



**Parc Llangewydd
Land at West
Bridgend**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Llanmoor
Development Co
Ltd.**

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Contents

Non-technical Summary

| | | |
|------------------|--|----|
| Section 1 | Introduction..... | 1 |
| Section 2 | Legislation and Planning Guidance..... | 3 |
| Section 3 | Methodology..... | 7 |
| Section 4 | Baseline..... | 9 |
| Section 5 | Assessment..... | 19 |
| Section 6 | Conclusion..... | 23 |
| Section 7 | Sources | 25 |

Images

Images 1-13

Plans

| | |
|-------------------|---|
| Plan EDP 1 | Known Heritage Assets (edp3980_d001a 28 April 2020 JTF/AP) |
| Plan EDP 2 | Laleston Tithe Map (1841) (edp3980_d002a 28 April 2020 JTF/AP) |
| Plan EDP 3 | 1 st Edition OS Map (1876) (edp3980_d003a 28 April 2020 JTF/AP) |
| Plan EDP 4 | OS Plan (1950) (edp3980_d004a 28 April 2020 JTF/AP) |

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| 004b | - | - | - | - |

Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of Llanmoor Development Co Ltd. to inform planning proposals for a potential housing site at Parc Llangewydd, Land at West Bridgend.
- S2 The assessment establishes that the site does not contain any World Heritage Sites, scheduled monuments, listed buildings, registered historic parks and gardens or historic landscapes, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- S3 In terms of archaeological remains, the site is identified as having a moderate to high potential to contain remains from the medieval period, particularly in its northern extremity, which is adjacent to the site of the former Llangewydd Church. The latter land is a Site of Importance for Nature Conservation (SINC) and will not be developed. While there is a small amount of evidence for late prehistoric and Roman activity in the surrounding 1km study area, the potential for archaeology of these periods within the site is deemed to be low. Post-medieval settlement was focused elsewhere in the locality, and any archaeology of this period within the site is most likely to relate to agriculture. Overall, the baseline data indicates that the probability of significant archaeology being present is low. Any further archaeological investigation can reasonably be secured through an appropriately worded planning condition appended to the planning permission.
- S4 Potential impacts upon the setting of historic assets in the locality have focused on the 1km study area – assets at greater distance having been scoped out. No significant effects arising from changes to setting have been identified for scheduled monuments, listed buildings and registered parks and gardens. In respect of the Laleston Conservation Area, there will also not be any significant changes to its visual setting. It is acknowledged that development in the southern part of the site will remove a part of the agricultural landscape around Laleston, which forms a buffer from Bryntirion to the east. However, agricultural land will remain on all sides around Laleston, which will retain its character as a discrete settlement, while landscaping measures associated with the development will prevent the impression of there being a continuous built corridor between Bryntirion and Laleston. The special interest of the conservation area will be retained.
- S5 In conclusion, it is considered that the proposed development of the site would accord with relevant legislation, and with national and local planning policy and guidance regarding the treatment of historic assets and their settings.

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Section 1 Introduction

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of Llanmoor Development Co Ltd. and presents the results of an archaeological and heritage assessment of Parc Llangewydd, Land at West Bridgend (hereafter referred to as the site).
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the Planning Policy Wales (edition 10; 2018) and local planning policy. In accordance with good practice and guidance, information from desk-based sources has been augmented by a walkover survey, undertaken in March 2020.
- 1.3 The second aim of this assessment is to identify and assess possible changes to the setting of heritage assets arising from the proposed development, and to determine whether, and to what extent, those changes will affect their heritage significance.

Location, Boundaries, Topography and Geology

- 1.4 The site is located to the north of the A473, on the western edge of Bryntirion. It comprises a series of rectangular agricultural fields under arable management, one large area of scrubland on its eastern edge, and an area of woodland at its northern edge.
- 1.5 The site is centred on National Grid Reference (NGR) 288127 180162 and has an area of approximately 36.85 hectares. It is relatively flat, being 60m above Ordnance Datum (aOD) at its lowest point in the south, and 80m aOD at the highest point at the north-east end of the site. Its location and layout are shown on **Plan EDP 1**.
- 1.6 The bedrock geology is limestone and mudstone of the Mary's Well Bay Member (www.bgs.ac.uk).

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Section 2 Legislation and Planning Guidance

- 2.1 This section sets out legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this assessment.

Legislation

- 2.2 Legislation for the conservation and management of the historic environment is provided by the Historic Environment (Wales) Act 2016. Whilst providing a number of new provisions to existing legislation, this act does not specifically affect the planning process or the way in which impacts upon heritage assets are identified or assessed.

- 2.3 As such, the Planning (Listed Buildings and Conservation Areas) Act of 1990 continues as the principal legislative instrument for the treatment of historic buildings and conservation areas through the planning process. This Act outlines the two ‘*special regard/attention*’ duties covering development proposals affecting listed buildings and conservation areas.

- 2.4 Section 66(1) of the Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

- 2.5 The ‘*special regard*’ duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that ‘*considerable importance and weight*’ should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137.

- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act *does not* identify that the local authority or the Secretary of State *must* preserve a listed building or its setting; and neither does it indicate that a development which does not preserve them is unacceptable and should therefore be refused.

- 2.7 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of Forest of Dean DC v Secretary of State for Communities and Local Government [2013] EWHC 4052 (Admin), which sets out that:

‘...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-

maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building’.

- 2.8 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in ‘acceptable change’.

National Planning Policy

- 2.9 National planning guidance concerning the treatment of the historic environment across Wales is detailed in Section 6.1 of Chapter 6 Distinctive and Natural Places of Planning Policy Wales Tenth Edition (PPW, 2018).

- 2.10 At Paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as ‘historic assets’.

- 2.11 At Paragraph 6.1.6 the Welsh Government’s specific objectives for the historic environment are outlined. Of these, the following are of relevance to the current assessment. These seek to ‘conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy’; and ‘safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved’.

- 2.12 At Paragraph 6.1.7, it is stated that:

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.

- 2.13 As such, with regard to decision making, it is stated that: ‘Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place’.

- 2.14 Regarding listed buildings PPW states at Paragraph 6.1.10 that:

‘...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage’ and then adds that ‘For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses’.

2.15 It then adds that: *'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use'*.

2.16 Regarding conservation areas, it is stated at Paragraph 6.1.14 that: *'There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings'*.

2.17 Paragraphs 6.1.15 and 6.1.16 state that:

'There will be a strong presumption against the granting of planning permission for development, including advertisements, which damage the character and appearance of a conservation area or its setting to an unacceptable level. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest', and that: *'Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance, or leaves them unharmed'*.

2.18 It is apparent that PPW does not state that any damage to the character and appearance of a conservation area would result in the refusal of planning permission. It is only damage that is of an *'unacceptable level'* which would result in a strong presumption against the granting of planning permission. The required judgement is concerned with what constitutes an *'unacceptable'* level of harm, rather than whether there is any harm at all.

Technical Advice Note 24 (TAN 24)

2.19 Additional guidance for the historic environment in Wales is outlined in Technical Advice Note 24: The Historic Environment (TAN24), which sets out *'...how the planning system considers the historic environment during development plan preparation and decision making on planning applications'* (Welsh Government, 2017).

2.20 Paragraphs 1.23 to 1.29 of TAN24 deal with the *'setting'* of historic assets, which it defines as being:

'...the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset'.

2.21 Paragraph 1.29 states that:

'The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting'

of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use’.

Local Planning Policy

Bridgend Local Development Plan (LDP) 2006-2021

- 2.22 Local planning policy is set out in the Bridgend Local Development Plan 2006-2021 (adopted in September 2013), where Strategic Policy SP5 provides the following guidance:

‘Development should conserve, preserve, or enhance the built and historic environment of the County Borough and its setting.

In particular, development proposals will only be permitted where it can be demonstrated that they will not have a significant adverse impact upon the following heritage assets:

SP5(1) Listed Buildings and their settings;

SP5(2) Conservation Areas and their settings;

SP5(3) Scheduled Ancient Monuments;

SP5(4) Sites or Areas of Archaeological Significance;

SP5(5) Historic Landscapes, Parks and Gardens or;

SP5(6) Locally Significant Buildings”.

- 2.23 Policy ENV8, which deals with ‘*Heritage Assets and Regeneration*’, advises that: ‘*Development which respects and utilises heritage assets and which preserve, conserve or enhance the local distinctiveness of the County borough will be permitted*’ and then subsequently advises that: ‘*Development which would materially harm heritage assets and features will not be permitted*’.

Section 3 Methodology

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment involved consultation of archaeological and historical information from documentary and cartographic sources. The principal sources of information comprised:
- Data on designated assets curated by Cadw;
 - The Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous investigations (HER enquiry reference 6226);
 - The National Monuments Record of Wales (NMRW) curated by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW);
 - Historic maps held by the Glamorgan Archives;
 - Additional historic mapping obtained from online sources;
 - Aerial photographs held at the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff; and
 - Environment Agency LiDAR data. This was available for the greater part of the site, with the exception of the north-west portion. The available dataset had a resolution of 0.5m², a medium resolution which has good application for archaeological prospection, aiding the identification of smaller and larger earthworks.
- 3.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its boundary, hereafter termed the '1km study area', to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.
- 3.4 The information gathered from desk-based sources was checked and augmented through a site walkover, carried out in March 2020. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features, and assessed possible factors that may affect the survival or condition of known or potential assets. It also informed the setting assessment.
- 3.5 Known historic assets are referenced by their Cadw, GGAT or NMRW identifying codes. New sites/features identified by this assessment are prefixed B (for Bryntirion).

Assessment of the setting of heritage assets

- 3.6 When assessing the 'indirect' impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of significance. This assessment has been undertaken with reference to Cadw guidance *The Setting of Historic Assets in Wales* (2017).
- 3.7 An historic asset's setting is defined as including '*the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*' (Cadw, 2017). 'Setting' itself is not a heritage asset and cannot be harmed. The guidance states that the importance of setting '*lies in what it contributes to the significance of a historic asset*'.
- 3.8 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would itself be affected, but rather a question of whether change within the asset's setting would lead to a loss of significance.
- 3.9 In determining the potential for development to have an impact on an historic asset through alterations to its setting, it is first necessary to define the significance of the asset in question, and the contribution made to that significance by its setting. From that baseline, it can then be determined whether there would be loss of significance, and therefore harm. The guidance recognises that change within an asset's setting need not necessarily cause harm: it can be positive, negative, or neutral.
- 3.10 Cadw's guidance (2017) sets out a four-stage approach to the identification and assessment of setting effects:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.11 The present assessment undertakes Stages 1- 3, although Stage 3 may only be conducted in outline at this time, given the absence of a detailed design.

Section 4 Baseline

- 4.1 The following section details and contextualises the known historic assets within the 1km study area for the site. Designated and non-designated assets within the 1km study area are shown on **Plan EDP 1**.
- 4.2 The site does not contain any designated historic assets, i.e. scheduled monuments, listed buildings, historic parks and gardens, historic landscapes and conservation areas, where there would be a presumption in favour of physical retention or preservation *in situ* and against development proceeding.
- 4.3 The site does not contain any non-designated historic assets, as recorded by the HER or NMRW.
- 4.4 Within the 1km study area the following are present: one scheduled monument; 11 listed buildings; 1 registered park and garden; and 1 conservation area. In addition, there are 48 non-designated historic assets within the 1km study area, as recorded by the HER and NMRW. These relate to archaeological features and finds, spanning the prehistoric to modern periods.
- 4.5 There are five non-designated buildings of local importance within the Laleston Conservation Area: Bethel Chapel, Holly Cottage, Rock House and Tudor Cottages, all on High Street; and Laleston Cottages on Wind Street.

Designated Heritage Assets

Scheduled Monuments

Remains of Llangewydd Church and Churchyard (Cadw Ref. GM237)

- 4.6 The monument comprises the remains of a church and churchyard probably dating to the medieval period. The church itself is preserved as a bank, c. 30m x 7.3m, and 0.3-0.6m high. The churchyard has an area of about 1.5 acres, bounded on the west and north-west by a wall (now a field wall) and on the north-east, east and south by a low bank c. 7m broad x 0.6m high, with a gap in the south-east corner. On the south side, on the line of the bank and 3m apart, are two stones measuring 1.8m high. At the roadside near the field gate is the base of a cross (**00176m/00177m**).

Listed Buildings

- 4.7 The eleven listed buildings within the 1km study area are detailed below. With the exception of Broadlands House (LB II **11374**) and Llangewydd Overbridge (LB II **87698**), these listed buildings are located within the Laleston Conservation Area, variously located 260m to 620m west of the site.

- Church of St David (LB I; **11246**). Medieval church dating to the late 13th/early 14th century. It is a successor to an earlier church, the church of St Cewydd at Llangewydd to the immediate north of the site (Scheduled Monument **GM237**). St David's Church was listed as a medieval church with fabric including timber roofs mostly intact, and for its group value with the Churchyard Cross and Cliff Cottage (both Grade II listed);
- Ty Mawr/The Great House (LB II*; **11244**). High-status house, formerly held as part of the Manor of Laleston by Margam Abbey and acquired by Sir Rice Mansel after the Dissolution of the Monasteries. It dates to the late 16th/early 17th century; the north range being late 16th century, and the south range early 17th century. The service wing extending west is also 17th century, which was further enlarged to the south in the 20th century. The building was repaired and converted into a hotel and restaurant in the 1980s with further extensions;
- Laleston Inn (LB II; **11245**). Dated c. 1600 with a late 17th century kitchen wing added. The building was formerly called a country club, but it is now a public house and restaurant. It has been designated as an early 17th century building retaining much of its historic fabric;
- Village Farm House (LB II; **11322**). Located 360m west of the site along the A473, on the eastern side of Laleston Village. Originally it was an early 17th century house with an attached barn and later a 17th century kitchen wing. Following a period of disrepair, the house and barn were converted into a single dwelling in the 1970s. This farmhouse was listed notwithstanding the extensive alterations, for its important street frontage and retention of some historic fabric. It is in group value with the Oystercatcher Public House and Horeb Chapel;
- Former Horeb Welsh Presbyterian Church (LB II; **11364**). Located to the east of Village Farmhouse, 280m west of the site along the A473. It was built in 1831 and an adjoining schoolroom and was house added later. The complex is now used as a small independent school and interior of the chapel has been converted. It was listed as an example of a well preserved early 19th century chapel in group value with the Oystercatcher Public House and Village Farmhouse;
- Broadlands House (LB II; **11374**). Located 830m south of the site within Bryntirion. It is a small country house dating to the early 19th century, with later 19th and 20th century enlargements and alterations. It was designed in a modest classical Georgian style and retains simple late-Georgian detail including an open-well staircase. It was listed for its special interest as a well-preserved late Georgian house;
- The Oystercatcher Public House (LB II; **19240**). Located 400m west of the site along the A473. It is probably of 16th century origin within the main house, with an added wing dating to the 17th century. The roof was later raised and the building refronted in the 18th century, when it was possibly then a coaching inn. RCAHMW reported in 1972, remains of a central fireplace with a large timber bressummer, inscribed with the date 1679 on the lintel, and a winding stone staircase which was 'removed' by 1980. This building was as a characteristic village inn with a long building history and important

street frontage within the village. It has a group value with Village Farmhouse and Horeb Chapel;

- Churchyard Cross in St David's Churchyard (LB II; **19241**). Located on the south side of St David's Church, near the porch. It dates to the medieval period and acted as a site for preaching, especially for the itinerant orders, a focus of liturgical processions and to sanctify the church for burial before the development of individual graveyard monuments after the Reformation;
- Cliff Cottage (LB II; **19242**). Located to the west of St David's Church and on a rise above the High Street. The main house is probably 18th century with 19th century additions. The first edition OS map appears to show it as a Vicarage and the tithe apportionment of 1842 as in ownership of parish officers. It was donated for community use by the Sarah Anne Blandy Trust in 1910. It was restored in 1975-82. Cliff Cottage was listed for its group value with St David's Church and the Churchyard Cross as a mainly unaltered 18th century frontage in a prominent position in the village;
- Milepost (LB II; **19243**). Located 610m west of the site on the A473. It is one of a series of cast iron mileposts erected in the 1830s for the Bridgend Turnpike Trust. The road was first turnpiked in 1764. This was listed as it is a good example of an elaborately detailed cast iron milepost. It is surrounded on all sides by modern development; and
- Llangewydd Overbridge (LB II; **87698**). Located 560m north of the site on a minor road south of the M4. It was constructed as part of the South Wales Railway (SWR) from 1844. It was listed for its special architectural interest as a well-preserved example of a mid-19th century railway bridge, one of the original structures of the South Wales Railway. It is also of special historic interest for being associated with the renowned Victorian engineer IK Brunel, forming part of a remarkable complete body of work by him and a significant contribution to the engineering heritage of the UK.

Laleston Conservation Area

- 4.8 Laleston Conservation Area is located c. 260m to the west of the site and encompasses the medieval and post-medieval core of the settlement, excluding most of the Victorian and later expansion. Generally speaking, Laleston developed in narrow lanes intersecting through the village, creating islands of land accommodating single or small groups of buildings. This type of organic layout, intended originally for defence, can also be seen at Llantwit Major.
- 4.9 Over recent years the village has expanded and Laleston House, a large 18th century detached house to the north, has been demolished and its grounds developed by housing. The village contains a number of listed 16th century and later buildings, some featuring even earlier features. The buildings within Laleston Conservation Area are predominantly of stone rubble having slated roofs; some of the buildings are now rendered and colour washed.

- 4.10 There are five buildings of local importance within the Laleston Conservation Area: Bethel Chapel, Holly Cottage, Rock House and Tudor Cottages, all on High Street, and Laleston Cottage on Wind Street¹.
- 4.11 The Bridgend LDP identifies locally significant buildings as *'buildings and structures that do not reach that very special standard which merits inclusion on the statutory list [but which are] nevertheless of value to the County Borough for their design, materials, social and historical associations, and/or contribution to the local scene'*.
- 4.12 It adds: *'While inclusion on the local list will not bring any additional statutory protection to the buildings, it is the intention of policy SP5 to ensure that full consideration is given to the conservation and continued use of such buildings, as part of the protection and enhancement of the special identity of Bridgend County Borough'*.
- 4.13 None of the buildings of local importance contain the site as part of their setting and are therefore not discussed any further within this report.

Court Colman Registered Historic Park and Garden

- 4.14 Court Colman is a grade II listed park and garden (PGW (Gm)7(BRI)). It is a small mid-19th-century park and an eclectic garden, typical of the period. There is conifer and rhododendron planting, an informal woodland area with an artificial waterfall, ferns and bamboos, and some formal features including Italian marble ornaments. The site belonged to Margam Abbey in the medieval period. There may also have been a Tudor building. The estate was developed after 1837 by the Llewellyn family, and has been a hotel and conference centre since 1981.
- 4.15 The core of the park, including the house, lies outside of the 1km study area. Only the south/south-western parts of the park are within the 1km study area, these being informal parkland. There is a mature tree belt surrounding the entire park, including on the southern side, which provides substantial screening in terms of views outwards, and into, the park.
- 4.16 The essential setting of the park occupies a substantial area to the south, all within the 1km study area. The southern limit of this area comes to within 150m of the site. The essential setting comprises several pasture fields, divided by mature hedges, and a belt of mature trees wrapping around the southern and eastern sides.
- 4.17 There is one significant view identified for the park. This extends 500m due south from the house, across the parkland and into the area identified as the essential setting.

¹ Source: <https://www.bridgend.gov.uk/media/3119/sd102.pdf>

Non-designated Historic Assets

Prehistoric (1,000,000 BC – AD43)

- 4.18 There are no records for archaeological remains from this period within the site. Within the 1km study area, a Neolithic long barrow (**04574m**) is located 360m west of the site, the interior of which contained a scatter of large sandstone blocks. The barrow is recorded as being ploughed out. A Neolithic flint scraper was found 480m north of the site (**01260m**). Cropmarks of a suspected Iron Age enclosed settlement have also been identified from aerial photography in the same locality, but while this might suggest some form of activity/settlement continuity, it is more probably coincidental (**00188m**).

Roman (AD43 – 410)

- 4.19 There are no Roman period archaeological remains recorded within the site. Three are noted in the 1km study area.
- 4.20 Located 520m west of the site is Ffordd-y-Gyfraith, a probable Roman Road (**03112.0m/RR GGAT 004**). The southerly section of this road is set out in three straight sections and uses zigzags to descend slopes; the upper section is normal ridgeway. The RCAHMW notes that features of the lower section are characteristic of known Roman roads, but there is no definite proof – particularly as it is not apparent how this road fits into the Roman road network. Roman finds (of stray coins) have been recorded 590m west and 920m south of the site (**00249m** and **00179m**).

Early Medieval (AD 410 -1066)

- 4.21 There are no Early Medieval archaeological remains recorded within the Site and only one within the 1km study area. A stone slab cross (Pen-y-Fai Slab Cross; **3110m**) dating to the 10th century was located within woodland c.580m east of the site. It is now in the National Museum of Wales Museum. There is no other evidence from this period, and it is considered that the Site has low potential to contain remains relating to the Early Medieval period.

Medieval

- 4.22 There are no medieval archaeological remains recorded within the site and 22 in the 1km study area. Laleston is a settlement with medieval origins, while another important node was the Llangewydd Castle, c. 500m west of the northern tip of the site: this was a motte and bailey castle that was destroyed early in the 13th century. No above ground remains survive, and the site is not apparent on aerial photographs (**01151m**). A little further north was a former grange of Margam Abbey (**00172m**), now wholly ruinous. Evidence for other isolated farms is provided by records of a possible medieval site now lost under the built-up area of Bryntirion (**06395m**; 900m south of the site).
- 4.23 Within the study area there are six stone crosses/cross bases which served as boundary stones of land belonging to Margam Abbey. A cross-slab from Llangewydd (1594/GGAT00177m) was located 30m north of the site and close to the scheduled

monument Llangewydd Church (**GM237**). It was tentatively dated to the late 11th or 12th century. On the back of the cross slab are four incised rings. It is now at Margam Abbey Museum (Redknap and Lewis, 2007).

4.24 Another cross (**301372/00175m**) was located within the boundary of the scheduled monument (**GM237**). This monument is a slab-cross of disk-headed type. It was presented to the National Museum of Wales in 1915 and was supposed to have come from Llangewydd Church, via a barn at Laleston and a house called Bryntirion. The connection with Llangewydd Church was discounted in *Archaeology Cambrensis* in 1937. It dates to the 11th or 12th century.

4.25 Other crosses or cross bases within the 1km study area are:

- Cross fragment at Laleston Inn (NMRW **411801**), now in the National Museum of Wales;
- Laleston Cross (**00176m**), no longer *in-situ*;
- Cross base of Laleston (**00316m**), no longer *in-situ*; and
- Boundary Cross near Margam (**01607m**), no longer *in-situ*.

Post-medieval

4.26 The general character of the landscape around the site during the post-medieval period was agricultural. Laleston, to the west, was an established and expanding settlement, and many of the HER and NMRW records for this period relate to historic buildings of 16th to 19th century date within the village. At some stage prior to the historic mapping discussed below, the open field landscape was subject to Inclosure – most probably during the early 19th century, though possibly during the late decades of the 18th century.

Undated

4.27 There are no undated archaeological remains within the site. Three are present in the 1km study area. These consist of a rectangular cropmark enclosure (**03347m**) located within Bryntirion Football Field on aerial photographs prior to the football pitch's construction; an L-shaped building (**03353m**) located 530m south of the site which was identified in aerial photographs, which could signal the location of a buildings remains; and a horseshoe shaped enclosure (**03354m**) also identified in aerial photographs. The latter was recorded as being located 150m west of the site; however the HER location is incorrect, as the record most likely refers to a former quarry, located 15m west of the Site.

Previous Archaeological Investigations

4.28 The site has not previously been subject to any archaeological investigations. There are 20 records of archaeological investigations within the 1km study area. Most are desk-based reports, but a few refer to field work, as follow:

- An archaeological watching brief and building survey was conducted by GGAT in 2008 at Laleston Cottage, 400m west of the site. The building survey was on the derelict Laleston Cottage which was to be demolished and a watching brief was required during the demolition of the building, and construction of a new residential dwelling. During the watching brief, a series of three substantial stone-built cisterns were recorded, and a large rectangular well. Cartographic research conducted showed during the 19th century a large pleasure garden existed here that contained a number of fountains. The cisterns may have formed part of their water management;
- An evaluation was conducted by APAC Ltd in 2012 at the Oystercatcher Inn, 450m west of the site on the A473. The evaluation did not reveal any archaeologically significant features apart from some small finds;
- A watching brief was conducted by Cardiff Archaeological Consultants at Broadlands House, c.750m south of the site within Bryntirion. Within the same area, 800m south of the site, a watching brief was conducted by Cotswold Archaeology in 2002. No significant finds or features were revealed during either watching brief; and
- In 2001, a watching brief was conducted by Channel Archaeology 800m south-east of the site, within Bryntirion. No archaeological finds or features were revealed.

4.29 These investigations do not provide any information that influences the present assessment of the archaeological potential of the site.

Cartographic Sources

- 4.30 The earliest maps consulted are the Tithe Map of Laleston and the Tithe Map of Newcastle dating to 1841 (**Plan EDP 2**). The Laleston Tithe Map shows the site as consisting of multiple field parcels, all of which were pasture. There were no descriptions or details of any features within the site in the apportionment. The Newcastle Tithe Map (not illustrated) showed a comparable fieldscape to the north-east of Llangewydd Road.
- 4.31 By the 1st Edition OS Map (**Plan EDP 3**), some of the field boundaries had been removed within the northern half of the site, creating larger land parcels. Since then, further field boundaries have been removed and/or altered, and wooded areas have become denser. This map shows a sheep dip (B2 – see Walkover section below) as a T-shaped structure at the intersection of three fields. All of the changes within the site as seen on historic mapping relate to agricultural management and have minimal heritage significance.
- 4.32 Outside of the site boundary, to the east, Bryntirion formed as an area of emergency prefab buildings after World War II, which are seen in the Fourth Edition OS Map (1950; **Plan EDP 4**). This was the beginning of the development of Bryntirion.
- 4.33 There is no further information provided by the historic mapping.

Aerial Photographs

- 4.34 Aerial photography including the site held by CRAPW is available from 1946 until the present day. The photograph from which the possible Iron Age enclosure was identified (**00188m**; photo dated 1971) is not part of this collection, but the soilmarks may be apparent on certain other photographs (notably the 1954 image 5406 58RAF1335 F21 0132). Otherwise, the CRAPW images are unproductive in identifying anything new within the Site.

LiDAR

- 4.35 LiDAR coverage is restricted to the southern and central parts of the site. The data identified three earthworks representing field boundaries which are not represented on historic mapping. These consist of:
- Field boundaries forming a small rectangular enclosure, and a field boundary extending from it aligned north-west/south-east at NGR 288191, 180409 (B3);
 - A north-east/south-west aligned field boundary located at NGR 288057, 180300 (B4); and
 - A north-east/south-west aligned field boundary located at NGR 288268, 180145 (B5).
- 4.36 Within the area of coverage, the LiDAR did not reveal any specific archaeological features other than former field boundaries.

Site Walkover

- 4.37 The site was visited in March 2020 to assess the current ground conditions and topography, to confirm the continuing survival of any known archaeological remains, and to identify any hitherto unknown remains of significance (**Images EDP 1-12**). This section details observations made regarding the site's archaeology. Observations regarding the settings of heritage assets are discussed separately below.
- 4.38 At the time of the visit, there was good visibility of the natural topography and good conditions for the identification of potential earthworks or surface finds.
- 4.39 The northern section of the site contained evidence of former field boundaries in the form of earthworks and tree alignments which were visible within the aerial photographs. It should be noted that many of the field boundaries within the site were hedgerows which have the potential to be of considerable age. The boundaries within the northern field enclosed small, irregular fields. Also contained within the northern field was an area of possible quarrying (B1). The area of possible quarrying is suggested on the Laleston Tithe Map (1841) as a feature within the field boundary (**Plan EDP 2**) although there is no mention of it within the apportionment.

- 4.40 Historic mapping shows a structure located within the central-western part of the site, currently separating two fields, but historically separating three fields. The structure (a sheep dip, B2, located at NGR 287893, 180274) is still present and is in stable condition despite heavy overgrowth. It consists of stone walls, three entrances with sloping flagstone floors at the north-east and south-west entrances, and a stone and cobble floor in the south-east entrance. The base of the sheep dip was flooded and therefore not visible. The mortar between the wall's stones was a lime mortar. The exact date of this feature is not known: it is not identified on the Laleston Tithe Map, but such detail would not be expected to appear on such mapping.
- 4.41 Ponds which have not been noted on the historic OS maps were found within the site, located at the eastern end of the trackway which cuts through the site (NGR 288139, 180606), within the northern field parcel (NGR 287638, 180782) and near to the centre of the site (NGR 288001, 180514), although the latter is suggested on the OS maps by the formation of the trees surrounding it.
- 4.42 The features identified during the site visit have low significant heritage value as they are unremarkable agricultural features, common locally and nationally.

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Section 5 Assessment

Archaeological Potential

5.1 The assessment of the site's archaeological potential is based on a consideration of the data outlined above. The following conclusions have been reached.

- Due to the infrequent occurrence of known archaeological sites in the study area, the site is considered to have a low potential for later prehistoric (Neolithic, Bronze Age, Iron Age) or Roman period archaeology;
- There is considered to be a high potential to encounter medieval remains at the northern end of the site. The latter is close to the former Llangewydd Church, which would have been a focus for settlement, and for agricultural activity radiating out from that centre. The archaeological remains associated with any such settlement would provide an evidential context for the scheduled archaeology, and would have moderate heritage significance;
- More generally in respect of the medieval period, the evidence suggests that many of the farmsteads within, and in close proximity to, the Site could have originated in the medieval period. As such, it is considered that there is a moderate- to-high potential for medieval agricultural remains within the site, such as buried infilled furrows or drainage ditches. Such remains would possess limited evidential value and be considered of low heritage significance;
- It is considered that there is a high potential for post-medieval or modern period agricultural remains within the site, such as buried infilled boundary or drainage ditches, or slight earthworks representing the remains of former boundaries. Such remains would possess minimal evidential value and be considered of negligible heritage significance; and
- The site has not been subject to previous archaeological survey or intrusive investigation. However, research and field work within the 1km study area has generally been unproductive, and if those findings are paralleled for the site, they suggest that it has probably has a low overall archaeological potential.

The setting of historic assets

Stage 1 (of Cadw 2017 guidance)

5.2 While setting is not purely a visual concept, changes to the setting of an historic asset as a result of development will most commonly occur as a result of intervisibility or direct views between the asset and the proposed development, or as a result of changes to the view of

a feature from a third viewpoint. This is considered to be the case with the present assessment, with other aspects of setting (e.g. noise) not of relevance.

- 5.3 In terms of defining the scope of this assessment, a Zone of Theoretical Visibility (ZTV) was generated to identify assets with potential intervisibility with the site. This projection was based on a Google Earth Pro 'bare-earth' model; this is based on landform alone and does not take account of existing buildings, vegetation cover or other surface features. The model also assumed buildings of greater than two-storey height. For both of these reasons the ZTV represents a worst-case estimation of the visibility of the site from the surrounding landscape rather than an accurate projection of the visibility of development. The ZTV was subsequently refined by field visits, testing the model against the true situation on the ground.
- 5.4 On this basis, it was determined that no historic assets beyond the 1km study area would be affected by the proposed development. Even where the development was not screened by intervening topography, the separating distance is such that it would be a negligible change to existing views.
- 5.5 Of the historic assets within the 1km study area, the following are carried forward to Stages 2 and 3 of this assessment:
- Scheduled monument: Llangewydd Church and Churchyard;
 - Listed buildings in Laleston (St David's Church; Laleston Inn); and
 - Laleston Conservation Area.
- 5.6 The other historic assets within the 1km study area are excluded for the following reasons:
- The nine other listed buildings within Laleston Conservation Area (Cadw Refs. 10507, 10582, 10619, 10628, 18079, 18080, 18081, 18082, 29946). These are located within the built-up core of the village. They form part of an enclosed, self-referencing streetscape – as evidenced by their group value with each other. Outward views, including towards the site, are very limited. The Site does not form part of their setting, and its development would not affect these assets;
 - Two listed buildings elsewhere than Laleston: Broadlands House (Cadw Ref. 11374) and Llangewydd Overbridge (Cadw Ref. 87698). The former is entirely surrounded by modern development in Bryntirion, with no outward views. The latter derives its setting from the railway which it crosses. The site does not contribute to the setting of either building;
 - Grade II listed park and garden Colman Court. This is located c. 0.9km to the north-east of the site and is not within the ZTV of the site. The park is screened by the mature woodland on its fringes and by the intervening undulating topography. As such, the site is not considered to form any part of the park's setting, particularly as its

essential setting does not include the site, nor does its significant view look in that direction; and

- Non-designated assets. None were identified which have a setting that is sensitive to change from the development of the Site.

Stages 2 and 3

Llangewydd Church and Churchyard (Cadw Ref. GM237)

- 5.7 This scheduled monument stands a short distance to the north of the site (40m). Though the church is largely destroyed, it remains recognisable above ground by the low upstanding earthwork mound, while the churchyard is still partially defined by the enclosing wall and bank. However, while the site retains some intrinsic visual interest, its principal significance derives from its archaeological interest.
- 5.8 In terms of the monument's setting, this is very significantly altered from its medieval character and far from pristine. It is a reasonable assumption that the church lay at the core of a small settlement, surrounded by an open field system. The modern environment of a 19th-century enclosure fieldscape and recently developed woodland is self-evidently very different. Setting therefore contributes little to the significance of the monument.
- 5.9 The development of the site is unlikely to alter the visual backdrop of the monument. The ground in the north-west of the site is designated as a SINC and will be retained as a nature reserve. The existing vegetation will act as a substantial screen, and therefore while residential development will have been brought closer to the monument, this change will not be perceptible. This fact, combined with the low contribution of setting to the monument's significance, would result in a no change/neutral outcome.

Laleston Conservation Area

- 5.10 Laleston Conservation Area is located c. 260m to the west of the site and broadly covers the medieval and post-medieval core of the settlement, excluding most of the Victorian and later expansion on the south, west and north sides. It is this urban historic landscape from which its special interest derives. The streetscape is enclosed and self-referencing, with the listed and locally designated buildings deriving group value from their association with each other. As discussed above in the reason for their scoping out from Stage 2, the site does not form part of their setting. The same broadly holds true for the conservation area as a whole, where except for its eastern fringe the site is not perceptible – and from that eastern fringe the intervening hedges and tree belts allow only glimpsed views.
- 5.11 The site does not contribute in any specific way to the visual setting of the conservation area, simply being part of the agricultural landscape that surrounds the village. The issue that potentially arises from the site's development is that modern development along the A473 could be perceived as extending continuously from Laleston to Bryntirion. Presently there is a ribbon of housing extending westwards from Laleston on the north side of the A473, with the site being an open area which emphasises the separation between Laleston and the modern residential estates to the east. Development of the site could potentially

reduce that sense of separation. However, a buffer of agricultural fields will continue to surround Laleston, whose settlement boundaries will remain distinct and unchanged. Meanwhile, landscaping measures embedded into the development design will avoid the impression of a hard suburban fringe on the southern edge of the site. Consequently, the sense of the conservation area as a distinct entity set amidst open countryside will remain, and development of the site will not have the effect of making Laleston suburban (or seeming to do so). The special interest of the conservation will be retained, and within the village itself the sense of place within its insular streetscape will be unaltered.

St David's Church, Laleston (Cadw Ref: 10509)

- 5.12 The setting of the Grade I church derives from its placement in the core of Laleston. It is the historic focus of the village, and there is group value between the church and the other historic buildings present. That setting makes a high contribution to the significance of the church.
- 5.13 The Site is within the parish of Laleston, and thus there is a direct functional relationship, St David's Church being the Parish Church.
- 5.14 In terms of intervisibility, there are views of the church's low tower from the central (highest) parts of the site. The tower is not particularly prominent, however, appearing in glimpsed views above the hedgerows (**Images EDP 7-9**). From the church itself, at ground level, outward views are very limited, it being surrounded by buildings flanking Wind Street. The only long-distance views that can be obtained of the Site will be from the top of the tower – a potential but rarely accessible viewpoint.
- 5.15 The setting of St David's Church will be slightly affected by the development. However, in practical terms this will only be in terms of how the church is experienced from the site: the locations from which it can be seen will be reduced. In terms of outward views from the church, these will not be affected except from the top of the tower. Otherwise, the setting of the church is retained: as a village parish church surrounded to the north and east by an agricultural landscape. The significance of the building will not be affected.

Laleston Inn (Cadw Ref. 10508)

- 5.16 This grade II listed building is located on the eastern fringe of Laleston. Its setting is to a large extent derived from its association with the village and the group value with other historic buildings here.
- 5.17 The building is included in Stage 2 because of theoretical intervisibility with the site. It is on the edge of the ZTV for this assessment, but the reality is that the inn is screened from the site by intervening trees and hedgerows. The development of the site would therefore not alter the eastward-looking views from the inn, resulting in a no-change situation.

Section 6

Conclusions

- 6.1 This archaeology and heritage assessment establishes that the site does not contain any World Heritage Sites, scheduled monuments, listed buildings, registered historic parks and gardens or historic landscapes, where there would be a presumption in favour of their physical preservation in-situ and against development.
- 6.2 In terms of archaeology, the site is identified as having a moderate to high potential to contain remains from the medieval period, particularly in its northern extremity, which is adjacent to the former Llangewydd Church. The latter land is a SINC and will not be developed. While there is a small amount of evidence for late prehistoric and Roman activity, the potential for archaeology of these periods is deemed to be low. Post-medieval settlement in the locality was focused elsewhere than the site, and any archaeology within the site is most likely to relate to agriculture. Overall, the baseline data indicate that the probability of significant archaeology being present within the site is low. Any further archaeological investigation can reasonably be secured through an appropriately worded planning condition appended to the planning permission.
- 6.3 Potential impacts upon the setting of historic assets in the surrounding area have focused on the 1km study area – assets at greater distance having been scoped out. No significant effects arising from changes to setting have been identified for scheduled monuments, listed buildings and registered parks and gardens. In respect of the Laleston Conservation Area, there will also not be any significant changes to its visual setting. It is acknowledged that development in the southern part of the site will remove a part of the agricultural landscape around Laleston that forms a buffer from Bryntirion to the east and create a continuous built corridor on the A473. However, agricultural land will remain on all sides around Laleston, which will retain its character as a discrete settlement, while landscaping measures associated with the development will prevent the impression of there being a continuous built corridor between Bryntirion and Laleston. The special interest of the conservation area will be retained.
- 6.4 In conclusion, it is considered that the proposed development of the site would accord with relevant legislation, and with national and local planning policy and guidance regarding the treatment of historic assets and their setting.

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Section 7 Sources

Textual sources

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Laleston Conservation Area. <https://www.bridgend.gov.uk/media/3119/sd102.pdf>.

Redknap, M, and Lewis, J, 2007, *A corpus of Early medieval inscribed stones and stone sculpture in Wales. Vol 1: South-east Wales and the English border*.

Welsh Government, 2018, *Planning Policy Wales, Edition 10*.

Maps

Tithe Map of Laleston (1841)
Tithe Map of Newcastle (1841)
First Edition OS Map (1876)
Second Edition OS Map (1899)
Third Edition OS Map (1919)
Fourth Edition OS Map (1950)
OS Plan (1970)

Aerial photographs

| | |
|------|-------------------------|
| 1946 | 4654 RAFCPEUK 1871 2128 |
| 1947 | 4714 RAFCPEUK 2081 3031 |
| 1950 | 5019 RAF58 497 5258 |
| 1950 | 5019 RAF58 497 5262 |
| 1950 | 5019 RAF58 497 5264 |
| 1950 | 5019 RAF58 497 5290 |
| 1950 | 5019 RAF58 497 5292 |
| 1954 | 5406 58RAF1335 F21 0131 |
| 1954 | 5406 58RAF1335 F21 0132 |
| 1962 | 6201 OS 62 013 022 |
| 1967 | 6739 OS67 090 152 |
| 1967 | 6739 OS67 090 153 |
| 1968 | 6844 OS68 297 099 |
| 1978 | 7850 OS78-085 166 |
| 1980 | 8019 OS80_009 005 |

| | |
|------|-----------------------|
| 1981 | 8101 JAS2981 64 |
| 1982 | 8236 ADAS91127 |
| 1982 | 8236 ADAS91146 |
| 1989 | 8920 OS89_073 559 |
| 1989 | 8954 OS89_387 119 |
| 1990 | 9014 OS90_082 179 |
| 1991 | 910 Geonex7391 078 |
| 1992 | 9258 RAF1PRU2470 007 |
| 2009 | Nextperspectives |
| 2013 | Air Defence and Space |
| 2017 | Bluesky Getmapping |

Images



Image EDP 1: Sheep dip (B2), the two other entrances are visible. View looking south-west.



Image EDP 2: View south-west across the site from NGR 287966, 180508. The top of St David's Church tower is just visible.



Image EDP 3: View south-west across the site from NGR 287958, 180421. Church tower obscured from view by trees.



Image EDP 4: View south-west from the western edge of the site at NGR 2879061, 180202. St David's Church is visible.



Image EDP 5: Trackway which splits the site (NGR 287916, 180129), view north-east. This trackway leads directly to a viewpoint for St David's Church, although the track does not actually link to the church.



Image EDP 6: View south-west of St David's Church from the trackway.



Image EDP 7: View south-west across the site towards the top of St David's Church tower. View from NGR 288092, 180414.



Image EDP 8: Image illustrating the lack visibility of the church in the valley-like centre of the site. View south-west from NGR 288012, 180301.



Image EDP 9: View south-west of St David's Church tower from NGR 287945, 180114.



Image EDP 10: Agricultural feature consisting of a brick floor, stone wall and modern trough. Seen on the OS Map of 1920. Located at NGR 287921, 180125, on the southern edge of the trackway which splits the site.



Image EDP 11: View east towards the site from Laleston Conservation Area and Laleston Inn. The separating distance and intervening topography means there will be little visibility of the development from this point, and there will be no loss of significance.



Image EDP 12: View south of a possible area of quarrying or dumping within the northern area of the site. Located at NGR 287608, 180649.



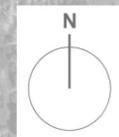
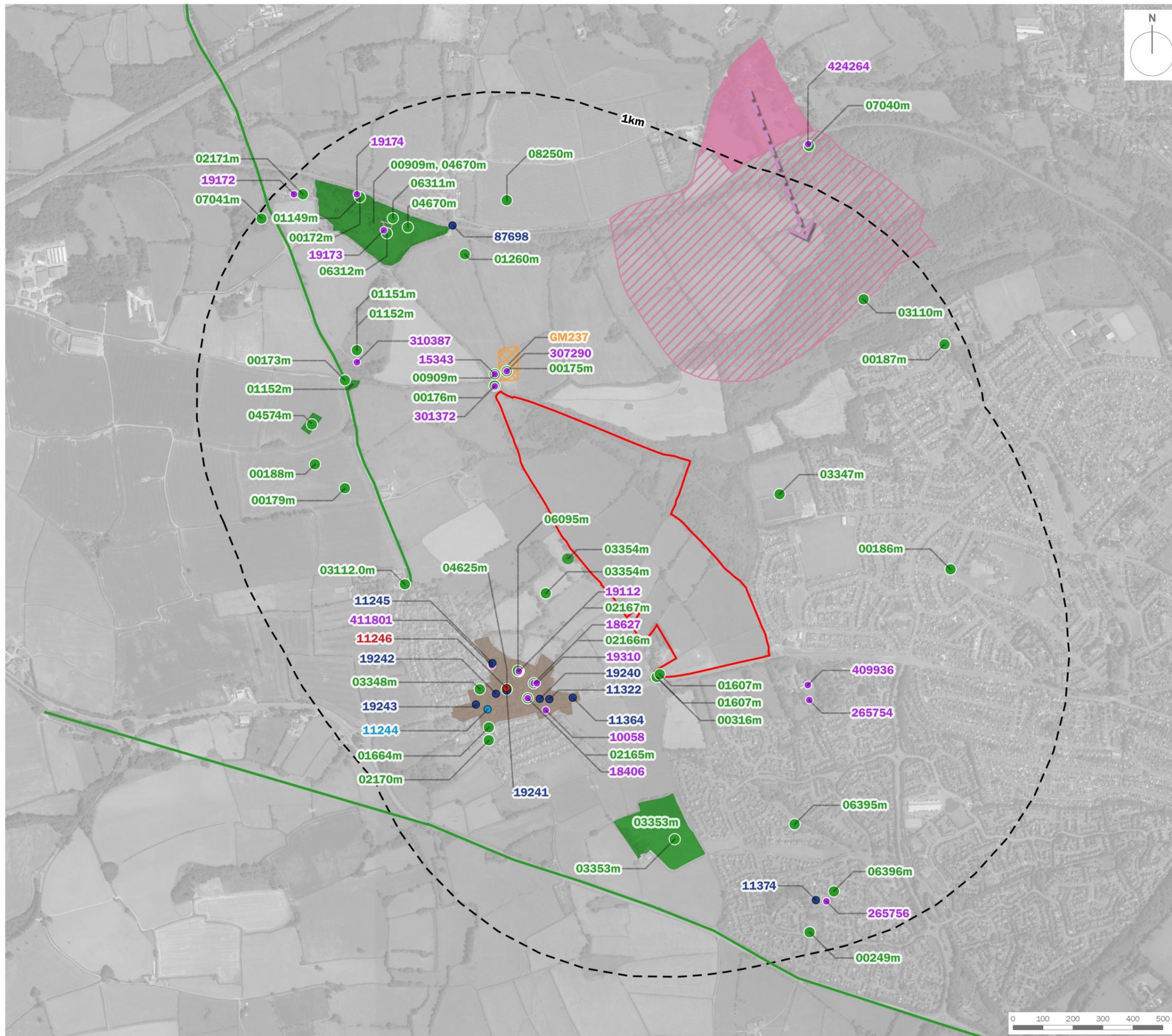
Image EDP 13: View south-west towards Laleston Conservation Area from the highest point of the site (NGR 287744, 180545).

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Plans

- Plan EDP 1** Known Heritage Assets
(edp3980_d001a 28 April 2020 JTF/AP)
- Plan EDP 2** Laleston Tithe Map (1841)
(edp3980_d002a 28 April 2020 JTF/AP)
- Plan EDP 3** 1st Edition OS Map (1876)
(edp3980_d003a 28 April 2020 JTF/AP)
- Plan EDP 4** OS Plan (1950)
(edp3980_d004a 28 April 2020 JTF/AP)

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- Site Boundary
- 1km Study Area

Designated Heritage Assets

- Scheduled Monument
- Registered Park & Garden (RPG)
- RPG Essential Setting
- RPG Significant View

- Laleston Conservation Area

Listed Buildings

- Grade I
- Grade II*
- Grade II

Non-designated Heritage Assets

- GGAT HER
- GGAT HER (Roman Roads)
- GGAT
- NMRW

client
Llanmoor Development Co Ltd

project title
Parc Llangewydd, Land at West Bridgend

drawing title
Plan EDP 1: Known Heritage Assets

| | | | |
|----------------|----------------------|----------|------------|
| date | 28 APRIL 2020 | drawn by | JTF |
| drawing number | edp3980_d001a | checked | AP |
| scale | 1:12,500 @ A3 | QA | GY |



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 Approximate Site Boundary

client
Llanmoor Development Co Ltd

project title
Parc Llangewydd, Land at West Bridgend

drawing title
Plan EDP 2: Laleston Tithe Map (1841)

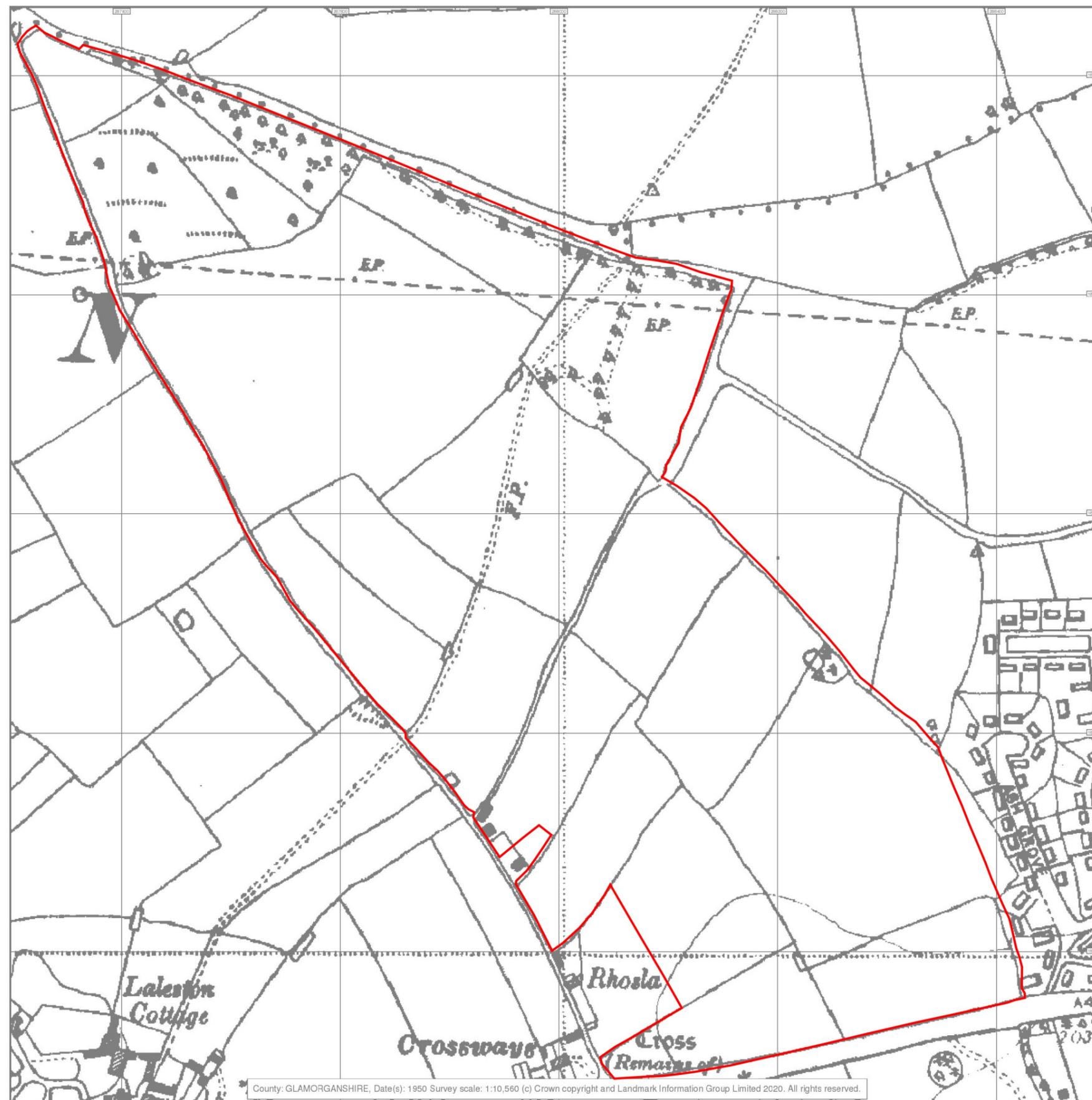
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| date | 28 APRIL 2020 | drawn by | JTF |
| drawing number | edp3980_d002a | checked | AP |
| scale | 1:5,000 @ A3 | QA | GY |



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 Approximate Site Boundary



County: GLAMORGANSHIRE, Date(s): 1950 Survey scale: 1:10,560 (c) Crown copyright and Landmark Information Group Limited 2020. All rights reserved.



client
Llanmoor Development Co Ltd

project title
Parc Llangewydd, Land at West Bridgend

drawing title
Plan EDP 4: OS Plan (1950)

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|----------------|----------------------|----------|------------|
| date | 28 APRIL 2020 | drawn by | JTF |
| drawing number | edp3980_d004a | checked | AP |
| scale | 1:4,000 @ A3 | QA | GY |



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

SHREWSBURY
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk

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