the 17th century Buckley was the centre of a flourishing pottery industry (PRN 101664) producing a variety of glazed wares. Though the earliest reference to clay digging comes in 1759, the Hawarden parish registers reveal a small colony of potters on the edge of the common land of Buckley Mountain from the late 17th century. The manufacture of firebrick commenced in 1737. 2.4 When Pennant visited the area around 1780 he referred to fourteen potteries trading mainly with Ireland and various Welsh ports. Lead smelting is said to have started around 1790. Lewis noted in 1833 that 'potteries for the manufacture of coarse earthenware, and kilns for making fire-bricks and tiles of superior quality, a considerable quantity of which is shipped to various ports on the Welsh coast and to Ireland, have for some years been carried on here to a great extent, and afford employment to a great proportion of the inhabitants...'	Multiple	Multiperiod	Settlement	Variou
	142082	Buckley Prisoner of War camp	WW2 'hostel' for PoWs engaged on work on the land.	A Second World War 'hostel' for German PoWs possibly engaged in work at a nearby brickworks. The headquarters (or parent) camp was at Pool Park, Ruthin (PRN85787) (Williams 1987).	document	Modern	Prisoner Of War Camp	
8	98753	Bryn Faigas farm building		Buildings depicted on 1871 25" OS map. No visible remains. (Clwyd County Council 1979 - Flintshire SMR)	Building	Post Medieval	Building	Unknown
9	98333	Buckley mineral railway line		Branch of the Buckley mineral railway shown on the 1914 OS map running from the South Buckley Brick Works - northwards where it adjoins the main mineral railway line. The line of the railway is clearly visible to the north of Willow Cottage at NGR SJ2757365158. Here the track measures around 6m wide and is 1m below the level of the field. Where it passes Oak House to the north, the railway went through a cutting approx 8m high which ran for about 100m. Thereafter it was a raised bank of slag which would have allowed it to cross over the main road (A494) via a bridge - now destroyed. (Clwyd County Council 1980 - Flintshire SMR)	Structure	Post Medieval	Railway	Near Destroyed
10	98332	Buckley shaft		Coal shaft depicted on the 1871 OS map. Site not visited. (Clwyd County Council 1980 - Flintshire SMR)	Structure	Post Medieval	Mine Shaft	Unknown
11	120407	Buckley Coin		Silver shilling of William III, (1694-1702). Obv: GVLIELMVS III DEI GRA; bust right. Rev: MAG BR FRA ET HIB REX 16(.);	finds only	Modern	Findsport	

3498: Land at Well Street, Buckley

July 2023



Number	HER Ref	Site Name	Summary	Description	Form	Period	Type	Condition
	102808	Buckley Mountain Lead Smelting Furnace		Lead Smelting Furnace On Buckley Mountain Extant At Beginning Of 19Th Century; Inaccurate Ngr. in a field not far from the crown of Buckley Mountain something like 2000 sherds of pottery and ridge tiles from the C14th and C15th have been picked up on the surface (Messham, J.E., 1989, 170)	Structure	Post Medieval	Furnace	Unknown
	144661	Buckley, Bistre Methodist Church, war memorial	War memorial commemorating the First World War (1914-1918), Second World War (1939-1945) of Pillar / Column type	First World War (1914-1918), Second World War (1939-1945), Pillar / Column Broken column Inscription: IN MEMORIAM / TO THE GLORY OF GOD AND IN / GRATEFUL REMEMBRANCE OF THE / MEN WHO FELL IN THE GREAT WAR / 1914-1919 / (NAMES) / THEIR NAME LIVETH FOR / EVERMORE / (NAMES) 1939-1945	Structure	Modern	War Memorial	
	144677	Buckley, Buckley Parish Church WW2 Memorial, war memorial	War memorial commemorating the Second World War (1939-1945) of Other memorial type	Second World War (1939-1945), Other memorial Names And Dates Have Been Carved Into Stone Wall Of Church And Painted Red And Gold. Names In Two Columns Either Side Of Ww1 Memorial. Inscription: 1939 - / (NAMES)/ 1945/ (NAMES)	Structure	Modern	War Memorial	
	144678	Buckley, Buckley Parish WW1 Memorial Plaque, war memorial	War memorial commemorating the First World War (1914-1918) of Board / Plaque / Tablet type	First World War (1914-1918), Board / Plaque / Tablet Bronze Plaque With Wooden Surround. Names In Two Columns. Crest In Relief At Top Of Wooden Surround. Inscription: THIS TABLET IS ERECTED BY THE/ PARISHIONERS OF BUCKLEY/ IN PROUD AND GRATEFUL MEMORY/ OF THOSE WHO FELL IN THE/ GREAT WAR 1914-1918/ (NAMES)/ THEIR NAME SHALL LIVE FOR EVERMORE.	Structure	Modern	War Memorial	
	144679	Buckley, Buckley Parish WW1 Roll Of Honour, war memorial	War memorial commemorating the First World War (1914-1918) of Roll of honour or book of remembrance type	First World War (1914-1918), Roll of honour or book of remembrance Framed And Glazed Scroll. Illuminated Scroll. Names In Seven Columns. Inscription: ROLL OF HONOUR/ A RECORD OF THE NAMES OF THE MEN OF THE/ PARISH OF ST MATTHEWS, BUCKLEY/ WHO ANSWERED THEIR COUNTRY'S CALL IN THE GREAT WAR/ (NAMES)/ 1914-1919	Structure	Modern	War Memorial	
	144680	Buckley, Buckley Rbl, war memorial	War memorial commemorating the Non-Specific Conflict of Pillar / Column type	Non-Specific Conflict, Pillar / Column Slate fronted large column which tapers slightly. Incised gilt lettering. Inscription: DEDICATED TO THE MEMORY OF ALL SERVICEMEN AND WOMEN	Structure	Modern	War Memorial	
	144838	Buckley, H Humphreys And D Williams Plaque, war memorial	War memorial commemorating the First World War (1914-1918), Second World War (1939-1945) of Board / Plaque / Tablet type	First World War (1914-1918), Second World War (1939-1945), Board / Plaque / Tablet Brass Plaque Inscription: THIS MEMORIAL WAS ERECTED/ IN GRATEFUL REMEMBRANCE OF/ HERBERT HUMPHREYS/ AND DENNIS WILLIAMS/ WHO AT THE CALL OF KING AND COUNTRY LEFT/ ALL THAT WAS DEAR TO THEM/ AND FACED DANGER, ENDURED HARDSHIP/ AND FINALLY PASSED BEYOND THE SIGHT/ OF MEN INTO THE	Structure	Modern	War Memorial	
	144882	Buckley, J W Ellis, war memorial	War memorial commemorating the First World War (1914-1918) of Church Fabric / Fitting: Bible or prayer book type	First World War (1914-1918), Church Fabric / Fitting: Bible or prayer book ALTAR BOOK Inscription	Structure	Modern	War Memorial	
	144948	Buckley, Lt F Birks Vc Mm, war memorial	War memorial commemorating the First World War (1914-1918), VC or GC Recipients of Cenotaph type	First World War (1914-1918), VC or GC Recipients, Cenotaph Inscription	Structure	Modern	War Memorial	
12	144950	Buckley, Lt J C Dunn, war memorial	War memorial commemorating the First World War (1914-1918) of Board / Plaque / Tablet type	First World War (1914-1918), Board / Plaque / Tablet Marble tablet on a light blue marble backboard. Below is a framed and glazed photo of Lt Dunn. Inscription: IN LOVING MEMORY OF JOHN CRAIG DUNN, LT 3RD DORSET REGT, 59TH TRENCH MORTAR BATTERY WHO DIED ON MARCH 25TH 1916 NEAR ST ELOI AND WHO WAS BURIED IN LISSENNOCK CEMETERY(SIC). / THIS TABLET IS ERECTED BY HIS BROTHER RINGERS TO COMMEMORATE HIS MANLY GENEROUS	Structure	Modern	War Memorial	
	145124	Buckley, Square Methodist Church Organ WW1, war memorial	War memorial commemorating the First World War (1914-1918) of Church Fabric / Fitting: Organ or organ part type	First World War (1914-1918), Church Fabric / Fitting: Organ or organ part Church organ with dedicatory plaques attached to it. Inscription in red and black lettering on two of the plaques Inscription: PLAQUE ONE: TO THE GLORY OF GOD/ AND IN GRATITUDE TO THOSE WHO SERVED/ FOUNGHT AND FELL IN THE GREAT WAR/ WITH THE NOTABLY ZEALOUS HELP OF YOUNG MEN/ THIS OGAN WAS ERECTED/ BY THE MEMBERS AND FRIENDS OF/ THE WESLEYAN CHURCH, BUCKLEY SQUARE/ 4TH APRIL, 1	Structure	Modern	War Memorial	
	145146	Buckley, St Johns Congregational Church, war memorial	War memorial commemorating the First World War (1914-1918) of Church Fabric / Fitting: Pulpit or pulpit part type	First World War (1914-1918), Church Fabric / Fitting: Pulpit or pulpit part Three wooden panels placed in the pulpit and three separate panels for WW2. Inscription: TO THE MEMORY OF THE MEN OF THIS CHURCH WHO FELL DURING THE GREAT WAR, 1914 - 1919/ (NAMES)/ (WW2)/ (NAMES)	Structure	Modern	War Memorial	
	145162	Buckley, St Matthews Church Memorial Bugles, war memorial	War memorial commemorating the First World War (1914-1918) of Other memorial type	First World War (1914-1918), Other memorial BRASS BUGLE Inscription: "DEDICATED TO THE GLORIOUS MEMORY OF THE MEMBERS OF ST MATTHEW'S COMPANY, C.L.B., WHO FELL IN THE GREAT WAR, 1914-1918." (NOT CORRECT LINE SPACING)	Structure	Modern	War Memorial	
	145163	Buckley, St Matthews Memorial Window, war memorial	War memorial commemorating the Second World War (1939-1945) of Window type	Second World War (1939-1945), Window 3-Light Stained Glass Window With Figures. Subject Taken Fron The Pilgrims Progress By John Bunyon Inscription: WINDOW, LEFT SIDE: AS I WALKED THROUGH/ THE WILDERNESS OF/ THIS WORLD/ AND AS I SLEPT/ I DREAMED A DREAM WINDOW, RIGHT SIDE: A. M. D. G. BEQUEATHED/ BY ESTHER DUTTON IN/ MEMORY OF THE FALLEN/ OF THIS PARISH IN/ WORLD WARS 1914 - 1918/ AND 1939 - 1945	Structure	Modern	War Memorial	
	145164	Buckley, St Matthews Parish Church Calvary, war memorial	War memorial commemorating the First World War (1914-1918), Second World War (1939-1945) of Cross type	First World War (1914-1918), Second World War (1939-1945), Cross CALVARY Inscription	Structure	Modern	War Memorial	
	145180	Buckley, Tabernacle Methodist Church Hearing Aids WW2, war memorial	War memorial commemorating the Second World War (1939-1945) of Church Fabric / Fittings type	Second World War (1939-1945), Church Fabric / Fittings Hearing Aids With Dedicatory Brass Plaque Mounted Onto A Wooden Backboard Carved oak leaf and acorn border Inscription: THE HEARING AIDS IN USE IN THIS CHURCH/ WERE INSTALLED BY THE SUNDAY SCHOOL/ AND CONGREGATION IN GRATEFUL AND PROUD/ REMEMBRANCE OF THE YOUNG MEN OF THE/ CHURCH WHO SCAFRICED THEIR LIVES IN/ THE SECOND WORLD WAR, 1939 - 1945/ (NAMES)/ WE WILL REMEMBER T	Structure	Modern	War Memorial	
	145181	Buckley, Tabernacle Methodist Church Plaque WW1, war memorial	War memorial commemorating the First World War (1914-1918) of Board / Plaque / Tablet type	First World War (1914-1918), Board / Plaque / Tablet Brass plaque mounted onto a wooden backboard Carved border of oak leaves and acorns Inscription: TO THE GLORY OF GOD AND IN/ MEMORY OF THE YOUNG MEN OF/ THIS CHURCH WHO MADE THE/ SUPREME IN THE CAUSE OF/ FREEDOM AND RIGHT IN THE GREAT WAR 1914 1919/ (NAMES)/ THEIR NAME LIVETH FOR EVERMORE"	Structure	Modern	War Memorial	
	24450	Warren Mountain, Name Only			Not recorded	Unknown	Place Name	
13	164933	Buckley, milestone, FLT_MDBK02	Post medieval milestone	Post medieval milestone, on the A549, in pavement, back to block wall, west of Springfield Drive, Prenbrigg. . Surveyed 2005 (Milestone Society, 2019).		Post Medieval	Milestone	

Number	HER Ref	Site Name	Summary	Description	Form	Period	Type	Condition
14	98773	Coitia Fynnon		Pond or spoil heap shown on 1870 6" OS map. Site not visited. (Clwyd County Council 1979 - Flintshire SMR)	Placename	Post Medieval	Well	Unknown
15	98767	Coitier Hendy		Field named 'Coitiar Hendy' or 'Field of the Old House' on 1839 Tithe Schedule. Site not visited. (Clwyd County Council 1979 - Flintshire SMR)	Placename	Post Medieval	House	Unknown
16	98330	Crab Mill Farm		Crab Mill Farm, depicted on the 1871, 1914 and 1970 OS maps. The site is no longer used as a farm and the current house on the site appears to have been completely modernised - possibly being around 40 years old. One older sandstone building survives - possibly a former barn. (Clwyd County Council 1980 - Flintshire SMR)	Building	Post Medieval	Farm	Near Destroyed
17	98349	Fishpond Field		'Fishpond Field' shown on 1837 Tithe Map. Site not visited. (Clwyd County Council 1980 - Flintshire SMR)	Placename	Post Medieval	Fishpond	Unknown
18	101891	Mynydd Isa Flint		Found In 1978 In Garden A Bifacially Worked Slender Leaf Shaped Dart Point With A Slightly Convex To Rounded Base Probably Late Neolithic To Early Bronze Age. N0586	finds only	Bronze Age	Findspot	Unknown
19	98359	Myrtle Farm kiln field		'Kiln Field' shown on the Argoed Tithe Map (1937-9). Site not visited. (Clwyd County Council 1980 - Flintshire SMR)	Placename	Post Medieval	Kiln	Unknown
20	119891	Nant Mawr, coalpit		Coalpit documented sometime between 1650 and 1737 (Gruffydd, Ken Lloyd, 2010).	earthwork	Post Medieval	Coal Pit	
21	98357	New Engine Field		'New Engine Field' shown on 1837-9 Tithe Map. No visible remains. The site is now occupied by a large housing estate. (Clwyd County Council 1980 - Flintshire SMR)	Structure	Post Medieval	Engine	Near Destroyed
22	98757	Rose Lane Mynydd Isa plots		Collection of very small plots and gardens forming the core of Mynydd Isa, noted on AP 36/74 249. No visible remains. (Clwyd County Council 1979 - Flintshire SMR)	Structure	Post Medieval	Garden	Unknown
23	126529	South Buckley Brickworks, coal shaft building I		Building noted on early Ordnance Survey mapping during Glasdir private woodland project	Building	Post Medieval	Building	Unknown
24	103700	South Buckley Brickworks		No evidence of a brickworks is now evident. N0685	Building	Post Medieval	Brickworks	Unknown
25	126528	South Buckley Brickworks, coal shaft building I		Building noted on early Ordnance Survey mapping during Glasdir private woodland project	Building	Post Medieval	Building	Unknown
26	98329	The Square shafts		Coal shaft depicted on the 1871 OS map. No visible remains. The site is now occupied by a large housing estate. (Clwyd County Council 1980 - Flintshire SMR)	Structure	Post Medieval	Mine Shaft	Near Destroyed
27	106635	Wat's Dyke - Mynydd Isa		Dyke Represented Here By A Difference In Field Levels And By A Spread Bank 0.5M High. There Is No Trace Of The Dyke From S25966432 To S25996425 And From S26016420 To S26046412 Which Is Marshy Ground.	Earthwork	Early Medieval	Linear Earthwork	Damaged
28	106636	Wat's Dyke - Mynydd Isa		Dyke Here Represented By A Spread Slope With An Average Height Of 0.7M To E Of Hedge And Vertical Drop Of 1.5M To West.	Earthwork	Early Medieval	Linear Earthwork	Damaged
29	106637	Wat's Dyke - Mynydd Isa		Dyke here completely levelled.	Earthwork	Early Medieval	Linear Earthwork	Damaged
30	106639	Wat's Dyke - Mynydd Isa		Dyke destroyed here by Whitehouse farm and road.	Earthwork	Early Medieval	Linear Earthwork	Destroyed
31	106641	Wat's Dyke - Mynydd Isa		No trace of dyke on east side of Plas Major Ravine. Topography may make it unnecessary.	Earthwork	Early Medieval	Linear Earthwork	Unknown
32	98750	Whitehouse Farm building		Ruinous building with only one standing brick wall (3m high x 30m long). The wall stands to the south east of the present farmhouse and contains 5 unglazed windows. (Clwyd County Council 1979 - Flintshire SMR)	Building	Post Medieval	Building	Unknown
33	98751	Whitehouse Farm ridge and Furrow		Area of ridge and furrow running SW-NE across the entire field. Ridges measure 4-6m wide with furrows 1m wide and 3-4cm deep. (Clwyd County Council 1979 - Flintshire SMR)	Earthwork	Medieval	Ridge And Furrow	Unknown
34	7953	Bethel Baptist Chapel (Nantmawr), Stanley Road		Bethel Baptist Chapel was built in 1882. The chapel closed in 1914 and was demolished during the late twentieth century.	Documents	Post Medieval	Chapel	
35	7956	Bethel Calvinistic Methodist Chapel, Mold Road, High Street, Buckley		RCAHMW, January 2010 Bethel Methodist Chapel was first built in 1812, modified in 1835 and 1866 and then rebuilt in 1878. The present chapel, dated 1878, is built in the Lombardic/Italian and Sub-Classical style of the gable entry type, to the design of architect Richard Ow	Documents	Post Medieval	Chapel	
36	7964	Buckley Square English Wesleyan Methodist Chapel, The Square, Mold Road, Buckley		Buckley Square Methodist Chapel was built in 1834 and rebuilt in 1884 in the Simple Round-Headed style of the gable-entry type. By 2009 the chapel had been converted into residential accommodation.	Documents	Post Medieval	Chapel	
37	7963	Mold Road Welsh Wesleyan Methodist Chapel, Buckley, Buckley		RCAHMW, January 2010 Mold Road Methodist Chapel was built in 1895 and a Sunday School added in 1954.	Documents	Post Medieval	Chapel	
38	12428	Mortuary Chapel (Nonconformist), High Street, Buckley		Buckley Nonconformist Mortuary Chapel was built before 1912. By 2009 this had been demolished and a house built on the site.	Documents	Post Medieval	Chapel	
39	275834	Wat's Dyke: Section From Bod Offa To Whitehouse Farm		RCAHMW, July 2011 A c.900m stretch of Wat's Dyke (Nprn306867), represented by intermittent earthworks and current boundary features, running NW-SE with one change of alignment, at given NGR. Section to NW = Nprn275840 Section to SE = Nprn309593. RCAHMW AP965140/48	Documents	Early Medieval	Earthwork	
40	275840	Wat's Dyke: Sections S Of Bryn Y Bal		A c.900m stretch of Wat's Dyke (Nprn306867), represented by intermittent earthworks & boundary features, both current & those depicted on OS County Series, running generally NW-SE a weak dogleg, opening at given NGR, articulating two distinct alignments	Documents	Early Medieval	Dyke (Defence)	
41		Wats Dyke						





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