



Our ref: VOG1414/RD

ARCHAEOLOGICAL PLANNING

Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

30th November 2020

Dear Sir

Re: Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access

Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Pl.App.No.: 2020/01170

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and can confirm that **the proposal has an archaeological restraint**.

We have consulted the regional Historic Environment Record which indicates the proposal is located in an area of high archaeological potential. As a result an Archaeological and Heritage Assessment has been compiled by EDP (report no. edp5187_r003e, dated August 2020), a geophysical survey has been completed by SUMO (report no. 14192, dated January 2019) which was followed by an archaeological evaluation by GGAT Projects (report no. 2019/019, dated March 2019). The geophysical survey identified a number of possible anomalies, the majority of which were determined to be natural in origin. However, several features were encountered which could not be determined to be of geological or archaeological origin within the context of the evaluation trenching. As such they will require further investigation. We have also been informed of additional trial trenches that encountered a further potential feature and medieval occupation.

Also located within the proposed development area is Lower Cosmeston Farm itself. The farmstead is composed of four main structures. Whilst they have undergone alterations, they range in date from the 17th century to the 19th century. Although they are not Listed, the structures are of significance and are included on the National Monuments Record (NMR) held by the RCAHMW. It is appropriate to consider the preservation of the Farm *in-situ*, whilst being aware of the alterations that have taken place. Indeed, as part of the pre-application process, we recommended that the structures be preserved within the proposed development.

It is also our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would fully investigate the potential archaeological features previously identified in both sets of trial trenching. It should include provision for any sampling that may prove necessary, post-

Archaeological
Planning

The Glamorgan-Gwent
Archaeological Trust
Limited

Heathfield House
Heathfield
Swansea
SA1 6EL

Tel: (01792)655208
Fax: (01792)474469
www.ggat.org.uk

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excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully



Rob Dunning BSc MCIfA
Archaeological Planning Officer