

**Land off
Cowbridge Road,
St Athan,
Vale of Glamorgan**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd (EDP)**

On behalf of:
Edenstone Homes

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THE
ENVIRONMENTAL
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Non-technical Summary

- S1 This Archaeological and Heritage assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Edenstone Homes, to inform planning proposals for a residential development on Land off Cowbridge Road, St Athan, Vale of Glamorgan.
- S2 The application site does not contain any world heritage sites, scheduled monuments, registered historic parks and gardens or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- S3 No designated heritage assets within the vicinity of the site have been identified that are at risk of having their significance harmed by development within the site, either in terms of an effect on their physical form/fabric or through change to the contribution made by their setting.
- S4 There are no previously recorded non-designated heritage assets identified within the boundary of the site, by the Glamorgan Gwent Archaeological Trust HER., by the NMRW, or by other heritage related databases.
- S5 Geophysical survey has identified probable buried archaeological remains within the site. The features consist of a ring ditch likely to represent the buried remains of a ditch around a former Bronze Age barrow and a ditched enclosure of unknown date. Possible pits have also been recorded, along with a series of linear trends likely to relate to historic agricultural activity.
- S6 None of the features identified by the geophysical survey are currently dated and their significance has not been ascertained. Further archaeological work, consisting of an archaeological evaluation targeting the anomalies identified by the geophysical survey, is planned in order to inform the determination of the application.
- S7 There is no reason to believe or expect that the site will contain archaeological remains of such significance that they would require preservation *in situ*.

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Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Edenstone Homes, to inform planning proposals for a residential development on Land off Cowbridge Road St Athan, Vale of Glamorgan.
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the application site and to establish its likely archaeological potential in accordance with the requirements of the *Welsh Office Circular 60/96* and *Planning Policy Wales Eighth Edition* (PPW 2016).
- 1.3 In accordance with best practice, desktop sources have been augmented through the completion of a walkover survey, which in this case was undertaken in August 2016.
- 1.4 The second aim of this assessment is to identify and assess possible changes to the setting of surrounding designated heritage assets as a result of the proposed development being implemented, and determine whether, and to what extent, those changes would affect their heritage significance.

Location and Boundaries

- 1.5 The site is 11 hectares (ha) in size and located adjacent to Cowbridge Road to the immediate north of RAF St Athan. The village of St Athan is situated approximately 1km to the south, and the village of Flemingston is situated approximately 400m to the north-east. The site comprises two large fields of pasture and a smaller area that is currently an open amenity space associated with an adjacent housing estate, Eglwys Brewis, located to the immediate south-east.
- 1.6 The site is centred on National Grid Reference (NGR) 301221, 169466; its location and layout are shown on **Plan EDP 1**.
- 1.7 The two agricultural fields at the site are bounded by dense mature hedgerows on all sides. The smaller amenity area is open to the adjacent estate. The north-west boundary of the site is marked by the course of the Nant y Stepsau which is likely to have been canalised, forming a field boundary.

Geology and Topography

- 1.8 The underlying bedrock geology at the site is interbedded limestone and mudstone of the Porthkerry member. No superficial deposits are recorded within the site .

- 1.9 The site is located on land that slopes to the north-west, representing the south-eastern side of a low valley formed by the Nant y Stepsau. The stream flows in a roughly northern direction which, beyond the extent of the site, forms a narrow gully, ultimately joining the River Thaw, approximately 1.5km to the north.
- 1.10 The wider landscape consists of a broad, undulating limestone plateau cut by steep sided river valleys (such as the Thaw), which typifies the topography of the Vale of Glamorgan. Aside from the gully to the north, in the locality of the site the plateau is relatively level - a situation that is exploited by the adjacent airfield. At Flemingston, approximately 400m to the north-east there is a steep drop into the valley of the River Thaw with the village located at the crest of the ridge.
- 1.11 The lowest point in the site is at the northern end of the north-west boundary at approximately 35m aOD. The highest point is at the eastern corner of the site at approximately 49m aOD.

Proposed Development

- 1.12 The proposed development within the site is for c.300 houses residential dwellings (as allocated within the draft LDP) with associated public open space and the provision of vehicular and pedestrian access into the site.
- 1.13 It is envisaged that the site will include a mixture of dwelling types from 1 – 5 bedroom units. Dwellings are likely to be a mixture of 1 to 3 storeys in height.
- 1.14 Access to the development will be from Cowbridge Road. Three points of access will be provided into the site.
- 1.15 Boundary treatments along the external boundaries of the site will largely be retained to preserve the character of the site. Existing landscaping within the site will also be retained where possible.
- 1.16 The proposals will be subject to an outline planning application, supported by a proposed draft Concept Masterplan.

Section 2 Methodology

Assessment and Data Collection Methodology

- 2.1 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, 2014). These guidelines provide a national standard for the completion of desk-based assessments. In addition, the four heritage values Cadw defines within the *Understanding Heritage Values and Assessing Significance* section of its *Conservation Principles* document (Cadw 2011), have been used to assess the factors that contribute to the significance of heritage assets considered within this report.
- 2.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Glamorgan Gwent Archaeological Trust (GGAT) Historic Environment Record (HER) on known archaeological sites, monuments and findspots within the vicinity of the application site;
 - Historic maps and other documents at the Glamorgan Archives and online;
 - The Landscape Assessment and Decision Making Process (LANDMAP) dataset, available on the Natural Resources Wales (NRW)/Countryside Council Wales (CCW) website;
 - Aerial photographs and other relevant data held by the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff;
 - The database for the Royal Commission on the Ancient and Historic Monuments of Wales National Monuments Record of Wales (NMRW);
 - Records held by the National Museum of Wales;
 - The Historic Wales online portal; and
 - Records made during a site walkover survey in August 2016.
- 2.3 This report provides a synthesis of relevant historic environment information for the site and a study area which extends for up to a 500m radius, centered on the site itself, and thereafter concludes with an assessment of its likely archaeological potential, made with regard to current best practice guidelines.

- 2.4 The report also considers the nature and significance of any effects arising within and beyond the boundary of the application site; i.e. in terms of the settings of designated heritage assets.
- 2.5 Following consultation with the Archaeological Planning Officer at GGAT, the setting assessment process was undertaken with regard to the guidance set out in *The Setting of Heritage Assets: English Heritage Guidance* published by English Heritage in 2011, which presents a robust methodology for the assessment of these issues, in the conservation and management of the historic environment, in the absence of any specific guidance from Cadw.
- 2.6 All designated heritage assets located within the general locality of the site were assessed to gauge the potential for, and significance of, indirect ('setting') effects from the proposed development of the site.
- 2.7 In line with the guidance detailed above, the investigative process - employed in the preparation of the heritage setting assessment, focused on the completion of site surveys, and was undertaken in August 2016, concentrating on the following three main areas:
1. Identifying those heritage assets and their settings that could potentially be affected by the proposed development and the manner in which they might be affected;
 2. Defining the contribution made to their *heritage significance* by their settings; and
 3. Assessing the likely impact upon their *heritage significance* as a result of the form of development proposed being implemented.
- 2.8 In light of the above, the heritage assessment, included as **Section 5** of this report, has been prepared in a robust manner employing, current best practice professional guidance and giving due regard to the methodology detailed above.

Geophysical Survey

- 2.9 On 22 and 23 August 2016, a geophysical survey was carried out at the site covering all three fields. It was undertaken in accordance with a Written Scheme of Investigation (Headland Archaeology 2016), submitted to and approved by Claudine Gerrard (Archaeological Planning Officer for Glamorgan-Gwent Archaeological Trust Ltd), prior to commencement of fieldwork.
- 2.10 The results of the survey are discussed in Section 4.64 and are described in detail in a report submitted as **Appendix EDP 1** of this report.

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 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.

- 3.3 Section 66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty for Local Planning Authorities, where proposals would affect a listed building or its setting. It 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".

- 3.4 The "special regard" duty of the 1990 Act has been tested in the Courts and confirmed to require that, "considerable importance and weight" is afforded by the decision maker to the desirability of preserving a listed building along with its setting.

- 3.5 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:

- 3.6 "In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 3.7 Once again, it must be recognised that, (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development which 'preserves' them is acceptable; and (2) the statutory duty only covers development that is within a conservation area – the 'setting' of a conservation area is addressed by planning policy.

- 3.8 Paragraph 132 of the National Planning Policy Framework (NPPF; see DCLG 2012) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.

- 3.9 The balancing exercise to be performed – between the harm arising from a proposal and the public benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 133 and 134 of the NPPF
- 3.10 The *Ancient Monuments and Archaeological Areas Act 1979* provides for a schedule of monuments which are protected, although it does not address the concept of setting and therefore, for scheduled monuments, setting is a matter of policy only.

National Planning Policy

- 3.11 The relevant planning guidance concerning archaeology in Wales is set out in *Planning Policy Wales Eighth Edition*, which was published in January 2016 (PPW, WG 2016). At Paragraph 6.5.1, PPW recognises that:

“The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development”.

- 3.12 Paragraph 6.5.2 then adds that:

“The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their proposals for development with the local planning authority at an early stage. Archaeological assessments commissioned by developers (sometimes as part of a wider Environmental Impact Assessment) can help to provide information on the archaeological sensitivity of a site before submitting a planning application. If important remains are thought to exist at a development site, the planning authority should request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. The results of any assessment and/or field evaluation should be provided as part of a planning application. If this information is not provided, authorities should consider whether it is appropriate to direct the applicant to supply further information, or whether to refuse permission for inadequately documented proposals”.

- 3.13 With regard to listed buildings, this document states, at Paragraph 6.5.8, that *“There should be a general presumption in favour of the preservation of listed buildings”* and then subsequently adds that *“... the aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building”.*

3.14 More specifically, Paragraph 6.5.9 states that:

“Where a development proposal affects 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”.

3.15 With regard to heritage assets on the Register of Landscapes, Parks and Gardens of Special Historic Interest, Paragraph 6.5.25 states that:

“Local planning authorities should protect parks and gardens and their settings included in the first part of the ‘Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales’..... Information on the historic landscapes in the second part of the Register should be taken into account by local planning authorities in considering the implications of developments which are of such a scale that they would have a more than local impact on an area on the Register”.

3.16 Additional relevant guidance for archaeology in Wales is set out in *Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology*, while relevant guidance for conservation areas and listed buildings is set out in *Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas*. This Circular includes sections on preserving the settings of listed buildings.

Local Planning Policy

3.17 Local planning policy for the Vale of Glamorgan is currently set out in the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 (UDP). This will be replaced by the forthcoming Local Development Plan (LDP).

3.18 The following policies within the UDP document include elements which are relevant to the historic environment and therefore are potentially relevant to the proposed development within the site:

Policy ENV 17: Protection of Built and Historic Environment

The environmental qualities of the built and historic environment will be protected. Development which has a detrimental effect on the special character, appearance or setting of:

- i) A building or group of buildings, structure or site of architectural or historic interest, including listed buildings and conservation areas;*
- ii) Scheduled Ancient Monuments and sites of archaeological and/or historic interest;*
- iii) Designed landscapes, parks or gardens of historic cultural or aesthetic importance*

Will not be permitted.

Policy ENV 18: Archaeological Field Evaluation

Where development is likely to affect a known or suspected site of archaeological significance, an archaeological evaluation should be carried out at the earliest opportunity and may be required before the proposal is determined. Detailed plans would need to reflect the conclusions of the evaluation.

Policy ENV 19: Preservation of Archaeological Remains

Where development is permitted which affects a site of archaeological importance archaeological mitigation measures will be required to ensure preservation of site or adequate recording prior to disturbance.

- 3.19 These adopted planning policies, at the national and local levels, have been taken into account in the preparation of this assessment.

Section 4 Existing Information

Introduction

- 4.1 The site does not contain any designated 'heritage assets', such as scheduled monuments, listed buildings, conservation areas or registered historic parks and gardens, where there would be a presumption in favour of physical retention or preservation *in situ* and against development proceeding. Furthermore, no part of the application site is located within or adjacent to a registered historic landscape area.
- 4.2 Designated heritage assets within a 500m radius of the site are located within the Flemingston Conservation Area, the edge of which is located approximately 350m to the north-east of the site. The conservation area contains seven listed buildings, of which two are designated at Grade II*. There are also two locally listed buildings. The location of each of these assets is shown on **Plan EDP 1**.
- 4.3 There are no non-designated heritage assets recorded on the GGAT HER or the NMRW within the site. There are seven HER records within a 500m radius of the site and three further records on the NMRW. The locations of all HER and NMRW entries are identified on **Plan EDP 1**.

Designated Heritage Assets

- 4.4 There are no designated heritage assets within the boundary of the site, where there would be a presumption in favour of physical preservation. The following paragraphs summarise the designated heritage assets that lie within 500m of the site.
- 4.5 In terms of the identification and assessment of the designated heritage assets in the study area that may potentially be affected by the proposed development; i.e. through change within their setting; this is detailed in the heritage setting assessment contained within **Section 5**.

Flemingston Conservation Area

- 4.6 The Flemingston Conservation Area is only partially located within the study area and none of the listed buildings within it are located within 500m of the site. The conservation area derives its special interest from its rural character and setting overlooking the valley of the River Thaw to the north-east.
- 4.7 The listed buildings within the village are also a key aspect of its special interest, in particular the Grade II*listed Flemingston Court Farmhouse (**13130**) and

Church of St Michael the Archangel (**83115**). The conservation area, its significance and setting are discussed in greater detail in Section 5.7.

Non-designated Heritage Assets

Palaeolithic - Neolithic (c.500,000 BC – 2,500BC)

- 4.8 There are no heritage assets dating from the Palaeolithic to Neolithic periods recorded on the relevant databases within the application site, nor are there any within the 500m study area.
- 4.9 Although there is no archaeological evidence dating from the earlier prehistoric periods within the study area, the Neolithic period is well represented across the wider Vale of Glamorgan.
- 4.10 Finds of Neolithic archaeological material have been made across the Vale and there are a number of known monuments both buried and extant. Approximately 1.4km to the north of the site are the buried remains of a possible Early Neolithic causewayed enclosure. The enclosure was identified as a cropmark in aerial photographs and appears to have the typical characteristics of such monuments with a segmented double ditch. The enclosure is similar in appearance to another located at Corntown (19km to the north-west) which has been dated through surface finds to the Early Neolithic.
- 4.11 Other monuments in the Vale include a megalithic chambered tomb and a henge at Dyffryn and a chambered tomb at Tinkinswood, all of which are situated approximately 5-6km to the north-east.
- 4.12 As such, although there is considered to be a very low potential for the site to contain archaeological remains from the Palaeolithic to Mesolithic periods, there is considered to be a higher potential for Neolithic finds or features.

Bronze Age – Iron Age (2,500 BC – AD43)

- 4.13 There are no heritage assets recorded from the Bronze or Iron Ages on the relevant databases within the application site, or within the 500m study area.
- 4.14 However, within the wider landscape there is evidence for settlement and funerary activity from the later prehistoric periods.
- 4.15 An archaeological evaluation and subsequent excavation was carried out in 2003 at the site of a proposed hanger (The Red Dragon Hangar) on RAF St Athan, approximately 1km to the south-west of the site (Cotswold Archaeology, 2003; **Plan EDP 2**). The excavation recorded a multi-period prehistoric and Roman period settlement site. The earliest recorded remains were an inhumation burial dating from the Late Bronze Age.

- 4.16 A settlement, consisting of the buried remains of numerous round houses enclosed by a rectangular enclosure ditch, was excavated and dated to the Mid - Late Iron Age. The earliest Iron Age remains, consisted of a pair of crouched inhumations dating from the Middle Iron Age. The enclosed settlement appears to have been in use until the Roman period after which its banks and ditches were reutilised as components of a Roman field system.
- 4.17 In 2010, an extensive archaeological evaluation was carried out at various locations both on and around RAF St Athan, the nearest trenches being located approximately 360m to the south-west of the site (Defence Technical College and Aerospace Business Park, St Athan, Wessex Archaeology, 2010). The evaluation recorded remains from the Bronze and Iron Ages as well as from later periods. The locations of the evaluation trenches are given on **Plan EDP 2**.
- 4.18 At Tremains Farm, approximately 4.1km to the west of the site, the evaluation recorded cremations and cairns thought to be associated with a wider Middle Bronze Age ritual landscape, close to the confluence of the Llanmaes and Boverton Brooks.
- 4.19 At Batslays, Tremains Farm and MOD St Athan, the evaluation recorded evidence for Iron Age and Roman period agricultural fields, and conclusive evidence for a Roman period settlement at Batslays. Remains at the MOD St Athan site consisted of field boundary ditches probably related to the enclosed Iron Age settlement previously excavated at the Red Dragon Hanger. The report describes much of the evaluated area as a part of an '*intensively settled landscape*' (ibid, 50) during the Iron Age and Roman periods. The closest Iron Age remains were recorded approximately 1.4m to the south-west of the site (**EDP Plan 2**).
- 4.20 Approximately 1.5km to the south of the site, ongoing excavations for a proposed residential development at St John's Well have recorded highly significant Bronze Age funerary remains. Current information suggests that finds have included the remains of a large inhumation and cremation cemetery with numerous burials, including the remains of several barrows. The remains are securely dated to the Bronze Age and are rare in Wales - being considered to be of '*national significance*' (GGAT, Pers. Comm, August 2016).
- 4.21 The evidence suggests that, although no remains are known from the site or its immediate vicinity, it was situated within an area that was populated during the Bronze and Iron Ages. The site is situated on gently sloping land with access to a nearby watercourse and would have presented an appropriate site for settlement. As such, there is considered to be some potential for the site to contain archaeological remains from the Bronze Age and Iron Age periods.

Romano-British (AD 43 – 410)

- 4.22 There are no Roman period heritage assets recorded on the relevant databases within the site.

- 4.23 There is evidence that the Vale of Glamorgan was more 'Romanised' than other parts of South Wales, with a greater proliferation of villas, farmsteads and Roman material culture than found in other regions.
- 4.24 The study area is crossed from south-east to north-west by a line representing the projected course of a Roman road, running between West Aberthaw and Llansannol (**Plan EDP 1**). The course roughly follows the line of St Athan Road passing the site on its south-west side. The road projection is based on map analysis and there is currently no archaeological evidence for its existence. The projection was targeted by the 2010 evaluation at RAF St Athan which found no evidence for it, and the report dismisses the existence of the road within the RAF site (Wessex Archaeology, 2010). Given the quantity of later development along its route (such as the airfield), it is likely that any remains would have been destroyed anyway.
- 4.25 As in the preceding Iron Age, there is evidence for a Roman period population in the vicinity of the site. The excavations at Red Dragon Hangar in 2003 recorded evidence for Roman period settlement and agricultural use of the site after the Iron Age enclosure ceased to be inhabited.
- 4.26 As previously noted, the evaluation at and around RAF St Athan in 2010 also recorded evidence for Roman period settlement and agriculture. Within the evaluated area settlement remains were most evident at the south western corner of the Batslays site and agricultural remains, such as infilled ditches, were recorded across much of the excavated area including at MOD St Athan. Remains found within the base were probably associated with the Roman period settlement and agricultural use previously identified at Red Dragon Hangar.
- 4.27 Even though there is no evidence for Roman period activity within the site and its immediate environs, given the evidence for activity from this period across the areas to the west of the site, it is considered that there is some potential for the site to contain Roman period archaeological remains.

Early Medieval (AD 410 -1066)

- 4.28 There are no early medieval heritage assets identified on the relevant databases within the site, nor within the wider study area.
- 4.29 During the early medieval period the site would have been located within the early medieval kingdom of Glyswysing roughly equating to the modern county of Glamorgan. The kingdom was divided into *cantrefi*, old administrative areas likely to have originated in the Roman period or earlier and the River Thaw, situated approximately 2.2km to the east of the site was a boundary between the cantrefi of *Gorfynydd* and *Penychen*.
- 4.30 The report on the 2010 evaluation at RAF St Athan suggests that Roman period settlement recorded in the locality may have continued into the post-Roman periods. Evaluation trenches recorded evidence for medieval settlement in the vicinity of the medieval church at Eglwys Brewis (but not for early medieval settlement), suggesting

that settlement was focused elsewhere during this period (Cotswold Archaeology, 2003).

- 4.31 Given the paucity of evidence for activity from this period from within the site and its immediate environs, it is considered that there is a low potential for the site to contain early medieval remains.

Medieval (AD 1066 – 1485)

- 4.32 There are no heritage assets from the medieval period identified on the relevant databases within the site, or within the wider study area.
- 4.33 Settlement patterns within the Vale of Glamorgan were greatly influenced by the 11th century AD conquest of the territory by the Norman Lord Robert Fitz-Hammon, which established the marcher Lordship of Glamorgan. The seat of the Lordship was at Cardiff Castle, with knights governing the province from a network of subsidiary castles.
- 4.34 The village of Flemingston originated in the medieval period. The modern village was founded by the Normans, although it is likely that an earlier church and a related settlement was located within the area of the village. The earthwork remains of a deserted medieval settlement (a Scheduled Monument), are located approximately 1.1km to the south-east of the modern village (**GM300**). Pottery found in association with the remains has been dated to the 12th and 13th centuries AD. The remains are linked to the village via a stony track thought to be of considerable age (**GGAT03858s**).
- 4.35 The original village was named Llanelwan but was renamed as Flemingston after it became the seat of a Norman knight, Sir John Fleming in the 13th century AD. Sir John built a castle adjacent to the Church of St Michael (**83115**), the site of which is now occupied by a large house, Flemingston Court Farm (**13130**). Part of the castle wall is still extant and is Grade II listed (**83119**). The castle was however short lived, being destroyed by the Welsh prince Owen Glyndwr in 1400.
- 4.36 Flemingston lay at the centre of a manorial estate and parish that is depicted on a Tithe Map of Flemingston Parish from 1840 (**Plan EDP 3**). The land at the site is located at the south-western corner of the parish. The fields at the site are likely to be post-medieval. Their boundaries, and those of neighbouring fields have characteristics, such as dog-legs and S-shaped curves, that suggest they were formed through the enclosure of the furlongs of a medieval open regime. It is therefore likely that the land at the site was a part of an open agricultural field during the medieval period. The stream occupying the north-western boundary may have followed a more natural course at this time and this part of the site may have had pastoral use.
- 4.37 Approximately 550m to the west of the site is the Grade II* listed medieval Church of St Brise at Eglwys Brewis, which dates from the 13th century AD (**13142**). A medieval settlement is known to have existed around the church and features related to it were partially excavated during evaluations carried out in 2002 (Cotswold

Archaeology, 2003) and in the RAF St Athan evaluation in 2010 (Wessex Archaeology, 2010).

- 4.38 Evidence suggests that the site was part of an agricultural landscape during the medieval period, and it is considered unlikely that it contains significant medieval archaeological remains. There may be some potential for remains related to agricultural use of the site, such as buried infilled furrows or other features such as drainage ditches. Such remains would be likely to possess a low degree of significance based on their historic value, illustrating past land use, rather than possessing evidential value.

Post-Medieval- Modern (AD 1485 – present)

- 4.39 There are no heritage assets from the post-medieval or modern periods identified on the relevant databases within the site.
- 4.40 Within the 500m study area several post-medieval heritage assets are recorded. These include a ruined cottage located to the south-west of Flemingston (**GGAT02486s**) and the location of a former lime kiln marked on the First Edition Ordnance Survey Map (**02611s**). During the evaluation at RAF St Athan in 2010, trenches were dug in the vicinity of the lime kiln. No evidence was recorded of buried remains related to the feature.
- 4.41 During the post-medieval period Flemingston retained its status as a small nucleated village set around the church and manor. The castle was replaced by a complex of buildings at Flemingston Court Farm. The large principle house (Grade II* listed) dates from the early 16th century and is built in the tradition of a medieval hall house. It is likely to have replaced an earlier medieval hall. Elsewhere in the village distinct farms were established, probably in tandem with the enclosure of the village's surrounding open fields. The easternmost field at the site is named on the 1840 Tithe Map Apportionment as *Ferm Wen* (White Farm). The post-medieval White Farm is located on the western outskirts of the village and the field name suggests that at least a part of the land parcel was under its stewardship.
- 4.42 The locality remained unaffected by the industrialisation of the 18th and 19th centuries, with settlements (such as Flemingston and Eglwys Brewis) remaining small and retaining an agricultural function. At Flemingston, during the 19th century new dwellings, such as terraced cottages and a new rectory (**301224**), were constructed. Many of these are still extant within the village.
- 4.43 During the 1930s RAF St Athan was constructed across farmland to the south and south-west of Eglwys Brewis, with the airfield fully operational during the Second World War. Aerial photographs show the extent of the airfield during the 1940s (**Plan EDP 6**). The content of the photographs is discussed below.
- 4.44 Within the study area are three extant features related to the Second World War airbase. Located within the field to the north of the site are a pillbox and the remains of

a former barracks building, both incorporated into a modern field boundary. The pillbox (**GGAT03863s**) is located approximately 170m north of the site. It is intact but of an unknown type. It overlooks the airbase. The barrack building is typical, a rectangular single storey building that is in poor condition (**GGAT03864s**).

- 4.45 Another pillbox is located beside Cowbridge Road, approximately 470m to the south of the site (**GGAT02023s**).
- 4.46 The evidence suggests that the site was enclosed farmland, associated with the farms at Flemingston, throughout the entire post-medieval period. During the 20th century the construction and operation of RAF St Athan had considerable influence on the locality leading to much of the area being developed. Defensive features related to the base are still extent within the study area. The evidence for activity related to the airfield within the site is discussed below.

Early Maps

- 4.47 The earliest map to depict the site is the 1840 Tithe Map of Flemingston Parish (**Plan EDP 3**). This map shows the site across three fields. The two large fields which form the site now equate almost exactly to those shown on the tithe map. It is notable that the boundary on the north-west side is different to that at present, with a boundary feature running parallel to the stream on its south-east side. The stream has a slightly more sinuous course than at present, suggesting that it has been canalised to a degree. The amenity area at the southern end of the site is depicted as part of a larger field extending to the south-east. No buildings or other features are recorded within the site.
- 4.48 The Tithe Map Apportionment gives the names of the fields, aside from the westernmost field which is not named. As previously noted the easternmost field is called *Ferm Wen*, a reference to White Farm which probably owned the land. The southern field is named as *Forlan*, the meaning of which is unknown.
- 4.49 Ordnance Survey mapping from 1878 to 1921 shows very little change at the site. The 1878 map (**Plan EDP 4**) shows the north west boundary as it is at present, suggesting that if it was altered it occurred during the mid-19th century. A small pond is shown at the easternmost corner, but, aside from this, no buildings or other features are recorded within the site.
- 4.50 Between the 1930s and 1970s the site and its environs are not depicted on any maps due to the military sensitivity of the RAF base.
- 4.51 Ordnance Survey mapping from the 1970s shows the two larger fields at the site as they are at present (**Plan EDP 5**). By this period the southern field is shown as developed, being occupied by a single large building and associated landscaping (trees, access roads). The building is likely to have been associated with RAF St Athan and was demolished in the early 2000s.

- 4.52 Analysis of the available historic maps has demonstrated that the site was in agricultural use throughout the 19th to 20th centuries, with its layout and internal boundaries largely unchanged throughout this period.

Aerial Photographs

- 4.53 A total of 27 vertical aerial photographs and 10 oblique photographs, covering the site and its immediate environs were identified within the collection maintained by the Central Register of Aerial Photography for Wales (CRAPW) in Cardiff.
- 4.54 The available images span the period from April 1942 to January 2014 and largely corroborate the land use and development sequence shown on Ordnance Survey maps from the early 20th century.
- 4.55 Aerial photographs from the 1940s show that during the Second World War the fields to the south and south-east of the site were occupied by barracks. The barracks extended across the area to the east of the site, currently occupied by a housing estate. An aerial photograph taken in 1945 (**Plan EDP 6**) shows two buildings within the westernmost field at the site. The buildings are of an unknown function, but are not shown on later photographs and so can be assumed to have quite probably had a military purpose related to the airbase.
- 4.56 The photograph also shows an area of disturbance at the western corner of the site and a possible dump in the southernmost field. It is not known what the disturbance may have been, and the disturbed area is currently within a part of the site that is covered with trees. A pit is located in this area (identified during the site visit), which may relate to the disturbance visible on the aerial photograph. Neither feature is likely to have resulted in remains within the site that would be considered to be heritage assets.
- 4.57 Aerial photographs from 1962 (not shown) and 1992 (**Plan EDP 7**) show a series of cropmarks within the site. When compared to the anomalies recorded by the geophysical survey, it is clear that there are no features present as cropmarks that are not also recorded by the geophysics.
- 4.58 The photograph taken in 1992 shows cropmarks in the fields to the north-east and north-west of the site. Positive linear marks (representing buried infilled features) at the eastern end of the site (that were also recorded by the geophysical survey), are shown to extend into the field to the north-east. Linear marks of a similar appearance and on a similar alignment are shown in the field to the north-west of the site, and further to the north.
- 4.59 The marks have an appearance reminiscent of infilled parallel furrows, created through the action of medieval ploughing in strip fields. None of the marks appear to respect the current layout of fields which is speculated to have been formed itself through the enclosure of medieval furlongs. As such it is possible the marks represent the buried remains of furrows created by an agricultural regime (medieval or earlier), which was

superseded by a differing regime. Alternatively, the marks could represent natural variations in the geology.

- 4.60 The photograph taken in 1992 also shows a cropmark that correlates to the ditched enclosure identified within the site by the geophysical survey. No marks are present that relate to the ring ditch identified by the geophysics. This is likely to be because environmental conditions at its location were not conducive to the formation of cropmarks, rather than the feature not existing at this time. The photographs also show a possible ring ditch in the field to the north-west of the site, which may represent the buried remains of a prehistoric barrow in this location.

Site Walkover

- 4.61 The application site was visited on 25 August 2016 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains, and to identify any hitherto unknown remains of significance (see **Images EDP 1-5**).
- 4.62 Weather conditions throughout the site visit were dry.
- 4.63 No evidence was observed for above ground remains related to features identified during the geophysical survey.
- 4.64 The hedgerows within and bounding the site were noted as consisting of dense mature hedges without banks. Aside from the hedgerow on the north-western side of the site, no parallel ditches were noted. The hedgerow dividing the two main fields was noted as being set at the base of a probable lynchet (**see Image EDP 4**). This reinforces the interpretation that the fields were laid out on a plan defined by an earlier agricultural regime.
- 4.65 A depression was identified on the south-west boundary of the site (see **Image EDP 5**). This depression is not depicted on historic maps or on aerial photographs, and thus it was probably created prior to the 1840s. It is likely that the depression was formed as a result of quarrying, probably for local building stone.
- 4.66 No other evidence for archaeological remains was noted within the site and no potential adverse effects were identified in respect of designated heritage assets in the surrounding landscape, as detailed in **Section 5**.

Geophysical Survey

- 4.67 The results of the geophysical survey are detailed in the survey report included as **Appendix EDP 1**.

- 4.68 The survey clearly identified two enclosure ditches within the southwestern part of the western field. The enclosure ditches differ in appearance, and probably function, with the easternmost likely to be a ring-ditch encircling a former Bronze Age barrow and the westernmost probably an enclosure of unknown date or function. The features appear fairly isolated, although the cropmark of a probable ring ditch located approximately 150m to the north-west may represent a related feature (**Plan EDP 7**).
- 4.69 Two isolated pit-type anomalies were also identified, and these are ascribed some archaeological potential.
- 4.70 Elsewhere, parallel linear anomalies have been identified throughout the site, which may indicate an early strip-field system (shown to extend beyond the site as cropmarks). If so, these anomalies may be of local historical interest but are not thought to be of any archaeological significance.
- 4.71 The quarry pit identified during the site walkover survey was recorded in the survey, as was another similar pit on the north-west boundary. These two probable back-filled quarry pits may also potentially be of some limited local historic interest.

Section 5 Heritage Assessment

Introduction

- 5.1 In accordance with *Planning Policy Wales Eighth Edition*, this section identifies those designated heritage assets that may be indirectly affected by the proposed development through changes to their setting.
- 5.2 More particularly, this section addresses the five-step approach to setting assessment that is described in the relevant English Heritage guidance (EH 2011), which is used here in the absence of a comparable document issued by Cadw.
- 5.3 This section will also assess the significance of any archaeological remains within the site and those designated heritage assets within the general vicinity of the site, with reference to the four 'heritage values' identified by Cadw within their *Conservation Principles* document (Cadw 2011).
- 5.4 The four *heritage values* identified by Cadw within their *Conservation Principles* document 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 an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

Designated Heritage Assets

- 5.5 Step One of the English Heritage guidance seeks to identify assets, with the potential to have their significance affected by the proposed development through change to their setting. The locations of all designated heritage assets discussed in this section are shown on **Plan EDP 1**.
- 5.6 There are no designated heritage assets in close proximity to the site. The site has an aspect to the west and north-west, and development within it would overlook the landscape in these directions. Designated heritage assets are present within this broad

area with the nearest being the Flemingston Conservation Area, the edge of which is located approximately 350m to the north-east.

Flemingston Conservation Area

- 5.7 The Flemingston Conservation Area Appraisal (Vale of Glamorgan, 2009), illustrates the special interest that comprises the area's heritage significance. The following is a summary of the key characteristics;
- The medieval core consisting of The Grade II* listed Flemingston Court and St Michael's Church;
 - Five post-medieval farmhouses with original agricultural buildings;
 - Post-medieval and 19th century agricultural workers cottages;
 - The use of local lias limestone for walls either faced with painted line render or dressed with red or yellow brick;
 - Natural slate and thatched roofs; and
 - Groups of mature trees which reinforce the village's rural character.
- 5.8 The appraisal also describes the conservation area's setting and aspects of it that are important in terms of its significance:
- The village's tranquil, rural setting of fields enclosed by low hedges;
 - The historically associated Flemingston Moor situated to the south-east of the village, the location of a deserted medieval settlement;
 - The topographic location at the top of a ridge overlooking the valley of the River Thaw to the north-east;
 - Views within the village towards key buildings; and
 - Dramatic views out of the village across the valley to the north-east incorporating woodland and a deserted medieval settlement at Treguff.
- 5.9 The site is situated to the south-west of the village and as such has no presence in the key views from the conservation area across the Thaw Valley. It is separated from the conservation area by a wide buffer consisting of three large fields and is screened from it by intervening hedgerows, which are generally large and dense (in particular the hedgerow on the site's north-eastern boundary). **Image EDP 1** shows a view from the west end of the conservation area, the nearest part to the site, illustrating the screening effect of intervening hedgerows. Furthermore, the site slopes to the west away from the conservation area which is partially situated on land sloping to the north-east.
- 5.10 The proposed development would not be experienced from the conservation area and buildings within the conservation area are not visible in views to the north-east from the site. Due to this lack of proximity, screening, and the fact that the conservation area's rural setting of fields that surround it would be preserved intact, the proposed development site is considered to lie outside the parts of the setting of the Flemingston Conservation Area that contribute to its significance. It is considered that development within the site would have no effect on its significance.

Other listed buildings

- 5.11 Outside the conservation area the nearest listed building to the site is the Grade II* listed Church of St Brise at Eglwys Brewis (**13142**). The church is located approximately 560m from the site and is not especially prominent; it has no tower or spire and is located in an isolated position in an enclosure bounded by trees within RAF St Athan. The church is screened from the site by intervening trees, houses, airbase buildings and structures which dominate the church's setting. This highly modern setting is not considered to contribute to its significance. The land at the site is situated beyond the modern military development that surrounds the church, and has no historic relationship to it (being situated within another parish). As such the site is not considered to be located within the church's setting.
- 5.12 A Grade II listed farmhouse, Picketston (**81302**), is located approximately 750m to the west of the site. The farmhouse's setting consists of related outbuildings, gardens and fields all bounded by trees and is mostly screened in views from the site by intervening hedgerows. Its roof is only just visible from the highest parts of the site (**Image EDP 2**). As such the site is considered to be within a very distant part of its wider setting of agricultural fields, from which the listed building is not readily experienced. Due to this lack of proximity this setting is not considered to contribute to the listed buildings significance. Development within the site would have no effect on this asset.
- 5.13 Distant views of the Grade II listed Church of St Mary (**13153**) are possible from within the site (**Image EDP 3**). Although the church tower is visible from a distance the church is set within a secluded area defined by trees and surrounded by houses. The site is not experienced from the church. The views of the church from the site are common from many locations and are not in any way unique to the site. As such the land at the site is considered to represent a distant setting of the church, but not one that contributes to its significance. Development within the site would have no effect on this asset
- 5.14 As outlined above, Step One of the settings assessment did not identify any designated heritage assets within the vicinity of the site that would have the contribution made to their significance by their setting, or the appreciation of their significance, affected by the proposed development. As such, there is not considered to be any requirement to apply Steps Two and Three of the assessment process to any designated heritage assets.

Non-designated Heritage Assets

- 5.15 Currently there are no known non-designated heritage assets within the site. Some of the anomalies identified on the geophysical survey are suspected of representing prehistoric archaeological remains but are currently uncharacterised. Should these features be identified as prehistoric archaeological remains they would be likely to possess a degree of evidential value, providing evidence on the material culture of prehistoric societies in the area. The features would also be likely to possess a degree of

historic value, as they would illustrate certain aspects of the prehistoric societies and cultures formerly present in the locality.

Summary

- 5.16 This assessment concludes that the implementation of the proposed residential development would not result in an adverse impact on, harm to, or loss of significance from any designated heritage assets, either in terms of an effect on their physical fabric or through changes to their wider setting in the landscape.
- 5.17 Non-designated heritage assets within the site consist of buried remains currently of unknown significance.

Section 6 Conclusions

- 6.1 This archaeological and heritage assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered historic parks and gardens or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- 6.2 No designated heritage assets within the vicinity of the site have been identified that are at risk of having their significance harmed by development within the site, either in terms of an effect on their physical form/fabric or through change to the contribution made by their setting.
- 6.3 There are no previously recorded non-designated heritage assets identified within the boundary of the site by the Glamorgan Gwent Archaeological Trust HER., by the NMRW, or by other heritage related databases.
- 6.4 The aerial photographic evidence identifies cropmarks within the site likely to indicate the presence of below ground remains. Geophysical survey has confirmed that there are likely to be buried remains within the site. Two probable archaeological features have been identified; a ring ditch likely to represent the buried remains of a ditch around a former Bronze Age barrow, and an oval ditched enclosure. Possible pits have also been recorded, as have a series of linear ditches likely to relate to past agricultural activity.
- 6.5 None of the features identified by the geophysical survey are currently dated and their significance has not been ascertained. Further archaeological work, consisting of an archaeological evaluation targeting the anomalies identified by the geophysical survey, is planned in order to inform the determination of the application.
- 6.6 There is no reason to believe or expect that the site will contain archaeological remains of such significance that they would require preservation *in situ*.
- 6.7 The site walkover and historic map evidence indicates that the hedgerow within the site dates from before the 1840s. Its incorporation into the development would retain an element of historic landscape character that it brings to the site, as well as any buried archaeological remains that may be present within the lynchet located parallel to the hedgerow.

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List of Consulted Maps

Flemingston Tithe Map, 1840

The First Edition Ordnance Survey Map, 1878

The Second Edition Ordnance Survey Map, 1899

The 1919 Edition Ordnance Survey Map

The 1971 Edition Ordnance Survey Map

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Images



Image EDP 1: View towards the site from the western end of the Flemingston Conservation Area.



Image EDP 2: View towards the Grade II listed farmhouse, Picketston from within the site.



Image EDP 3: View towards the Grade II listed Church of St Mary from within the site.



Image EDP 4: View north-west along the lynchet and hedgerow that define the boundary between the two large fields within the site.



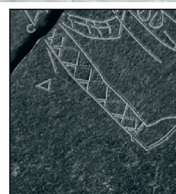
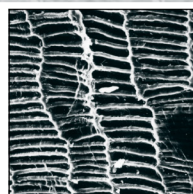
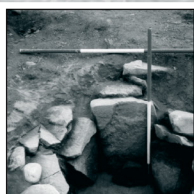
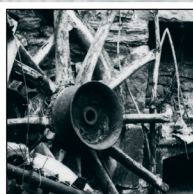
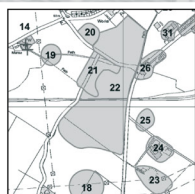
Image EDP 5: View to the north-west across the westernmost field at the site showing the dip of the former quarry.

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Appendix EDP 1 Geophysical survey report

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CRSA/01



COWBRIDGE ROAD, ST ATHAN, VALE OF GLAMORGAN

GEOPHYSICAL SURVEY

commissioned by Edenstone Homes

September 2016

COWBRIDGE ROAD, ST ATHAN, VALE OF GLAMORGAN

GEOPHYSICAL SURVEY

commissioned by Edenstone Homes

September 2016

project info

HA JOB NO. CRSA/01
NGR ST 0122 6945
PARISH St Athan
LOCAL AUTHORITY Vale of Glamorgan Council

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PROJECT SUMMARY

Headland Archaeology (UK) Ltd undertook a geophysical (magnetometer) survey covering 11 hectares on land off Cowbridge Road, St Athan, in advance of the proposed development of the site. The survey has clearly identified two ring-ditches within the south-west of the site, close to Cowbridge Road/St Athan Road. No further anomalies of definite archaeological potential have been identified although two isolated pit-type anomalies are ascribed some archaeological potential. Linear anomalies throughout the site are thought to reflect a former agricultural landscape, perhaps a strip field system, although they do not correspond with the orientation of any historic or extant field boundaries. These anomalies may be of local historical interest although they are not thought to be of any archaeological significance. Anomalies suggestive of localised extraction are identified at two locations in the west of the site. Overall, based on the results and interpretation of the survey, the archaeological potential across the majority of the site is considered to be low to moderate, with a very high archaeological potential ascribed to the two ring-ditches.

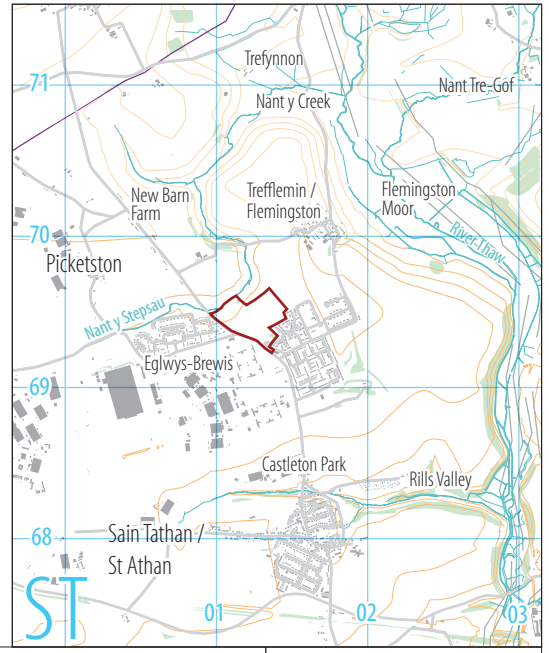
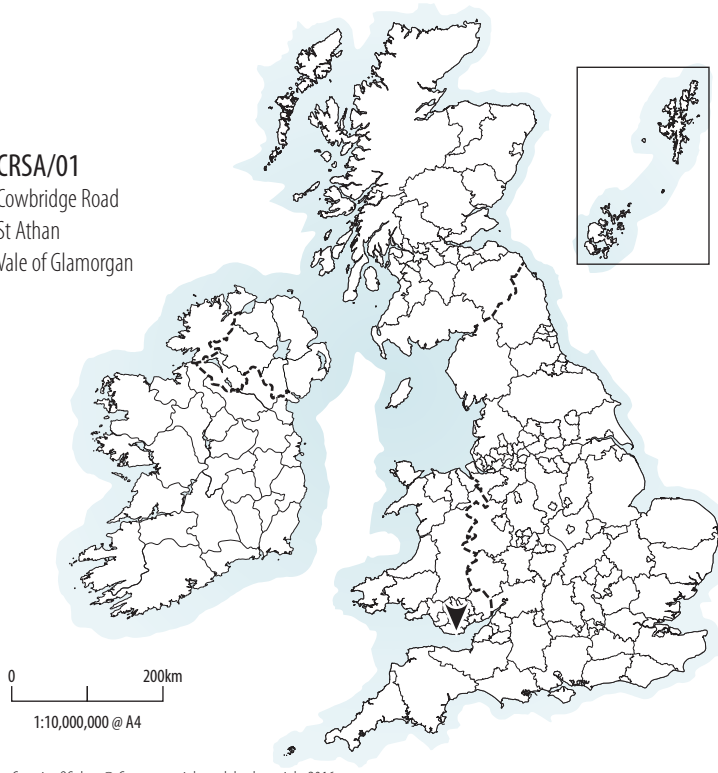
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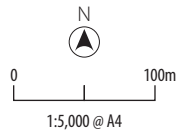
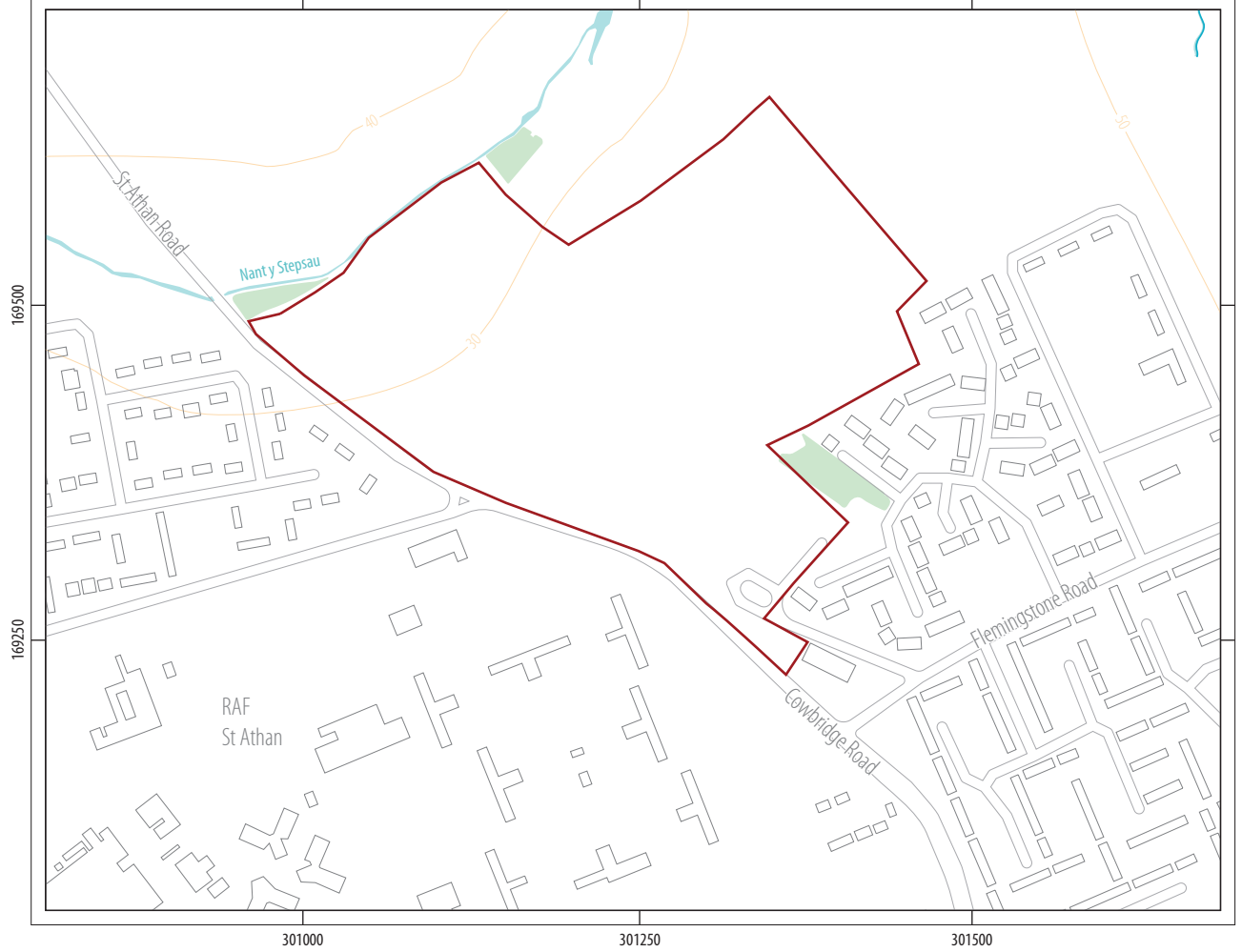
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COWBRIDGE ROAD, ST ATHAN, VALE OF GLAMORGAN

GEOPHYSICAL SURVEY

1 INTRODUCTION

Headland Archaeology (UK) Ltd was commissioned by The Environmental Dimension Partnership (the Consultant) on behalf of Edenstone Homes (the Client) to undertake a geophysical (magnetometer) survey at St Athan in the Vale of Glamorgan (Illus 1). The survey will inform forthcoming archaeological strategy in advance of the proposed development of the site.

The survey was undertaken in accordance with a Written Scheme of Investigation (Headland Archaeology 2016) submitted to and approved by Claudine Gerrard (Archaeological Planning Officer for Glamorgan-Gwent Archaeological Trust Ltd). Guidance contained within Planning Policy Wales (Edition 8, January 2016), Ch.6 Conserving the Historic Environment and within Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology was also followed. Current best practice was adhered to throughout (David et al. 2008). The survey was carried out between August 22nd and August 23rd 2016 in order to provide information on the archaeological potential of the site.

1.1 SITE LOCATION, TOPOGRAPHY AND LAND-USE

The proposed development area (PDA) comprises three fields (F1–F3) within a single irregularly-shaped parcel of land to the north of St Athan, adjacent to MOD St Athan, centred at ST 0121 6944 (see Illus 1). It is bound to the north-west by Nant y Stepsau, a tributary of the River Thaw, to the west by St Athan Road, to the south by Cowbridge Road, to the east by a residential housing estate and by open farmland to the north. At the time of the survey all the fields were under pasture (see Illus 2 to 4).

Generally, the topography slopes from east to west, being at 48m above Ordnance Datum (aOD) in the east and 35m aOD at the Nant y Stepsau watercourse in the west.

1.2 GEOLOGY AND SOILS

The underlying bedrock geology consists of Porthkerry Member–limestone and mudstone. No superficial deposits are recorded (NERC 2016).

The soils are classified in the Soilscape 7 association, characterised as freely draining slightly acid but base-rich soils (Cranfield University 2016).

2 ARCHAEOLOGICAL BACKGROUND

At the time of writing no detailed archaeological background is available.

Analysis of historical mapping indicates that the pattern and division of land within the PDA has remained unchanged since the publication of the 1840 Fleminston tithe map (Cynefin 2016). Isolated quarries are depicted in the surrounding landscape on the first edition Ordnance Survey map (1878) although none are shown within the PDA itself (Old-Maps 2016).

3 AIMS, METHODOLOGY AND PRESENTATION

The main aim of the geophysical survey was to provide sufficient information to enable an assessment to be made of the impact of the proposed development on any potential sub-surface archaeological remains.

The general archaeological objectives of the geophysical survey were:

- › to provide information about the nature and possible interpretation of any magnetic anomalies identified;
- › to therefore model the presence/absence and extent of any buried archaeological features; and
- › to prepare a report summarising the results of the survey.

3.1 MAGNETOMETER SURVEY

Magnetic survey methods rely on the ability of a variety of instruments to measure very small magnetic fields associated with buried