



Llywodraeth Cymru  
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn [REDACTED] Ffacs [REDACTED]  
Ebost [REDACTED]  
Gwefan [www.cadw.cymru.gov.uk](http://www.cadw.cymru.gov.uk)

Plas Carew, Unit 5/7 Cefn Coed  
Parc Nantgarw, Cardiff CF15 7QQ  
Tel [REDACTED] Fax [REDACTED]  
Email [REDACTED]  
Web [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

Mr. Steven Rennie  
Development Management  
The Vale of Glamorgan Council

Reply by e-mail:  
[REDACTED]

Eich cyfeirnod Your reference	2016/01427/OUT
Ein cyfeirnod Our reference	DE
Dyddiad Date	5 July 2017
Llinell uniongyrchol Direct line	03000258102
Ebost Email:	[REDACTED]

Dear Mr. Rennie,

**Planning Application – Amended details: Residential development of up to 300 units and associated work, including the provision of public open space and strategic access points, Land off Cowbridge Road, St Athan**

Thank you for your e-mail of 14 June 2017 inviting our comments on the amended details submitted for the above planning application.

Advice

Having carefully considered the amended information provided with this planning application, I can confirm that there is no change to the advice given in our previous response of 24 January 2017. Our assessment of the archaeological evaluation is given below.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



## National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. 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 protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

PPW also explains that local 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, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

## Assessment of archaeological evaluation

Our regional Inspector, Louise Mees, will contact the applicant to arrange a visit to the site to assess the significance of the two ring ditch features. We note that these features will be protected by providing an 8m buffer around them. We recommend that temporary fencing is installed beyond the 8m buffer zone to prevent accidental damage during construction work. While there will be an impact upon the setting of the ring ditch features, this is unlikely to be significant and will not affect their interpretation or understanding. However, planting, particularly of trees, within the open space and buffer zone protecting both of the ring ditch features is not advisable due to the high potential for damage being caused to buried archaeological remains by root penetration. Finally, we have no concerns regarding the potential impact of the proposed development on existing scheduled monuments.

Yours sincerely

**Dave Edwards**  
**Diogelu a Pholisi/ Protection and Policy**

