



**Land South of Pont
Rhyd-Y-Cyff,
Llangynwyd**

**Archaeology and
Heritage Baseline**

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

On behalf of:
**Persimmon Homes West
Wales**

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Non-technical Summary

- S1 This Archaeology and Heritage baseline report has been prepared by The Environmental Dimension Partnership Ltd (EDP) for Persimmon Homes West Wales, to inform and support the promotion of Land south of Pont Rhyd-Y-Cyff, Llangynwyd for allocation and residential development through the Bridgend County Borough Council (BCBC) Local Development Plan (LDP).
- S2 The principal and over-riding conclusion of this report is that there are no archaeological or heritage reasons why this site area should not be allocated for residential development within the emerging Local Development Plan.
- S3 Development of the site would have no direct impact on a designated historic asset, as it does not contain any designated historic assets and is not located within the boundary of a designated historic asset such as a conservation area.
- S4 Development would also only 'indirectly' affect one designated historic asset, comprising the Grade II listed T'yn-y-Waun farmhouse [ID 20433] which is located just to the west of the site's western boundary. It is assessed that the site makes a small contribution to the significance of this modestly proportioned post-medieval farmhouse and so, development of the farmland would have a small impact that could be reduced further by appropriately sensitive masterplanning measures.
- S5 There is nothing in current legislation or either national or adopted local planning policy that prevents or restricts development of the site as a result of this impact and instead it is for the decision maker to apply weight to this impact and evaluate it against the public benefits which would be brought forward by the development.
- S6 The site contains two Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER) entries [**06517m**, **07947m**], both of which relate to the same curving alignment of a former railway line in the east of the site and still preserved as a substantial earthwork.
- S7 There is no suggestion that the presence of the former railway line, which is quite difficult to discern at the north-east end adjacent to the road, but then becomes more obvious as a cutting proceeding to the south west; would either preclude or constrain the residential development of the site and instead it is considered more reasonable to conclude that an appropriately sensitive and responsive development could in fact enhance the condition of the former railway through improved management.
- S8 There is absolutely no reason to believe or expect that known or unknown archaeology represents a constraint to either the deliverability or capacity of the site to accommodate residential development.
- S9 In fact, it is the clear and unequivocal conclusion of this assessment that impacts on any hitherto unknown non-designated archaeological features, deposits or remains that may

be found within the site could easily be dealt with at the planning application stage through the completion of archaeological investigation and recording in accordance with best practice and through prior liaison and consultation with GGAT as the Council's specialist advisors.

Section 1

Introduction

- 1.1 This Archaeology and Heritage baseline report has been prepared by The Environmental Dimension Partnership Ltd (EDP) for Persimmon Homes West Wales, to inform and support the promotion of Land South of Pont Rhyd-Y-Cyff, Llangynwyd for allocation and residential development through the Bridgend County Borough Council (BCBC) Local Development Plan (LDP).
- 1.2 Its principal objective is to identify the baseline position in respect of archaeological and heritage assets and determine whether there are any constraints to development, in terms of its deliverability or its capacity, which either preclude or restrict its suitability for allocation within the emerging LDP.
- 1.3 This report employs Welsh Government guidance in *Planning Policy Wales Edition 11* and *Technical Advice Note 24 (TAN 24)*, as well as best practice guidance from Cadw set out in *Heritage Impact Assessment in Wales (Cadw 2017a)* and *Setting of Historic Assets in Wales (Cadw 2017b)* to investigate these archaeological and heritage issues and provide a robust evidence base underpinning the site's candidacy for residential development.

Location and Boundaries

- 1.4 The site is located south of the town of Pont Rhyd-Y-Cyff, to the west of the A4063, where it comprises five field parcels separated internally and surrounded by areas of woodland and centred on approximately National Grid Reference (NGR) SS 86694 88510.
- 1.5 The site is defined in the east by the north-south course of the A4063, to the south by the curving alignment of a former railway line and in the west and north by areas of woodland dividing it from the wider countryside and adjacent residential settlement, respectively.

Topography and Geology

- 1.6 The site is located on the lower reaches of a relatively gentle south-facing slope that runs down to the valley of the Nant y Gadlys, which then in turn represents a tributary of the River Llynfi running south towards the town of Bridgend and then the Bristol Channel.
- 1.7 The solid geology comprises Brithdir Member sandstone. This is sedimentary bedrock formed approximately 308 to 310 million years ago in the Carboniferous Period, within a local environment dominated by rivers.
- 1.8 The overlying superficial geology comprises Devensian Diamicton till. These formed up to two million years ago during the Quaternary Period and in a local environment previously dominated by ice age conditions.

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Section 2 Methodology

- 2.1 This section identifies the methodology that was used to identify the baseline position at the site and in its immediate zone of influence.

Archaeological Assessment Methodology

- 2.2 This assessment has been undertaken in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA 2017), with which EDP is a Registered Organisation (RO), as well as in line with the methodology that is outlined within Cadw's publication *Heritage Impact Assessment in Wales* (Cadw 2017a).
- 2.3 The assessment initially involved the consultation of publicly available archaeological and historical information gathered from relevant documentary and cartographic sources. The principal sources of information comprised the following:
- The Glamorgan-Gwent Archaeological Trust Historic Environment Record (HER);
 - Historic maps accessed online; and
 - The Historic Wales online portal.
- 2.4 This information gathered from the sources above was checked and augmented through the completion of a site walkover by an experienced and highly knowledgeable surveyor and in a period of suitable weather conditions in February 2021.
- 2.5 Where relevant, the assessment of significance of known and/or recorded archaeological remains within the site makes reference (where relevant) to the four 'heritage values' identified by Cadw within its *Conservation Principles* document (Cadw 2011). These are:
- The asset's *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset's *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and

- The asset's *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

2.6 This report provides a synthesis of relevant information for the site derived from a search area extending up to c.1.0km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered and then understood.

Setting of Heritage Assets

2.7 In addition to the potential for direct impacts on the fabric of an asset, when assessing the 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 of potential indirect effects (in terms of 'setting') is made according to Cadw's guidance *Setting of Historic Assets in Wales* which was published in May 2017.

2.8 In simple terms, the guidance states that setting '*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. The guidance states that the importance of setting '*lies in what it contributes to the significance of a historic asset*'.

2.9 As such, when assessing the indirect impact of proposals on heritage assets, it is not a question of whether their setting would be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of 'significance'.

2.10 Set within this context, where the objective is to determine the potential for development to have an indirect effect on heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm.

2.11 The guidance identifies that change within a heritage asset's setting need not necessarily cause 'harm' and that it can be positive or in fact neutral.

2.12 Cadw's guidance (Cadw, 2017b) sets out a four-stage approach to the identification and assessment of setting effects; i.e.:

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.

- 2.13 Therefore, the key issue to be determined is whether, and to what extent, the proposed development would affect the contribution that setting makes to the heritage significance of the asset under consideration, as per **Stage 2** of the Cadw guidance.

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Section 3 Legislation and Planning Guidance

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

Legislation

- 3.2 In March 2016, the *Historic Environment (Wales) Act* came into force. Whilst providing a number of new provisions to existing legislation, the changes do not specifically affect the planning process or the way in which archaeology and heritage matters are addressed.

Listed Buildings

- 3.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process in Wales.

- 3.4 Section 66(1) of the 1990 Act concerns listed buildings and states that: ‘...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.’

- 3.5 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.

- 3.6 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 also, neither does it in any way indicate that a development which does not preserve them is unacceptable or should therefore be refused.

- 3.7 This point is made very clearly in Paragraph 54 of the judgement regarding *Forest of Dean DC v Secretary of State for Communities and Local Government* (2013), which identifies 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.'

- 3.8 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'.

Conservation Areas

- 3.9 Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act of 1990* sets out the statutory duty for a decision-maker where a proposed development would have an impact on the character and appearance of a conservation area. This states that:

'...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

- 3.10 As far as Section 72(1) of the Act is concerned, it has previously been established by the Courts (*South Lakeland DC v Secretary of State for the Environment, [1992] 2 WLR 204*) that proposed development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively *enhance*.

- 3.11 The preservation of the setting of a conservation area is not a statutory duty, and it is a planning policy only.

Archaeology

- 3.12 The *Ancient Monuments and Archaeological Areas Act 1979* addresses the designation and management of Scheduled Monuments, providing for the maintenance of a schedule of monuments (and archaeological remains) which are protected.

- 3.13 The designation of archaeological and historic sites as Scheduled Monuments applies only to those that are deemed to be of national importance and is generally adopted only if it represents the best means of protection.

- 3.14 The 1979 Act does not address the concept of 'setting', just their physical remains, and, therefore, for Scheduled Monuments the protection of 'setting' is a matter of policy in the same way it is for a conservation area.

- 3.15 In Wales, the written consent of the Welsh Minister is required for development that would impact upon a Scheduled Monument, and applications for Scheduled Monument Consent are submitted to Cadw, the Welsh Government's Historic Environment Service.

National Planning Policy

- 3.16 The Welsh Government published *Future Wales: The National Plan 2040* on 24 February 2021 (see WG 2021a) and highlights in the foreword from the Minister for Housing and Local Government that it forms a ‘*framework for planning the change and development our country will need over the next two decades*’.
- 3.17 In terms of the Welsh Government’s objectives, Number 6 of *Future Wales Outcomes* on Page 55 states that: ‘*Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses*’.
- 3.18 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 Edition Eleven*, which was published on 24 February 2021 (PPW 2021).
- 3.19 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*’.
- 3.20 At Paragraph 6.1.6 the Welsh Government’s objectives for the historic environment are outlined. 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.*’
- 3.21 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.*’
- 3.22 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.*’
- 3.23 Regarding listed buildings, PPW (2018) 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.'

3.24 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'.*

3.25 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'.*

3.26 Paragraphs 6.1.15 and 6.1.16 of Planning Policy Wales Edition 10 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.'

3.27 It is apparent the 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 not whether there is any harm at all.

3.28 Regarding archaeological remains, PPW states at Paragraph 6.1.23, that:

'The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a Scheduled Monument or not.'

3.29 It then adds at Paragraph 6.1.24 that:

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

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

3.31 Paragraph 6.1.26 recommends that:

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

3.32 In cases where the grant of planning permission would result in archaeological remains being destroyed, at Paragraph 6.1.27, PPW 2018 states the following with regard to the planning authority's obligations:

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

Technical Advice Note 24 (TAN 24)

3.33 Additional heritage guidance in Wales is set out in *Technical Advice Note 24: The Historic Environment* (Welsh Government, 2017).

3.34 TAN 24 (see WG 2017) outlines that it provides *'guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications.'* It clarifies the policies and distinctions made in PPW.

3.35 A definition for a *'historic asset'* is given as: *'An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated'*.

3.36 Effects through changes within the settings of designated historic assets are covered in TAN 24 at Paragraphs 1.23 to 1.29. These paragraphs define the setting of an historic asset as comprising 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.'

3.37 TAN 24 also advises on factors to consider when assessing setting. Paragraph 1.26 notes that it is: '*...for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of Scheduled Monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings'*.

3.38 Paragraph 1.29 goes on to state 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.'

3.39 Also of relevance is **Section 4**, which is concerned with archaeological remains and sets out the Welsh Government's advice regarding consultation, archaeological assessment, and the preservation, recording and understanding of archaeological evidence.

Local Planning Policy

3.40 Current local planning policy for the site and surrounding area comprises the *Bridgend Local Development Plan 2006-2021*, adopted in September 2013 (BCBC 2013), and this includes two archaeology and heritage policies of relevance:

Strategic Policy SP5

Conservation of the Built and Historic Environment

'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;*
- S5P(5) Historic Landscapes, Parks and Gardens or; and*
- SP5(6) Locally significant buildings.*

Policy ENV8

Heritage Assets and Regeneration

Development which respects and utilises heritage assets and which preserve, conserve, or enhance the local distinctiveness of the County Borough will be permitted.

Development which would materially harm heritage assets and features will not be permitted.'

- 3.41 The *Bridgend Replacement Local Development Plan 2018-2033* is a high-level strategy currently being prepared by the council. This is currently at an early stage of preparation and exists as a Deposit Draft.
- 3.42 These planning policies, at the national and local levels, have been taken into account in the preparation of this assessment.

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Section 4 Existing Baseline

- 4.1 This section of the report defines the baseline position at the site, based on the information from the sources in **Section 2**.

Designated Historic Assets

- 4.2 The site does not contain any 'designated' historic assets (such as listed buildings) and, whilst there is a scatter of scheduled monuments and listed buildings in the surrounding landscape (primarily to the west, east and south) there is only one designated asset that is assessed as being potentially affected by the proposed development.
- 4.3 This is T'yn-y-Waun farmhouse, which is a Grade II listed building [ID 20433] situated just to the west of the south-western site boundary and designated on 08 September 1998. It is described as follows in the citation:

'A 3-part house of mid C18 date, with central living hall, a parlour at the E end, and a service room, now the kitchen/dining room beyond the axial stack on the W.

Built of Pennant sandstone and rendered, with a concrete tiled roof. Two storeys, 3 unit plan. Main entrance within a stone-built porch on the S side, opposite the stair and at the lower end of the living hall. Rear entrance, a part-glazed door to the service end. Sash windows.

Three ceiling bay central living hall with one deep chamfered cross beam with cut stops and an axial stack, said to have a side oven, now furnished with a late C19 fireplace and surround. Timber partition to the upper parlour which has a gable stack with a fine painted slate late C19 fireplace. The stone winding stair in the N stair tower leads to the upper floor, divided by trusses into 4 bays and 2 narrower bays at the service end. Collar beam trusses, the principals seated in the walls, but detail covered up.'

- 4.4 The listing citation also highlights that: *'The house stands on a platform on the S side of the farmyard'* and then states the reason for its designation as a listed building as being because it forms a *'C17 farmhouse in its original form, a good example of a house built at the period of change from the traditional C17 regional plan to the more Renaissance style house'*, which is surprising in view of the fact the description identifies it as being a house dating from the mid 18th century instead.
- 4.5 More detailed consideration of the significance and setting of this listed building, as well as its interaction with the site and potential sensitivity to its development, will be outlined in **Section 5** that follows.

Non-designated Heritage Assets

GGAT HER Information

Records within the Site

- 4.6 The site contains two GGAT HER entries [**06517m, 07947m**], both of which relate to the same curving alignment of former railway line in the east of the site and still preserved as a substantial earthwork.
- 4.7 Both entries relate to the Dyffryn Llynfi and Porthcawl Railway that was authorised by an Act of Parliament in 1825 and finally opened in 1828, when it was used to transport raw materials and finished products between Maesteg to the north and Porthcawl Harbour.
- 4.8 A third HER entry refers to an ‘unidentified structure’ shown on the 3rd edition Ordnance Survey map right on the eastern boundary of the site where the railway line crosses the A4063 road south towards Bridgend [**06516m**].

Records from the Wider Study Area

- 4.9 The GGAT HER records no archaeological features, deposits, remains or finds pre-dating the medieval period within the study area. There are no archaeological remains of either prehistoric, Roman or early medieval date anywhere within one kilometre of the site.
- 4.10 However, on the eastern edge of the 1km study area, the place-name of ‘Llety Brongu’ is identified as representing the site of an early medieval house or church, even if the house here currently is of post-medieval construction.

Medieval (1066-1485AD)

- 4.11 A notable concentration of medieval and post-medieval HER entries is focused c.800m to the north-west of the site within the settlement of Llangynwyd and the Conservation Area designated by the Council.
- 4.12 These include the 12th century parish church [**00910m**], a cross base stone [**00120m**] and a holy well [**00121m**], whilst the enclosing churchyard itself is recorded on the GGAT HER as **04629m**.

Post-medieval (1485 -1714)

- 4.13 As well as its medieval buildings, Llangynwyd contains a number of post-medieval sites and structures, including the Old House Inn which dates from the 17th century and is also Grade II listed [**02034m**].
- 4.14 A scatter of post-medieval houses is distributed across the study area, with Gelli Sirion; an early 17th century structure [**00911m**]; located on the south-eastern edge of the study

area and Llety Brongu [**01398m**] located to the north-east of the wider study area and originating as a regional house with internal chimney and lobby entry.

- 4.15 On the north-western edge of the 1km study area, Neuadd Domos farmhouse is recorded on the GGAT HER as **08435m**. It dates from the early 17th century, but the house's name invokes the presence of a hall and therefore potentially a medieval date as a substantial building instead of a post-medieval farmhouse.

Georgian and Victorian (1714-1901)

- 4.16 To the south west of the site, HER **04746m** records an area of traditional hedgerows that remain undated but are first depicted on the mid-19th century Tithe map and may hence be of post-medieval or earlier construction potentially.
- 4.17 A barn at Bryncynan Farm [**04747m**] is recorded on the HER c. 660m to the south-west of the site and is depicted on the first edition OS map from the 1870s.
- 4.18 An area of 19th century industrial remains is identified on the southern edge of the wider study area, including the site of Gadlys woollen mill [**04678m**] that was developed in the last decades of the 19th century. The associated mill race is identified as **04681m** and an additional leat close by is identified on the GGAT HER as **04808m**.
- 4.19 On the north eastern edge of the study area, HERs **01435.0m** & **04291.0w** highlight the position and course of the Port Talbot Docks Railway which was opened in 1897 and then became subsumed within the Great Western Railway subsequently.
- 4.20 The associated Cwmceryn Tunnel [**05976w**] is recorded on the GGAT HER and survives as an earthwork, having been built at the end of the 19th century. The nearby viaduct also appears as an entry on the GGAT HER [**06027m**].
- 4.21 To the east of the site, HER **04683m** identifies a quarry shown on historic maps spanning the late 19th and early 20th centuries.
- 4.22 Additional 19th century mine workings include the Llety Brongu Colliery that was located on the north-eastern edge of the 1.0km study area and was in operation from the middle of the 19th century until the latter part of the century.
- 4.23 Trial levels are noted on the northern edge of the study area at Cwmfelin [**06586m**] and other levels and mine workings are recorded nearby. In addition, 19th century coke ovens are recorded close by [**06587m**].
- 4.24 At the far south-western corner of the wider 1km study area, HER **04745m** identifies the position of a footbridge across the Nant y Castell which dates from the late 19th century.

Modern (1901 onwards)

- 4.25 The GGAT HER does not identify any specific records of modern date within the 1km study area defined around the site.

Unknown Date

- 4.26 On the north-western edge of the 1km study area, HERs **01140m** and **01141m** identify earthworks forming two oval platforms, in addition to other earthwork platforms in the same field; The origins and function of these platforms remains unknown.

Previous Field Investigations

- 4.27 Only two 'events' are recorded on the GGAT HER within the wider study area around the site. Neither are within the site and neither provide any information which is of relevance to the archaeological interest or potential of the site.

NMRW Information

- 4.28 The NMRW does not record any significant information for the site and surrounding area, beyond that recorded on the GGAT HER.
- 4.29 It does identify the curving alignment of the Dyffryn Llynfi and Porthcawl Railway running in a cutting across the eastern end of the site from north-east to south-west, but it details no further supporting information.

National Museum Data

- 4.30 The National Museum does not record any archaeological information from the site and indeed there is scant information from anywhere within the wider study area. Instead, the only noteworthy collections of archaeological material comprise collections of prehistoric artefacts from (1) the eastern slopes of Mynydd Margam and (2) the west-facing slope of Mynydd Ty-talwyn circa 3.5 and 2km south of the site respectively.

Summary Overview

- 4.31 The only archaeological entry within the site is the linear earthwork forming the course of the Dyffryn Llynfi and Porthcawl Railway. It represents an archaeological feature/asset of low significance, mainly for its evidential and historic value.
- 4.32 Other than this 'known' feature, there is no indication, from the nature and distribution of features, deposits, remains and finds within the wider 1km study area that the site has a greater than low potential to contain previously unknown or unrecorded archaeology.
- 4.33 It is possible that the site may contain remains of previous land division or drainage, but there is no indication that such remains of past agricultural land use would be of actual

or potential significance. Indeed, there is only low potential for significant archaeological remains to be preserved anywhere within the site's boundary.

Historic Map Information

- 4.34 The 1841 Tithe Map (**Plan EDP 2**) is the earliest available map to show the site in detail. It depicts the curving course of the Dyffryn Llynfi and Porthcawl Railway towards the east end, highlighting that the site's boundary takes in the triangular top end of an agricultural enclosure situated on the south-east side.
- 4.35 The site is shown as essentially comprising one large field, with a small triangular area separated off in the north. The broad band of woodland running around the northern side of the field is clearly shown and labelled on this map, but there are no structures depicted anywhere within the site's footprint.
- 4.36 The apportionment records the open farmland within the site as being subject to pastoral cultivation and states that it was owned by one 'Christopher Rice Mansell Talbot Esquire', who is similarly recorded as owning the adjacent farmhouse.
- 4.37 The first edition 25" Ordnance Survey map shows the site as two separate fields divided by a reasonably substantial, east-west aligned hedgerow and individually broken up into smaller parcels by a series of ditches or streams issuing broadly in the north and running to the south or south west.
- 4.38 The site is shown as being defined by strong field boundaries in the west and especially in the north and east, where the Grade II listed farmhouse at Ty'n-y-waun is identified on the map as being separated from the site in the west by a small area of gardens and orchard on its eastern flank.
- 4.39 No change is shown on the second edition 25" Ordnance Survey map (1898-99), with the south eastern boundary still defined by the curving alignment of a former railway. There is equally no change illustrated on the 1918-19 25" edition either.
- 4.40 The post-war 6" edition Ordnance Survey maps continue to show the site as being formed from two large agricultural enclosures separated by an east-west boundary, parcelled up into small enclosures by a series of spring lines or ditches and with the edges in the north and east defined by broad areas of vegetation.
- 4.41 Whilst the 1947 and 1964 OS editions show these spring lines/ditches as being 'natural' in their morphology, the subsequent revision dated 1970 suggests that they were altered to have a more engineered form and appearance. In all cases the ditches to the north and south are shown flowing into the centrally positioned draining channel that then took the water eastwards towards the main road to discharge.
- 4.42 The 1987-91 edition of the 6" Ordnance Survey map labels the 'disused tramway' to the east of the site for the first time.

- 4.43 In summary, none of the available historic maps provide any evidence for the existence of significant archaeological features, deposits and/or remains within the site's boundaries. Indeed, in each case they serve to demonstrate that the land has remained consistent in its use as agricultural farmland surrounded by woodland and hedgerow and with most of the internal sub-divisions defined by spring lines and/or ditches.

Aerial Photographs

- 4.44 This report omits reference to aerial photos at this stage, but this is not expected to alter or influence the assessment of archaeological interest or potential because of the details provided by the other baseline sources, which together highlight that the site exhibits just low interest or potential.

Site Conditions

- 4.45 The site comprises two large fields of rank pasture separated by an east-west ditch which is densely overgrown with trees and scrub. The northern field particularly is then also sub-divided into a series of smaller land parcels by narrow ditches running north-south, with the edges of the site characterised by trees and scrub, which is broadest and densest in the north and south. The site's boundaries to the west and east are formed by narrower tree lines that provide a greater degree of visual permeability.
- 4.46 The site contains two GGAT HER entries [**06517m, 07947m**], both of which relate to the same curving alignment of former railway line in the east of the site and still preserved as a substantial earthwork.
- 4.47 Both entries relate to the Dyffryn Llynfi and Porthcawl Railway that was authorised by an Act of Parliament in 1825 and finally opened in 1828, when it was used to transport raw materials and finished products between Maesteg to the north and Porthcawl Harbour. The railway line survives as an earthwork (in a variable state of preservation) that curves round from north-east to south-west through the south of the site within area of trees and scrub that is accessed along a public footpath from the main road.
- 4.48 The position of the curving former railway line is difficult to discern at the north-east end, closest to the main road, although a series of paired cast iron marker posts dated '1886' and apparently forged by the Great Western Railway define the boundaries. It becomes a more pronounced negative earthwork further to the south-west, where it enters a cutting within the scrubby woodland on the north side of the public footpath and descends down the slope, away from the site.
- 4.49 Other than the curving course of the former railway line; which is at grade amidst a tangle of dense woodland in the east close to the road and then descends into an increasingly deep cutting as it proceeds to the south west; no archaeological features or remains are visible within the site footprint.

Section 5 Setting Assessment

Introduction

- 5.1 This section of the report provides a staged assessment of the likely impact of the site's residential development on the significance of those designated historic assets that might be capable of being harmed as a result of change to their setting.
- 5.2 It therefore builds on the details set out in **Section 4** of this report and takes forward the rest of the staged approach which is described in Cadw (2017b) for the identification and assessment of the potential effects on off-site designated assets.

Listed Buildings

- 5.3 As described above in **Section 4**, a single listed building was scoped into the assessment of potential setting effects defined in **Step 1** of Cadw's guidance.

T'yn-y-Waun Farmhouse [ID 20433]

- 5.4 As far as Cadw guidance is concerned (see Cadw 2017b), T'yn-y-Waun farmhouse Grade II listed building is the only historic asset within the site's wider zone of influence that might be affected by the proposed residential development.
- 5.5 Insofar as the asset's significance is concerned (see Cadw 2011), the majority is derived from the evidential and historic value enshrined in the built form and fabric of this post-medieval farmhouse (of either 17th or 18th century origin).
- 5.6 These values are recognised in the designation of the farmhouse as a *Building of Special Architectural or Historic Interest*.
- 5.7 The building (which is on private land and not readily accessible) is considered to possess only limited aesthetic value because it represents a vernacular building of modest design and proportions. It is assessed as possessing little or no communal value on the basis that it is situated on private land accessed along a long track from the nearest road and where any public appreciation and enjoyment of the Welsh farmhouse's specialness, beyond the owners and their contacts will be minimal.
- 5.8 A minority portion of the asset's significance is however drawn from its setting, where the surroundings in which it is experienced (or can be experienced from it) extend to the land within the site's footprint.
- 5.9 Located 60 metres from the site's western boundary, the historic OS maps illustrate that the east-west aligned farmhouse was accessed along a broadening track from the west and occupied the centre of a sub-circular farmyard with outbuilding ranges situated to the

north and the south. A sub-rectangular enclosure to the east divided the farmhouse from the site boundary and contained what was presumably a garden and also a small orchard. A footpath is depicted passing through the site to the north-east and connecting into the main road south of the east-west aligned stream course.

- 5.10 Although the post-Second World War period (illustrated on the 1962 OS map edition) saw the reorganisation of the historic farmyard and the reorientation of the access drive from the west to the north, as well as a marked increase in the size and number of agricultural outbuildings located to the north and north-west, the farmhouse continued to be divided from the site by a small garden/wooded enclosure and continued to occupy an essentially undeveloped farmland landscape to the south of the residential estates on the south-west corner of the town.
- 5.11 The farmhouse is still separated from the south-western corner of the post-war residential housing estate by an area of undeveloped fields, but even so its immediate surroundings have changed markedly since the 1960s.
- 5.12 This is most obviously highlighted by the series of large, modern, steel portal-framed sheds which are positioned immediately upslope of the white-rendered farmhouse, so its north-facing side is closed off from view on the driveway approach (see **Image EDP 1**). and only its southern elevation remains open and provides views down the slope towards the open agricultural landscape.
- 5.13 As well as the farmyard to the north, recent alterations have also focused on the provision of a small sub-oval garden positioned in front of the south-facing elevation.
- 5.14 The east-west orientated farmhouse continues to be separated from the western edge of the site by an area of pasture and the remains of a small woodland plantation beyond, but it is clear that these spaces have been degraded and downgraded in importance since the early decades of the 20th century. They now have a spartan and unkempt character on the south-eastern flank of the large and functional modern farmyard adjoining the farmhouse.
- 5.15 Despite the (negative) changes that have taken place in recent times, the farmyard and surrounding farmland continue to represent the elements of the farmhouse's setting that make the greatest contribution to its significance.
- 5.16 It is possible to experience the post-medieval farmhouse from (a) along the former railway line and public footpath to the north-east and (b) the access track running east-west along the north side of the site. Even so, it is difficult to understand or appreciate the evidential or historic values which justify and underpin the building's designation as being of special interest because of the intervening distance and also the mature tree cover. It is primarily the white painted exterior of the building that is recognisable in these long-distance views and in many respects, it is the adjoining barns that are the dominant features because of their more substantial scale.

- 5.17 These long-distance views are reproduced in **Images EDP 2** and **3**, whilst **Image EDP 4** is taken from the south-western end of the site looking outwards through the tree line which defines the western boundary.
- 5.18 Once again, it is the white-painted gable end which stands out in this experience and the outwards view provides little or nothing in the way of an understanding or appreciation of the building's significance as a historic asset. Again, the dominant aspects of this outward view continue to be the much more substantial modern steel-portal framed sheds located uphill and to the rear of the farmhouse.
- 5.19 Nevertheless, the historic documents show that there is an historic functional association between the farmhouse and the land within the site. and so, whilst this is no longer extant and not physically represented at the site in a way which could be either experienced or in any way appreciated without recourse to those same historic documents, it is considered that the experience of the Grade II listed post-medieval farmhouse looking out from within and across the site makes a **small** contribution to its significance as an historic asset.
- 5.20 Development at the site therefore has the potential to impact upon the listed farmhouse indirectly through change within its setting.
- 5.21 However, in view of the conclusion (above) that the experience from within and across the site makes only a small contribution to the significance of the listed farmhouse, it can only reasonably be concluded that the impact of residential development within the site would only be equally small or restricted.
- 5.22 It is also assessed that this 'small' impact could be further reduced through the siting and design of the residential development at the planning application stage; not only in terms of the masterplan itself, but also in respect of storey heights and orientation for example; as well as through the enhancement of the mature treeline defining the site's boundary at the west end to increase the density of the understorey and improve its screening quality. It is considered that this would better separate the residential development and the listed farmhouse and thus minimise the impact on its setting.

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Section 6 Conclusions

- 6.1 The principal and over-riding conclusion of this report is that there are no archaeological or heritage reasons why this site area should not be allocated for residential development within the emerging Local Development Plan.
- 6.2 The site does not contain any designated historic assets and so hence its development is not constrained in that respect. Together, a desk study and site visit have shown that only one designated historic asset might be 'indirectly' affected by the development of the site in terms of the contribution its setting makes to its significance.
- 6.3 This is the Grade II listed T'yn-y-Waun farmhouse **[20433]** which is located just to the west of the site's western boundary. It is concluded that this 17th/18th century farmhouse derives no more than a small amount of its significance from its relationship with the site and that, as a result, development of the site would have no more than a small impact on that significance.
- 6.4 There is nothing in current legislation or either national or adopted local planning policy that prevents or restricts development of the site as a result of this impact and instead it is for the decision maker to apply weight to this impact and evaluate it against the public benefits which would be brought forward by the development.
- 6.5 This evaluation will obviously need to take place at the planning application stage and for the time being this impact does not preclude development at the site or necessarily limit its capacity in that respect. The assessment is clear in stating that appropriate measures could be included within the masterplan process to reduce the impact of development on the significance of T'yn-y-Waun farmhouse; i.e. in terms of extent, layout, location of open space and the reinforcement of the trees and scrub along the western boundary with new landscape planting.
- 6.6 The remainder of the designated historic assets within the surroundings of the site would not be adversely affected by its residential development.
- 6.7 The site contains two GGAT HER entries **[06517m, 07947m]**, both of which relate to the same curving alignment of former railway line in the east of the site and still preserved as a substantial earthwork.
- 6.8 Both entries relate to the Dyffryn Llynfi and Porthcawl Railway that was authorised by an Act of Parliament in 1825 and finally opened in 1828, when it was used to transport raw materials and finished products between Maesteg to the north and Porthcawl Harbour.
- 6.9 The railway line survives as an earthwork (in a variable state of preservation) that curves round from north-east to south west through the south of the site within area of trees and scrub that is accessed along a public footpath from the main road.

- 6.10 There is no suggestion that the presence of the former railway line, which is quite difficult to discern at the north-east end adjacent to the road, but then becomes more obvious as a cutting proceeding to the south-west; would either preclude or constraint the residential development of the site and instead it is considered more reasonable to conclude that an appropriately sensitive and responsive development could in fact enhance the condition of the former railway through improved management.
- 6.11 There is no recorded evidence for 'pre-medieval' activity in the immediate area of the site, with medieval and post-medieval settlement activity either focused on Llangynwyd or widely scattered across the wider landscape as dispersed rural farmsteads.
- 6.12 However, the majority of the recorded HER entries date to the Victorian period and cover the formation and development of the industrial landscape and do not themselves point towards the presence of associated or contemporary archaeological remains beneath the agricultural land within the site. The available historic maps show that the site area has comprised undeveloped agricultural farmland since at least the mid 19th century.
- 6.13 Therefore, the investigation of the wider landscape around the site has shown that it has a low potential to contain significant archaeological features, deposits or remains, with the most likely archaeological remains to be encountered comprising medieval and later ploughsoils and possibly the buried remains of land divisions of low significance.
- 6.14 In fact, it is the clear and unequivocal conclusion of this assessment that impacts on any hitherto unknown non-designated archaeological features, deposits or remains that may be found within the site could easily be dealt with at the planning application stage in the usual way through completion of systematic archaeological investigation and recording in accordance with best practice and through prior liaison and consultation with GGAT as the Council's specialist advisors.
- 6.15 There is absolutely no reason to believe or expect that known or unknown archaeology represents a constraint to either the deliverability or capacity of the site to accommodate residential development.
- 6.16 Therefore, with regard to the report's over-arching aim, it concludes that the site does not have any archaeological or heritage constraints that could not be satisfactorily dealt with and would therefore either prevent or restrict its proposed development.

Section 7

Bibliography

Cadw 2011 *Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment in Wales* (Cardiff)

Cadw 2017a *Heritage Impact Assessment in Wales* (Cardiff)

Cadw 2017b *Setting of Historic Assets in Wales* (Cardiff)

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Images



Image EDP 1: View from the north showing the immediate topographical and farmyard setting of T'yn-y-Waun farmhouse Grade II listed building.



Image EDP 2: View from the east-west aligned access track to T'yn-y-Waun farmhouse looking south-west across the site and through the boundary vegetation.



Image EDP 3: View from the main road looking west through the site and showing the nature and character of long distance views of T'yn-y-Waun farmhouse Grade II listed building.

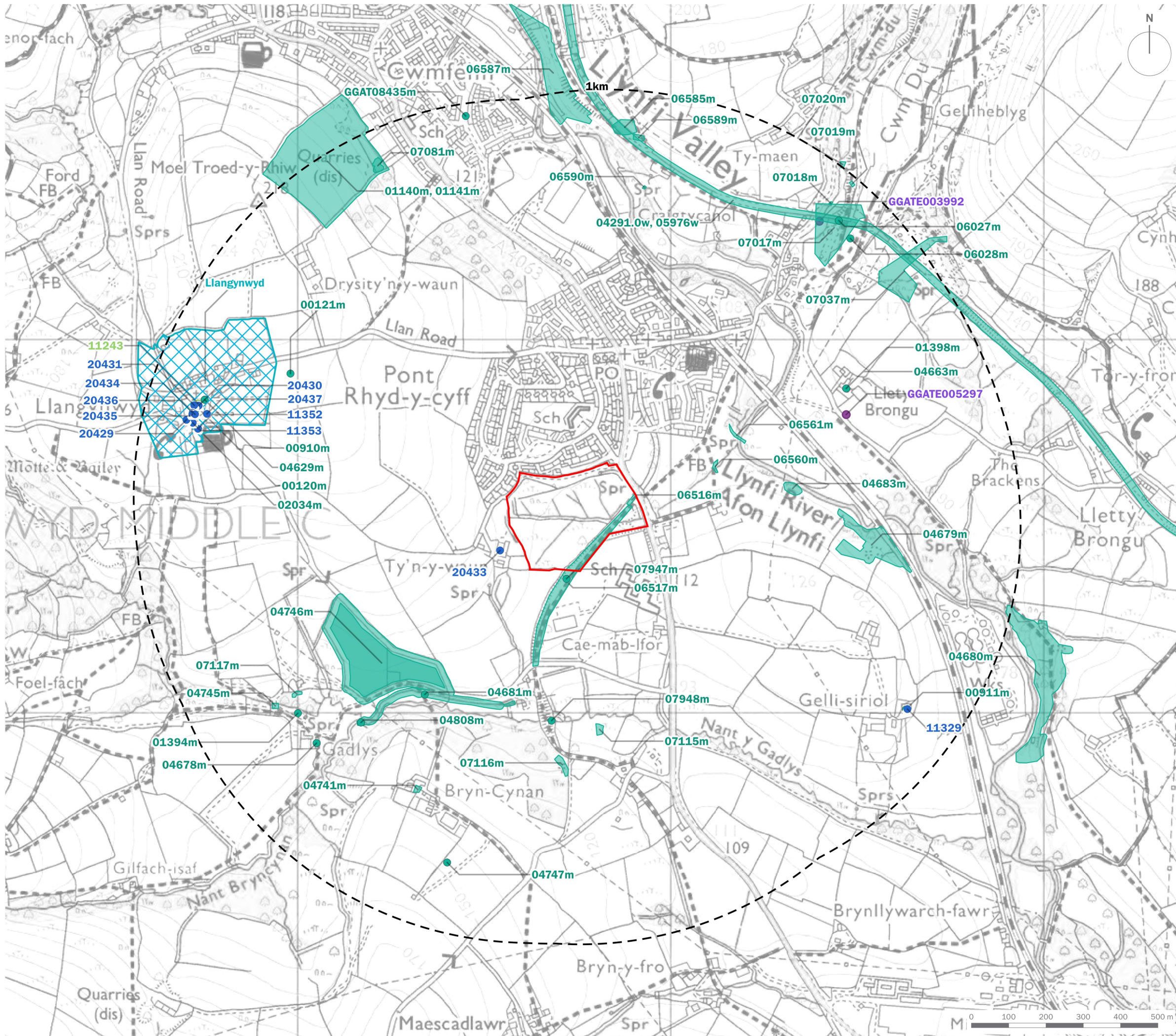


Image EDP 4: View from the south-west end of the site (through the boundary vegetation) and showing the experience of T'yn-y-Waun farmhouse Grade II listed building.

Plans

- Plan EDP 1** Known Heritage Assets
(edp6743_d016a 12 March 2021 EJ/AC)
- Plan EDP 2** Extracts of Historic Maps
(edp6743_d018a 12 March 2021 EJ/AC)

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- Site Boundary
- 1km Study Area
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- HER Monument
- HER Event

client
Persimmon Homes West Wales

project title
Land South of Pont Rhyd-Y-Cyff, Llangynwyd

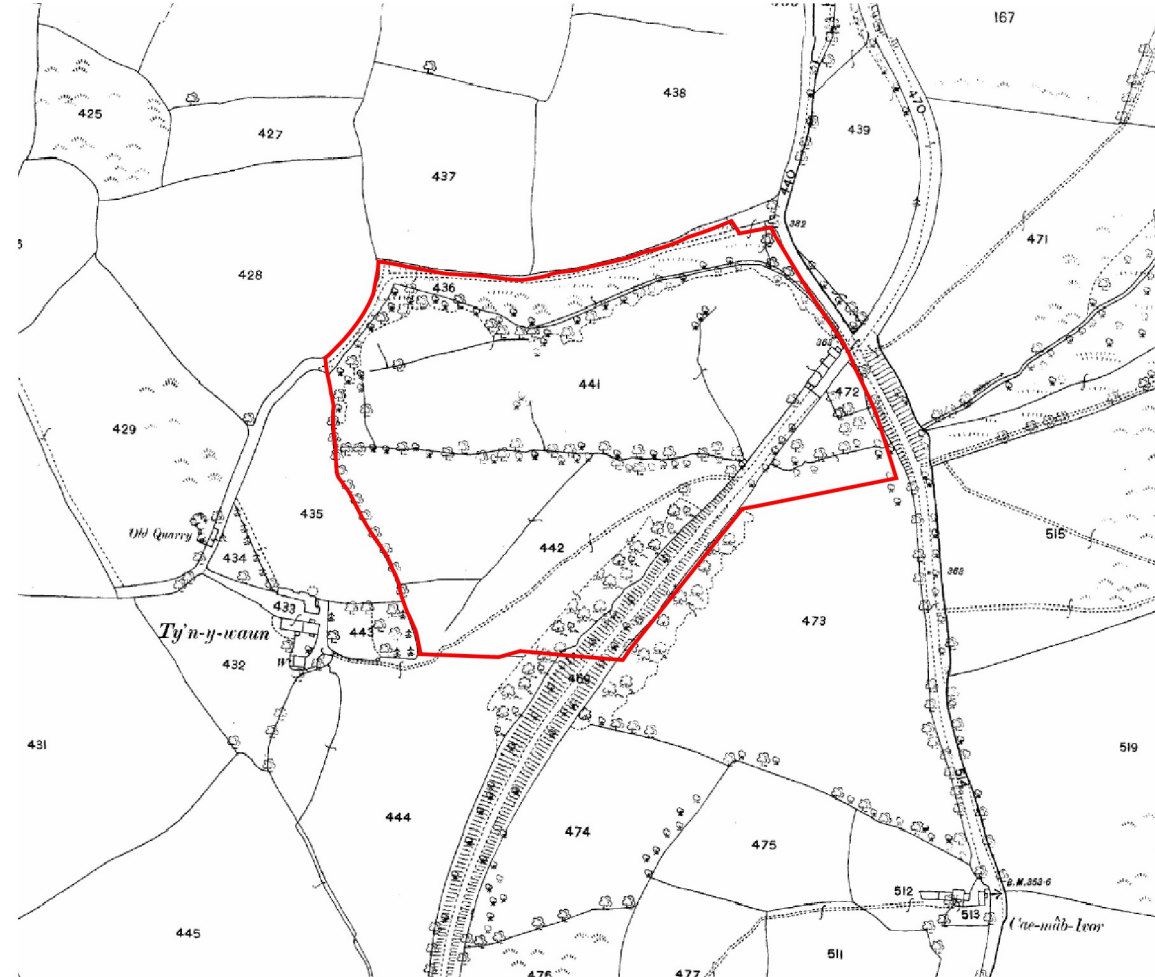
drawing title
Plan EDP 1: Overview of Known Heritage Assets

date	12 MARCH 2021	drawn by	EJ
drawing number	edp6743_d016a	checked	AC
scale	1:10:000 @ A3	QA	JTF

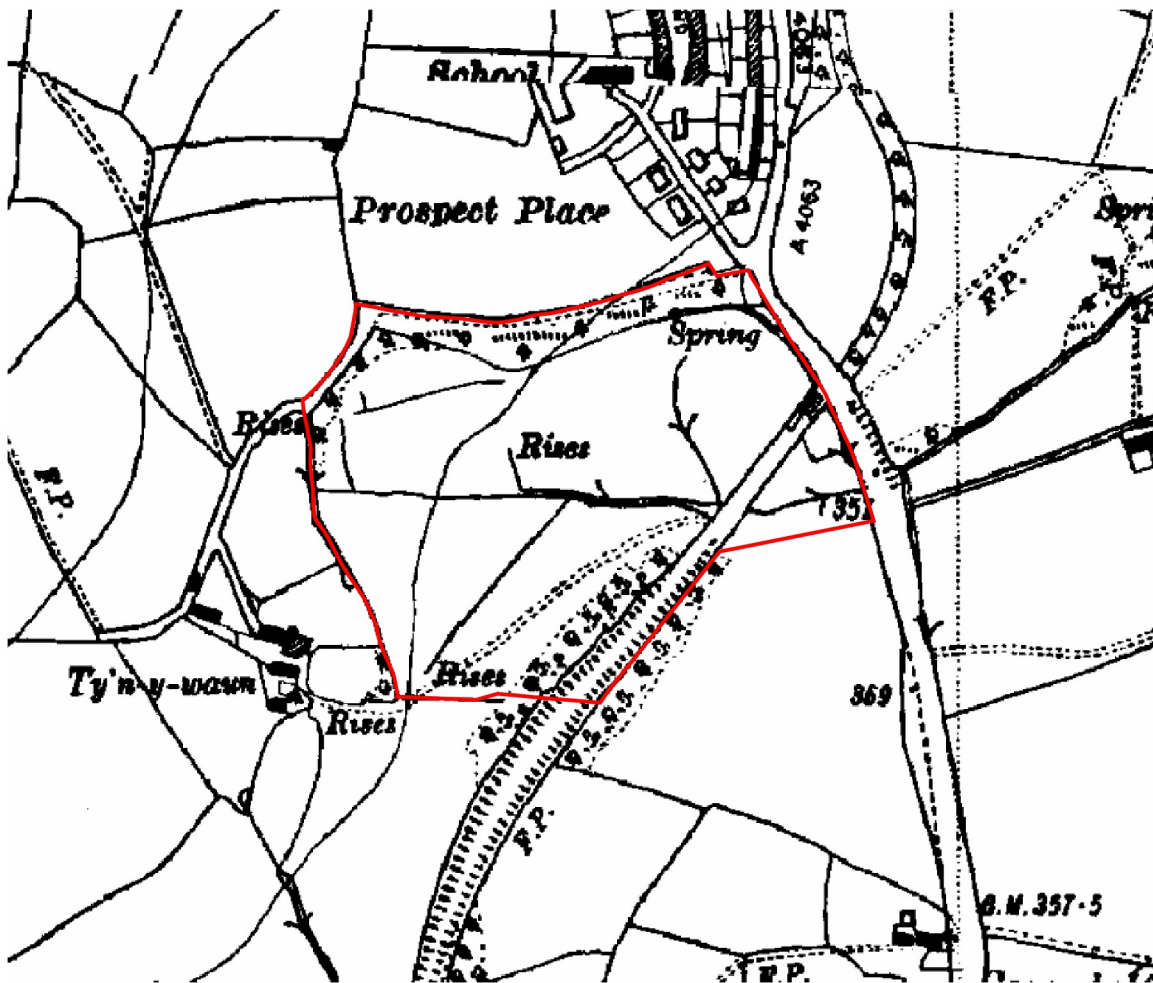
the environmental dimension partnership
 Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk




Tithe Map, 1841

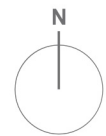


Ordnance Survey 25" First Edition, 1876



Ordnance Survey 6" Edition of 1947

 Approximate Site Boundary



client
Persimmon Homes West Wales

project title
Land South of Pont Rhyd-Y-Cyff, Llangynwyd

drawing title
Plan EDP 2: Extracts of Historic Maps

date	12 MARCH 2021	drawn by	EJ
drawing number	edp6743_d018a	checked	AC
scale	Not to scale	QA	JTF



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