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Subject: NWWFC EN020014 Berain

Dear Chris,

North Wales Wind Farms Connection Project

Applicant: SP Manweb PLC

Reference: EN020014

Please find attached the document titled "Heritage Assessment: Effects on Berain, Llanefydd, Conwy". This is an independent assessment of the potential effects upon the historic environment in the vicinity of Berain, prepared by Dr Jonathan Edis of the Heritage Collective.

Dr Edis has had no previous involvement in the project. SP Manweb asked him to visit Berain and the surrounding area and provide his own independent views of the effects upon Berain, following the exchange that took place at the Issue Specific Hearing in December 2015, where the Examining Authority explained that they had some concerns as to potential impact of the Proposed Development on Berain and the land within its ownership.

Dr Edis has now completed his assessment and SP Manweb now submits a copy of the resulting document to the Examination.

We hope that this statement provides necessary supporting evidence to the Examining Authority and all Interested Parties, given that a second independent and very experienced cultural heritage expert agrees with the conclusions reached in the Environmental Impact Assessment, that the impact is moderate and Berain is capable of absorbing the proposed change that will result from the 132kV Overhead Line.

I would be grateful if you could acknowledge receipt.

On behalf of Steve Edwards
With Kind regards
Catriona

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The North Wales Wind Farms Connection Project

Heritage Assessment: Effects on Berain,
Llanefydd, Conwy

Application Reference: EN020014
January 2016



HeritageCollective

Heritage Assessment



The North Wales Wind Farms Connection Project

Effects on Berain, Llanefydd, Conwy

On behalf of SP Manweb

January 2016

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1.0 INTRODUCTION

Background

- 1.1 This assessment has been written by Dr Jonathan Edis, Director of Heritage Collective, on behalf of SP Manweb. It relates to the effect of the proposed 132kV overhead line on the setting and significance of a group of grade II* and grade II listed buildings at Berain, Llanefydd, Conwy.
- 1.2 Jonathan Edis has wide experience of the effects of development on the historic environment throughout the U.K., as described further in Appendix 2. This includes the preparation of a large number of Environmental Impact Assessments relating to major developments.
- 1.3 A site visit to publicly accessible areas was undertaken on 19 December 2015.

Purpose of this assessment

- 1.4 The purpose of this assessment is to provide an independent review of the effect of the proposed overhead line on the setting and significance of the listed buildings at Berain. It is not a reworking of Chapter 8 of the Environmental Statement or the "Berain Paper"¹, or a replacement for those documents. Where possible it steps back from the tabular calibration of impacts and the exhaustive rehearsal of policy to examine the setting and significance of the listed farm group from first principles.
- 1.5 The key to understanding the setting and significance of Berain, and the effect of the proposed line, lies in the appreciation of the following attributes:
 - Group value: There are four listed buildings at Berain, two of which are listed grade II* and two of which are listed grade II, forming a late medieval and post-medieval farmstead group. Group value is important to the understanding of aesthetic and evidential values, as is explained further in Chapter 3 below.

¹ Appendix to SP Manweb's Response to the Examining Authority's Second Written Question NWWFC SWQ12.7 (25 November 2015).

- Historical and communal value²: Berain is associated with Katherine of Berain, a 16th century heiress who is celebrated as the “Mother of Wales”. This important cultural dimension, which is partly abstract and intangible, is explored in Chapter 2 below.
- Aesthetic and evidential value: Chapter 3 of this assessment addresses the way in which the farmstead group acts as a physical (architectural and archaeological) link with the past, and how its form and appearance interact with its surroundings.
- Cultural identity and sense of place: The interwoven threads of significance create a sense of place, which has a cultural identity that is explained further below.

1.6 This is an assessment of the heritage significance of Berain as it is experienced within the setting (surroundings) of the listed farm group. To that extent it is the significance of the group that is the receptor for the purposes of assessing sensitivity and change. This is not a landscape assessment, either in terms of visual effects (where an individual observer may be the receptor) or effects on landscape character.

² *Conservation Principles*, published by Cadw in March 2011, describes four distinct strands of heritage significance, namely evidential value, historical value, aesthetic value and communal value, in that order. In the case of Berain it is appropriate and convenient to discuss these four closely related values in pairs in Chapters 2 and 3.

2.0 HISTORICAL AND COMMUNAL VALUES

Introduction

2.1 This chapter of the assessment takes two of the main strands of heritage significance described in Cadw's Conservation Principles 2011, namely historical value and communal value, and it explores the way in which these attributes give Berain a sense of place and cultural importance. The historical and communal dimensions have their own characteristics, and can be summarised as follows:

- Historical value: A historic asset may have associative historic value with a person or event, or illustrative historic value with a particular aspect of past life. Both of these attributes appear in the case of Berain.
- Communal value: This is the commemorative or symbolic value which people attach to a place in their collective experience or memory. Such values may change over time, and they can include aspects of cultural identity and the spirit of a place.

2.2 The historical and communal strands of heritage significance overlap to some degree, and they are sufficiently closely related for discussion within a single chapter of the assessment.

Historical associations - Katherine of Berain

2.3 Katherine³ of Berain is crucial to understanding the historical and communal value of the listed farm group because she is an important 16th century figure of national significance in her own right. Born in 1540 or 1541, her parents were Tudor ap Robert Vychan and Jane Velville. There is a tradition that King Henry VII of England was her great-grandfather on her mother's side of the family. Whether this is historically true or not, the association has become part of the symbolic value that people attach to Berain as a place.⁴

³ Kathryn in some sources. Her name is *Catrin o Ferain* in Welsh, and she is sometimes referred to as Katherine Tudor.

⁴ The list description states (unlike most other secondary historical sources) that Katherine was born specifically at Berain. This is not now something that is easy to prove either way, but it may be considered by some to be a tradition that has passed into collective memory to the point where it amounts to a symbolic association.

- 2.4 Katherine of Berain (Figure 1) had at least six surviving children by her four husbands, all of whom married into families of the gentry. As a result of her large number of historically identifiable descendants, notably the Earls of Chesterfield from her first husband John Salusbury, Katherine later became known as the Mother of Wales (*Mam Cymru*).



Figure 1: Katherine of Berain in 1568, in her late twenties, by Adriaen van Cronenburgh, courtesy of the National Museum Wales, Cardiff

- 2.5 Katherine's second marriage to Sir Richard Clough resulted in her living in Antwerp during the late 1560s. Clough was a business partner of the merchant and financier Sir Thomas Gresham, and together the two business

partners founded the Royal Exchange in London in 1571. Katherine's third and fourth marriages were to Maurice Wynn (Sheriff of Caernarvonshire) and Edward Thelwall, both of whom were very wealthy and who held large estates in Wales. She died on 27 August 1591 aged about fifty.

- 2.6 In his *Heroines of Welsh History*, published in 1854, Thomas Jefferey Llewellyn Prichard devoted a short chapter to Katherine of Berain. This indicates the way in which she was viewed in the mid-Victorian era and explains how he became known as "Mam y Cymru" or the "Mother of Wales." The introduction to that section explains as follows:

"In his notice of the paintings in Llewenni hall, Pennant^[5] says, " I must not omit the portrait of a lady exceedingly celebrated in this part of Wales, the famous Catherine Tudor, better known by the name of Catherine of Berain from her estate in the neighbourhood." She was the daughter and heiress of Tudor ab Robert Vychan of Berain, and married successively four husbands".

- 2.7 Other mid-19th century commentators tended to write about Katherine of Berain primarily in the context of her husbands' careers, notably that of her second husband Richard Clough who is the subject of an extended note in Robert Williams' *A Biographical Dictionary of Eminent Welshmen* published in 1852.

Berain as an illustration of a past way of life

- 2.8 Berain is also historically important because of the way in which it illustrates a past way of life. It is a physical historical record of the way in which wealthy landowners managed their estates during the 16th century, and the extension of the group in later centuries demonstrates how farming practices changed and developed during a long period of agricultural improvement. Berain is a very good example of a vernacular farm group which started with a high status domestic building at its core, and which was adapted to suit later developments in animal husbandry in the Georgian and Victorian periods.

⁵ Thomas Pennant (1726-1798) the Welsh naturalist and antiquarian.

Communal value and sense of place

- 2.9 It is easy to see how Katherine's associations with Berain have become part of the sense of place, and how Berain occupies a part in people's wider perception of their cultural identity. In addition to this Berain has been a working farm since the 14th century, if not before that time, and it is a physical link with the past which illustrates how people lived and worked the land many hundreds of years ago. The architectural and archaeological interest of the four ancient listed structures is a subject that will be explored in the next chapter, but at a purely historical and communal level the very presence of the farmstead at Berain connects us with an important aspect of past life in this region of Wales.

3.0 AESTHETIC AND EVIDENTIAL VALUES

Introduction

3.1 This chapter of the assessment takes two more strands of heritage significance described in Cadw's *Conservation Principles* 2011, namely aesthetic value and evidential value, and it explores the way in which these attributes add to Berain's sense of place and cultural importance. The aesthetic and evidential dimensions have their own characteristics, and can be summarised as follows:

- Aesthetic value: This derives from the way in which people draw sensory and intellectual stimulation from a historic asset, including its appearance and the way in which it lies within its setting.
- Evidential value: Historic assets such as Berain have physical fabric including archaeological and architectural characteristics which can be of heritage value.

3.2 The aesthetic and evidential values of Berain are described below, beginning with architectural considerations and then moving out toward the wider consideration of setting.

The evidential value of Berain – architecture and archaeology

3.3 Berain contains physical fabric that is of architectural and archaeological interest, and which has long been the subject of antiquarian interest and inquiry. The list description for the main house, which was itself written more than sixty years ago in 1952, attests to the considerable importance of the structure, making particular note of the following:

- The large hall range, probably of the late 15th century, with 16th century inserted openings. The north-east end of the hall range was rebuilt in brick in the second-quarter of the 18th century and at that date it was partly converted to agricultural use. The hall range was probably floored over in the 17th century.
- The western addition to the hall range has a lateral fireplace with stopped-chamfered bressummer on shallow projecting corbels. On the

first floor an original framed partition survives with wattle-and-daub infill panels and a central Tudor-arched wooden entrance.

- A tall two-and-a-half storey lodging block with projecting and gabled end chimneys adjoins the hall roughly at right-angles, dating to c.1530. The lodging block has two rooms to each of its three floors, with the surviving original partitions. The first-floor southern chamber was the solar, and is still traditionally called 'Lloft-y-Marchog' (the Knight's Chamber). This has a fine ceiling framed in three ways with moulded beams.

3.4 The L-shaped agricultural range at Berain is also listed grade II*, and the official description, which dates from 15 May 1998 notes the following:

- The building is a large, imposing timber-framed barn, dating to the second-half of the 16th century and testifying to the extent and wealth of the Berain estate during the period of its most significant and famous owner, Katherine of Berain.
- The barn was subsequently partly encased in rubble walling (lower walls and end bays), probably in the later 17th century, at which time a byre addition was added at right-angles at the south end, thereby forming an L-plan.
- A further, lower addition was added to the primary barn at the north-east gable end, probably in the late 18th century. The primary barn, now roofed in corrugated iron, was formerly thatched.
- The primary barn is of seven bays with braced tie-beam trusses and massive braced wall posts.
- The byre range adjoins at right-angles to the south-east, made of rubble with a renewed slated roof and a rubble gable parapet.
- Adjoining the north-east gable of the primary barn, and set back slightly from it, is a lower four-bay rubble range with a corrugated asbestos roof.

- 3.5 The former cartshed at Berain was listed grade II on 15 May 1998 and the official description reads as follows:

"L-shaped late C18 or early C19 carthouse range, consisting of a main rectangular, 2-storey gabled block, with a further, lower, single-bay section at the NE, forming an L-plan with the main block. Of local rubble construction with a corrugated iron roof and brick voussoirs to cambered cart openings. There are 3 of these, 2 to the main block and a further one to the subsidiary section; modern steel half-doors. The upper floor of the main block has two 2-light open wooden mullioned windows; external stone-stepped access to an upper entrance on the SE gable; boarded door in wooden frame. Beneath the stair is a square kennel niche."

- 3.6 The brewhouse and pigsty were listed grade II on 15 May 1998 and are officially described as follows:

"C19 brewhouse and pigsty block of local rubble with slated roofs and tiled ridges. This consists of a central 3-bay pigsty with low flanking cross-gabled sections, that to the L containing 2 plain cart bays to its left-hand (NW) side; that to the R is the former brewhouse, and has a gable entrance with plain boarded door and a 2-light wooden mullioned window to the SE side. The pigsty section has 3 plain entrances and rubble-walled, open pens to the front."

- 3.7 In summary, Berain is architecturally and archaeologically important for the following principal reasons:

- The main house contains substantial ancient stone fabric of 15th and 16th century date, illustrating late medieval building techniques and providing an insight into the form, floor-plan and layout of a high-status farm complex that was originally a gentry house.
- The group as a whole illustrates the gradual expansion of a vernacular farm group between the 15th and the 19th centuries, and it retains archaeological evidence of past farming practices.

- The degree of physical survival is very high, partly resulting from the restoration of the building c.1924 by the architect Harold Hughes of Bangor for A Foulkes-Roberts.

3.8 Therefore, Berain is a well preserved vernacular group of outstanding architectural and historic interest, the fabric of which is of considerable evidential value.

Aesthetic value – and group value

3.9 To the modern eye there is aesthetic value in the simplicity and solidity of the main house, particularly when viewed from the road immediately to the south. The enclosing effect of the two main late medieval blocks is an important part of the way in which the aesthetic value of the structure is understood. There is also a strong aesthetic relationship between the house and its older agricultural outbuildings, and a relationship with the surrounding countryside, including roads, fields and hedges, some of which may be of considerable antiquity.

3.10 Aesthetic values are experienced differently between individuals, and they can change over time. In this extract from Edward Pugh's *Cambria Depicta*, first published in 1816, Thomas Jeffery Llewellyn Prichard reveals that the austere character of Berain was not altogether to the taste of all Georgian travellers, and that the local scenery was not necessarily appreciated:

"Edward Pugh, in his " Cambria Depicta," says—" from hence (Mr. Yorke, of Erthig's), after a walk of several miles across some black and barren hills through Llan y vydd, I reached the abode of the beautiful Catherine Tudor, called Berain house, a building of great solidity, but little elegance—assuming more the appearance of a monastic cell than a family residence."

3.11 To many modern eyes this account probably seems dismissive, but it illustrates how a once functional building has been adapted and preserved as an unusual example of structure from a past age, and how differently it has been viewed by observers over the centuries. It underlines the robustness of the group, and its resilience to change, and the importance of the essential physical fabric to an appreciation of heritage significance.

3.12 Having looked at the aesthetic value of the farm group, the assessment turns in the next chapter to the setting of the listed buildings.

4.0 SETTING

Introduction

4.1 Cadw defines setting as:

“The surroundings in which an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape.”

4.2 This compact description, when applied to Berain, clearly involves the visual envelope of the farmstead, including its contextual links with its surroundings such as fields, roads, and the local landscape. It is within these surroundings that the various strands of heritage significance can be experienced, as is described below.

The appreciation of historical and communal values

4.3 Historical and communal values are to a certain extent intangible and conceptual, but they can involve the visual appreciation of a group such as Berain. When looking at the main house at Berain, or the house within its historic grouping, it is possible to appreciate the abstract link with Katherine of Berain in the 16th century, including its symbolic associations and cultural references.

4.4 It is also possible to understand and appreciate the group as an illustration of the way in which a post-medieval farmstead could be grafted onto a former gentry house. The fact that it is still a working farm, and that the agricultural buildings have continued to be extended to the north, has an influence on the way that the group is perceived within its surroundings.

The appreciation of aesthetic and evidential values

4.5 It is relatively easy to see that the architecture, archaeology and form of Berain can be appreciated at close quarters from the road in front of the building and that it is from there that the detail of the structure can be well observed. However, Berain has a much wider presence and it can be seen from more distant locations such as Viewpoint 26, as has been described above. It should be noted that Berain is very much peripheral to the centre of the image in Viewpoint 26 because it was taken for the purposes of

illustrating the character of an area of landscape that would be affected by the overhead line from an LVIA perspective. In doing so, the view concentrates on an area of pasture that is acknowledged in the Berain Paper as having a parkland character, albeit there never seems to have been a formal park associated with the listed building. Viewpoint 26 is helpful in illustrating the connection between the general architectural form of the building and the wider surroundings that no doubt formed part of the original landholding. Had Berain been at the centre of the photograph then the focus would have been more on its architectural characteristics and its form, but the building is too distant for its solidity (Edward Pugh might have said monastic appearance) to be readily appreciable. As it is, Viewpoint 26 illustrates an aspect of part of the setting of Berain in which the listed building appears almost as an incidental feature rather than a major part.

5.0 THE EFFECT OF CHANGE

Introduction

- 5.1 This chapter describes the effect of change within the setting of Berain, noting at the outset that change is not necessarily of itself harmful, and that a change within the setting of a historic asset will not necessarily result in harm to its significance. Cadw defines harm in *Conservation Principles* 2011 as follows:

“Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of an historic asset.”

- 5.2 *Conservation Principles* also accepts the need for a balance to be struck when managing change that might cause harm to the significance of a historic asset:

“Every reasonable effort should be made to eliminate or minimize adverse impacts on historic assets. Ultimately, however, it may be necessary to balance the benefit of the proposed change against the harm to the asset. If so, the weight given to heritage values should be proportionate to the importance of the assets and the impact of the change upon them.”

- 5.3 The effects of change are now described so as to explain how changes within the setting of Berain will affect its historical and communal value and its aesthetic and evidential value.

Change within the setting of the listed buildings

- 5.4 The proposed development is described in Chapter 2 of the Environmental Statement. For the purposes of change within the setting of Berain the development consists of about 1.6km⁶ of 132kV overhead line on 15m poles to the west of the listed buildings, described in more detail in 3.2 of the Berain Paper. The line is on a broadly north-south alignment at this point, and at its nearest it will be approximately 122m from the listed farmhouse. It is illustrated in Viewpoint 26 of Technical Appendix 7.3 Part B (Environmental

⁶ The distance between poles 153 and 174 is approximately 1.63km.

Statement Chapter 7 – Landscape and Visual) to which careful consideration has been given.

- 5.5 Berain is already within a setting that has been altered significantly in recent years, as is evident from the comparison of the O.S. map of 1899 with a modern satellite image (Appendix 1). The enclosures and boundaries immediately to the north of the farm, which may have been of medieval date, have been greatly affected by the construction of modern agricultural buildings.

Change to the appreciation of historical and communal value

- 5.6 Cadw accepts in Conservation Principles that the historical dimension of a special place can be resilient to change:

“Historical values are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.”

- 5.7 Therefore, change within the setting of Berain has the potential to diminish the historical value of the place, although a change within the setting will not necessarily harm the significance of the historic asset. Even a harmful change within the setting will not always erode the significance of a historic asset unacceptably. For example, the construction of the substantial agricultural buildings to the north of Berain (Appendix 1) must have brought about a large change within the setting of the listed buildings, partly obliterating and concealing the medieval field system around the farmstead. To adopt Cadw’s terminology, this would have been a change for the worse. Views to and from the listed buildings must have been affected and reduced, making it more difficult to appreciate the historical dimension of the place.⁷ However, it is still possible to understand the associative historical connections with Katherine of Berain, and the illustrative value of the vernacular medieval and post-medieval farm group, even when they are viewed within the context of the modern buildings. Despite a large visual change, the historical and communal values of the place have survived well enough to be the subject of considerable debate in connection with the proposed overhead power line.

⁷ Views of Berain from the north and north-east must have been particularly affected.

Change to the appreciation of aesthetic and evidential value

- 5.8 Aesthetic and evidential values can also be harmed by change within the setting of a historic asset, typically by visual interference that physically stands in the way of an important view, or which changes the character of the surroundings in a way that makes it more difficult to understand the architecture, archaeology, form or physical context of a building. It is obvious, in the case of Berain, that the construction of the large farm buildings to the north in the 20th century must have had an effect on views from the north and the north-east, reducing the ability to appreciate the architectural quality and form of the group from this direction. However, the all-important front elevations by the road have been largely unaffected by these changes, and the historic character of the group is still recognisable. The group has absorbed the change, and a degree of harm, and it is still very significant in evidential and aesthetic terms.

The effect of the proposed overhead line on the significance of Berain

- 5.9 If the modern agricultural buildings have not unacceptably reduced our ability to appreciate the historical and communal significance of Berain then it is difficult to see how an overhead line on 15m wooden poles some 122m to the west at its nearest point will have an unacceptable impact. The same applies to the evidential and aesthetic qualities of the group, which are demonstrably robust and resilient to change. This results in the necessity to calibrate the way in which the effects are described, as follows.
- 5.10 Chapter 8 of the Environmental Statement concluded that the four listed buildings at Berain would potentially experience moderate/large residual effects that would be potentially significant (paragraphs 8.10.3 and 8.11.4). This has to be read in the context of an assessment of the effects of the whole overhead line on the significance of historic assets, so terms such as “moderate/large residual effects” should be treated with care. They are the result of a tabular methodology which is a tool rather than an oracle. If a power line on 15m poles is capable of having a “large” effect on Berain then there are few other words that can describe the obviously greater effect that must have occurred when the agricultural outbuildings were constructed in the late 20th century. To put the other way round, if it were to be suggested that the agricultural outbuildings had a large effect on Berain then the effect of the proposed power line must be less than large. This indicates that the

Environmental Statement took a precautionary approach in its assessment of effects.

- 5.11 The Berain Paper refined the assessment of effects to the “lower end of ‘moderate’” (e.g. paragraph 6.1.39) – that is, significant in EIA terms but less than substantial in terms of paragraph 5.8.14 of National Policy Statement EN-1 which reads as follows:

“There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building park or garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including Scheduled Monuments; registered battlefields; grade I and II listed buildings; grade I and II* registered parks and gardens; and World Heritage Sites, should be wholly exceptional.”*

- 5.12 Substantial harm has been the subject of consideration in the High Court, where it has been held that it amounts to a serious effect on the significance of a historic asset such that the significance is either vitiated altogether or very much reduced.⁸ It is abundantly clear that the 132kV overhead line will not altogether destroy, spoil or impair the significance of Berain, or very much reduce it. Therefore, the possibility of substantial harm does not arise.⁹
- 5.13 The reality is that the harm to the setting and significance of Berain will be much less than substantial, and less than the precautionary “moderate/large” effect described in the Environmental Statement. The Berain Paper is closer to the mark in assessing the effect as being towards the lower end of moderate. The effect of the proposed development is significant in EIA terms and it is no surprise that a tabular methodology points towards a moderate

⁸ *Nuon* (also known as Airfield Farm, Podington) Neutral Citation Number: [2012] EWHC 4344 (Admin) – see paragraph 25. The judgment was issued in 2013 but the original copy (widely in circulation) bears the date 2012 which was later corrected by the Court.

⁹ Careful consideration has been given to Viewpoint 26 in making this assessment.

impact, but the reality is that the appreciation of the historical, communal, evidential and aesthetic qualities of Berain will be very little affected. The setting of the listed building will be preserved, and it will be no less significant after the development takes place than it is now.

- 5.14 The removal of the line at some point in the future would obviate the effect of the line for the better, thereby reversing the harm altogether. Furthermore, the residual harm, although relatively small, should be given considerable importance and weight in view of the very high significance of the listed buildings and the presumption in favour of their preservation. However, the setting of Berain can absorb the proposed change without unacceptably eroding the importance of the medieval buildings.

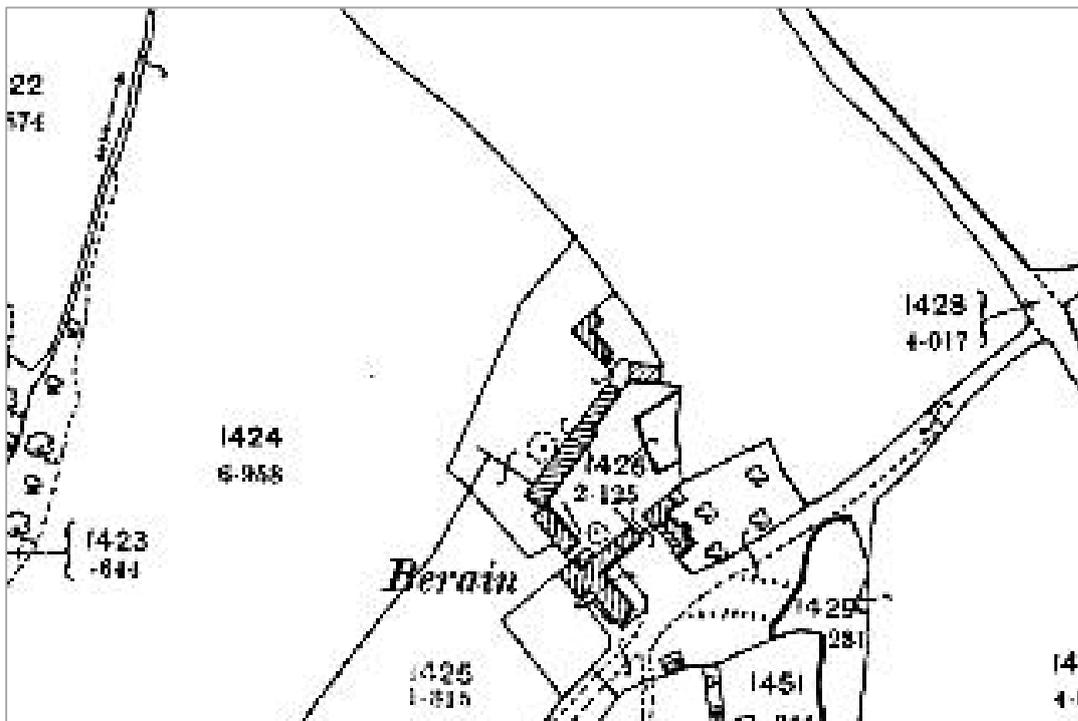
6.0 CONCLUSIONS

- 6.1 Berain is a well preserved and rare example of a late medieval gentry house that has associations with Katherine of Berain (c.1541-1591) who is celebrated as the Mother of Wales as a consequence of the large number of her well-connected descendants by her four husbands. The original building contains fabric of considerable architectural and archaeological value, and its form and plan are important in understanding the domestic architecture of the period. Later farm buildings are of special interest in their own right, and the group as a whole illustrates the development of agriculture between the Tudor and Victorian periods.
- 6.2 The agricultural surroundings of Berain allow the medieval and post-medieval farm group to be appreciated in a number of ways, so that it acts as a historical connection with a remote time in the past and as a physical record which has communal and cultural associations. The setting of the listed farm group has absorbed significant change in the past century and yet the considerable significance of the place is undiminished.
- 6.3 The proposed 132 kV line to the west of Berain will change part of the setting of the listed building. That change will in turn have a harmful effect on the heritage significance of Berain which has been variously assessed by other commentators as moderate/large, at the lower end of moderate, and as less than substantial. There can be no question of substantial harm, but the effect is significant for EIA purposes. The tabular methodologies used in Environmental Statements typically result in moderate effects for developments of this kind in sensitive locations.
- 6.4 The residual harm to the significance of the group should be given considerable importance and weight in view of the very high significance of the listed buildings and the presumption in favour of their preservation. However, the amount of harm is comparatively small and the setting of Berain is capable of absorbing the proposed change.

Appendix 1



A modern satellite image of Berain, showing the modern agricultural buildings.



An extract from the O.S. map of 1899 showing the same area as the satellite image above, prior to the construction of the modern agricultural buildings.

Appendix 2 – Summary CV Jonathan Edis

Qualifications

BA (Hons) in History, MA with Distinction in Architectural Building Conservation, and PhD (Dissertation on 16th century church monuments). Member of the Chartered Institute of Field Archaeologists (MCIfA) and Full Member of the Institute of Historic Building Conservation.

Positions held

Director of Heritage Collective 2010 – present, Director and Head of Historic Buildings, CgMs Limited 2000-2010, Conservation Officer at Bedfordshire County Council (1989-2000), Cartographic Draughtsman and Curatorial Officer at the Royal Commission on the Historical Monuments of England (1982 and 1983-1989), Southwark and Lambeth Archaeological Excavation Committee (1981-1982).

Summary of relevant cases

- HS2 - Technical Heritage Expert, London and Country South
- Mid Wales (Powys) Conjoined Wind Farm Inquiry - Llandinam wind farm
- Mynydd y Betws wind farm inquiry, Carmarthenshire
- Bramford-Twinstead 132 kV tee connection
- Expert heritage witness at more than 100 public inquiries in England and Wales, including more than 20 wind farms, and involving the preparation of environmental assessments and supplemental assessments affecting listed buildings, conservation areas, registered parks and gardens, historic battlefields, World Heritage Sites, scheduled monuments, and relict prehistoric and medieval landscapes.