

Land at Talgarth Road, Bronllys, Powys, Wales

Heritage Desk-Based Assessment



for:

Bernard Eacock Ltd Planning +
Architecture

CA Project: 5952

CA Report: 16455

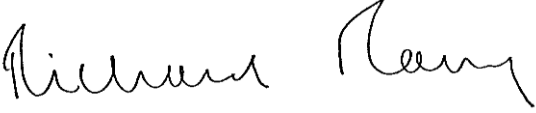
August, 2016



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prepared by	Lillie Bennetto, Assistant Heritage Consultant
date	August 2016
checked by	Richard Massey, Principal Heritage Consultant
date	August 2016
approved by	Richard Massey, Principal Heritage Consultant
signed	
date	August 2016
issue	01

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Cirencester Building 11 Kemble Enterprise Park Kemble, Cirencester Gloucestershire, GL7 6BQ t. 01285 771022 f. 01285 771033	Milton Keynes 41 Burners Lane South Kiln Farm Milton Keynes MK11 3HA t. 01908 564660	Andover Stanley House Walworth Road Andover, Hampshire SP10 5LH t. 01264 347630	Exeter Unit 53 Basepoint Business Centre Yeoford Way Exeter, Devon EX2 8LB t. 01392 826185
e. enquiries@cotswoldarchaeology.co.uk			

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SUMMARY

Project Name: Land at Talgarth Road
Location: Bronllys, Powys, Wales
NGR: SO 14558 34788

Cotswold Archaeology was commissioned in February, 2016, by Bernard Eacock Ltd Planning and Architecture, to carry out a heritage desk-based assessment to support a planning application for residential development on land at Talgarth Road, Bronllys, Wales.

There are no recorded historic assets within the Site, although it is possible that deposits relating to medieval and post-medieval agricultural land use may be present. The hedgerow on the south-western boundary may be considered to be historically important, as defined by the Hedgerows Regulations, 1997. Important hedgerows do not constitute designated heritage assets; the Regulations are simply a notification mechanism, requiring notice to the Local Planning Authority prior to the removal of the hedgerow, either in entirety or in part.

An assessment of potential impacts on Listed and Scheduled heritage assets within the wider landscape, through changes to their settings arising from the proposed development, has been carried out. This has identified that the proposed development will result in no harm to the settings and significance of these assets.

The potential presence of Roman, medieval and post-medieval archaeological remains within the Site has been identified.

1. INTRODUCTION

Outline

- 1.1 In February 2016, Cotswold Archaeology was commissioned by Bernard Eacock Ltd Planning and Architecture, to carry out a heritage desk-based assessment of land at Talgarth Road, Bronllys, Powys, centred on NGR: SO 14558 34788 (henceforth, 'the Site'; Fig. 1).
- 1.2 This document is required to inform a planning application for a proposed residential development of 10 dwellings, and is a requirement of the Clwyd-Powys Archaeological Trust.
- 1.3 This desk-based assessment was compiled following the approval of a Written Scheme of Investigation (WSI) (Cotswold Archaeology 2016) by Mark Walters, Development Control Archaeologist at The Clwyd-Powys Archaeological Trust.

Location and landscape context

- 1.4 The Site is located to the south-west of Church Street, on the south-eastern edge of Bronllys village (Fig. 1).
- 1.5 The Site is approximately 0.5ha in extent, and is situated at an elevation of 70-130m AOD. It comprises a single field, bounded by hedges and fields on the south-west side, hedges and Church Street to the north-east. It is bounded to the north-west by residential development, and to the south-east by vegetation and the A438 road. Within the wider landscape, the Site is situated on the south-eastern edge of Bronllys village in a predominantly rural area. The small market town of Talgarth lies c.1.2km to the south-east of the Site.
- 1.6 The Site comprises one agricultural field under pasture. The external boundaries of the Site comprise hedges. No public footpaths run through the Site, although a footpath runs along the south-western boundary.

Summary of Development Proposals

- 1.7 The Site is proposed for residential development, with a total of 10 dwellings, with associated access off Church Street, together with parking facilities, utilities and garden landscaping (Appendix C).

Scope

- 1.8 This assessment focusses on the cultural heritage resource identified within the Site itself, as well as a minimum 1km 'buffer' around the site boundary, henceforth

referred to as 'the study area' (Fig. 2). This assessment also considers the potential adverse impacts on the settings of designated heritage assets within the wider landscape.

1.9 The main objectives of the desk-based assessment are:

- to identify designated heritage assets within the proposed development site and study area;
- to gather information on non-designated recorded heritage assets;
- to assess the above baseline information, and offer an analysis of the potential for currently unrecorded heritage assets within the proposed development site; and
- to assess, as far as possible, the potential impact of the proposed development upon the significance of heritage assets, including the setting of designated heritage assets.

2. METHODOLOGY

General

- 2.1 The methodology employed during this assessment was based on key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment (2015)*, and the Cadw guidance *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales (2011)*
- 2.2 The defined study area for the assessment of the heritage resource has been measured from the boundary of the Site, and encompasses a buffer area of a minimum radius of 1km around its edge (Fig. 2). The size of the study area has ensured that data sources provided sufficient contextual information about the proposed development site, and its surrounding landscape, from which to assess known and potential impacts on the heritage resource. A wider area around the boundary of the Site was utilised for the setting assessment, to include those assets which were considered to be potentially affected by the development.
- 2.3 Known heritage assets within the study area are discussed in Section 4. Gazetteers of those heritage assets in the study area which are considered relevant to the assessment have been compiled, and are presented as Appendices A (designated recorded heritage assets), and B (recorded heritage assets). Assets relevant to this assessment are referred to in the text by a unique reference: **A** (for designated heritage assets and buildings; Fig. 2), and **1**, **2**, etc. (for non-designated assets and previous archaeological works; Fig. 2 and 3).

Sources

- 2.4 The desk-based assessment has involved the consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted include the following:

Cadw

- List of World Heritage Sites;
- Listed Buildings;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Registered Battlefields.

The Clwyd-Powys Archaeological Trust (CPAT):

- Database of known archaeological sites, findspots, historic buildings and previous archaeological works;
- Published and unpublished documentary sources (including development control site reports).

Colflein

- Database of known archaeological sites, findspots, historic buildings and previous archaeological works.

Powys Archives

- Published documentary sources;
- Historic maps and photographs.

Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)

- Historic aerial photographs.

Other sources

- Online sources, including the British Geological Survey (BGS) Geology of Britain Viewer, and local planning policy information.

- 2.5 A site visit was undertaken on 3rd and 4th August, 2016, in order to examine current land use and topography, and to assess the visible cultural heritage resource. The settings of designated historic assets in the vicinity were also assessed at this time. The walkover survey was undertaken in wet weather, in slightly overcast conditions.

Limitations

- 2.6 This assessment has principally comprised a desk-based assessment, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, in addition to that derived from other secondary sources, is reasonably accurate. The records held by the CHER and Heritage Gateway are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.7 A walkover survey was conducted within the Site. There was sufficient access to some heritage assets to assess likely impacts upon the significance of those assets due to changes to their settings, although some areas were not fully accessible, either due to private ownership or because of conditions that were not conducive to survey.

Significance of historic assets

- 2.8 The value of historic assets is best defined by the Cadw guidance *Conservation Principles*, which describes value as a combination of evidential value; historical value; aesthetic value; and communal value. Evidential value derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. Historical value may derive from particular aspects of past ways of life, or association with notable families, persons, events or movements – it embodies the connection between past events and society with the present. Aesthetic value derives from the sensory and intellectual stimulation drawn from an historic asset. It may include its physical form, and how it lies within its setting. It may also be the result of design, or of an unplanned outcome of a process of events. Communal value derives 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. It may be commemorative or symbolic, and relate to issues of identity or collective memory.

The setting of heritage assets

- 2.9 The Historic Environment (Wales) Bill - Technical Note 24: Historic Environment covers the guidance on the setting of historic assets in Wales. As this is currently undergoing full public consultation, and as such has not been formally adopted, this assessment has been undertaken in accordance with the approach outlined in the guidance *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (2015b)*.
- 2.10 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* provides guidance on setting and development management, including the assessment of the implications of development proposals. Quoting the Framework, this guidance reiterates that *'the setting of a heritage asset is the surroundings in which a heritage asset is experienced. 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'. In accordance with the guidance, the extent of the setting of a heritage asset is not fixed, and can evolve periodically. All heritage assets have a setting, and features of a setting may make a positive or negative contribution to significance, and may affect the appreciation of the asset. They can remain neutral. The extent and importance of setting is often expressed by reference to visual considerations, but can also comprise other elements which contribute to the ways in which a heritage asset is experienced, including factors such as noise, vibrations, dust or other pollutants; spatial associations; the rarity of comparable survivals of setting, and associative relationships between heritage assets.

2.11 The methodology for the assessment of the setting of heritage assets employed by Cotswold Archaeology has been informed by this guidance, which has been widely adopted by local planning authorities in Wales. A stepped approach is recommended for assessing the implications of development proposals. The first step is to consider the site context, and whether, from a heritage point of view, there are other reasonable alternatives that should be preferred for development. In addition, this step identifies the heritage assets affected, and the aspects of their settings which would be affected by the proposed development. Step 2 is to assess whether, how, and to what degree, these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, and then considers:

- the physical surroundings of the asset, including its relationship with other heritage assets; and
- the way in which the asset is appreciated.

2.12 The third step (where appropriate) is to assess the effect of the proposed development on the significance of heritage assets through consideration of the key attributes of the proposed development in terms of its:

- location and siting;
- form and appearance;
- additional effects; and
- permanence.

2.13 The fourth step is to maximise enhancement and minimise harm, and the fifth step refers to making and documenting the decision and monitoring outcomes.

- 2.14 The settings assessment presented in this report includes consideration of Steps 1 to 3, which are the steps normally undertaken to inform the planning process. Step 4 is carried out when it is considered necessary to specifically design or redesign a scheme to take heritage assets into account. This is not considered necessary in this case. Step 5 is a subsequent stage, and also not applicable to this assessment.

3. PLANNING POLICY CONTEXT

Legislative framework, national planning policy and relevant sector guidance

3.1 This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- Cadw: *'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales'* (2011);
- Chartered Institute for Archaeologists: *'Standard and Guidance for Historic Environment Desk-Based Assessment'* (2014);
- Research Framework for the Archaeology of Wales;
- *Planning Policy Wales* (Welsh Government Edition 8, 2016);
- Welsh Office Circular 60/96; and
- Welsh Office Circular 61/96.

Planning Policy Wales Edition 8, Chapter 6: Conserving the Historic Environment

3.2 Planning Policy Wales (PPW) states that it is important that the historic environment - encompassing archaeology and ancient monuments, listed buildings, Conservation Areas and historic parks, gardens and landscapes - is protected. The Welsh Government's objectives in this field are to:

- preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations;
- protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;
- ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to
- ensure that Conservation Areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.

Archaeology

- 3.3 PPW states 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.
- 3.4 If important remains are thought to exist at a 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.
- 3.5 Where local planning authorities decide that physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case, and that development resulting in the destruction of the archaeological remains should proceed, before granting planning permission the authority needs to be satisfied that the developer has made appropriate and satisfactory provision for the archaeological investigation, and subsequent recording, of the remains and the publication of the results. Archaeological investigations should be carried out before development commences, working to a project brief prepared by the planning authority.
- 3.6 Local planning authorities may impose conditions to protect a monument, and require that an archaeological watching brief is carried out. In order to secure the provision of an appropriate archaeological investigation and subsequent recording of remains, a negative condition may be imposed prohibiting the carrying out of the development until such time as works or other action (for example, an excavation), have been carried out by a third party.

Welsh Circulars 60/96 and 61/96

- 3.7 In addition to Planning Policy Wales Edition 7, planning policy is guided by Welsh Circulars 60/96 *Planning and the Historic Environment: Archaeology*, and 61/96 *Planning and the Historic Environment: Historic Buildings and Conservation Areas*.

- 3.8 Circular 60/96 makes clear that, where archaeological remains might exist, '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' and that 'Local planning authorities should expect developers to provide the results of such.....evaluations as part of their applications.....'
- 3.9 The circular goes on to make clear that 'where remains of a lesser importance [less than national importance] are involved Development should proceed. Planning authorities will, in such cases, need to satisfy themselves that the developer has made appropriate and satisfactory arrangements for the excavation and recording.....of archaeological remains, and the publication of the results'. It suggests that it is appropriate to secure such works through the imposition of a condition on any consent granted.

Local planning policy

- 3.10 The site is located within the administrative boundary of Powys County Council. The development plan for the County is formed by the *Powys Unitary Development Plan 2001 - 2016*, adopted in March 2010. The policies of the *Unitary Development Plan* include relevant to the historic environment include:

UDP SP 3 - Natural, Historic and Built Heritage:

- a) In order to safeguard the natural heritage of Powys, development proposals will be expected to take account of the need to protect, conserve, and wherever possible enhance, sites and features of importance for their aesthetic, amenity, biodiversity, ecological, geological, nature conservation, physio-graphical and scientific value.*
- b) Proposals for development should seek to protect, conserve, and wherever possible enhance, sites and features of historic and built heritage importance, including those of archaeological, architectural, heritage conservation and historic interest.*

Policy ENV 14 – Listed Buildings:

Proposals for development unacceptably adversely affecting a Listed Building or its setting will be refused. In considering proposals for development affecting a Listed Building and its setting, account will be taken of the following:

- 1) The desirability of preserving the Listed Building and its setting;*

- 2) *The importance of the building, its intrinsic architectural and historic interest and rarity;*
- 3) *The effect of the proposals on any particular features of the building which justified its listing;*
- 4) *The buildings contribution to the local scene and its role as part of an architectural composition;*
- 5) *The condition of the building, and the benefit that the proposals would have for its state of repair;*
- 6) *The merits of the proposals in securing an appropriate alternative use of the building; and*
- 7) *The need for proposals to be compatible with the character of the building and its surroundings, and to be of high quality design, using materials in keeping with the existing building.*

Policy ENV 16 – Landscapes, parks and gardens of special historic interest:

Development proposals which would unacceptably adversely affect the character and appearance of historic parks and gardens and their setting will be opposed. During consideration of development proposals, the protection of the special historic interest of historic landscapes included in part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales will be sought.

Policy ENV 17 – Ancient Monuments and Archaeological Sites:

Development which would unacceptably affect the site or setting of a scheduled ancient monument, or of an archaeological site of national importance, will not be permitted, and other sites of archaeological importance will be safeguarded where possible.

Policy ENV 18 – Development Proposals affecting archaeological sites

- 1) *Where it appears that a proposed development may affect a site potentially containing important archaeological remains, the applicant will be requested to undertake an archaeological field evaluation before determining any planning application.*
- 2) *In instances where archaeological remains of importance are revealed on development sites, their preservation in situ should be carried out wherever possible.*

- 3) *Where preservation in situ is not possible, but the council is convinced that the merits of the proposal mean that development should proceed, they will impose conditions on any planning consent or seek planning obligations to facilitate archaeological mitigation through such means as a site excavation, survey or watching brief during the development and the observation and/or recording of remains of archaeological interest.*

4. OVERVIEW OF THE HERITAGE RESOURCE

Introduction

- 4.1 This section provides an overview of the historical and archaeological background of the study area, and the region surrounding it, to provide a better understanding of the context and significance of the heritage resource that may be affected by the proposed development. The assessment will assess the potential for encountering buried archaeological remains within the Site, and will predict their likely nature, date, extent and condition.
- 4.2 Designated heritage assets within the study area are illustrated on Fig. 2, and referenced in Appendix A and B.

Designated heritage assets

- 4.3 No World Heritage Sites, or sites included on the Tentative List of Future Nominations for World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas are situated within the Site, or within the surrounding 1km study area.
- 4.4 There are no designated heritage assets within the Site; however within the surrounding area there are two Scheduled Monuments, seven Listed Buildings and one Registered Park and Garden.
- 4.5 The Scheduled Monuments include the Medieval Moated site, located approximately 160m west of the Site (Fig. 2, **B**), and Bronllys Castle, which is located c.220m to the east of the Site (Fig. 2, **A**). Bronllys Hospital Gardens, Registered Park and Garden, lies c.525m west of the Site (Fig. 2, **E**).
- 4.6 There are seven Listed Buildings within the study area, these are:
- The Keep at Bronllys Castle, Grade I Listed Building, located c.355m east of the Site (Fig. 2, **A**);

- Bronllys Castle House, Grade II* Listed Building, located c.300m east of the Site (Fig. 2, **A**);
- Workshop and Gallery at Bronllys Castle House, Grade II* Listed Building, c.275m east of the Site (Fig. 2, **A**);
- Church of St Mary, Grade II Listed Building, c.160m north-west of the Site (Fig. 2, **C**);
- Detached Bell Tower at the Church of St Mary. Grade II* Listed Building, c.155m north-west of the Site (Fig. 2, **D**);
- Basil Webb Hall at Bronllys Hospital, Grade II Listed Building, c.810m north-west of the Site (Fig. 2, **E**); and
- Chapel at Bronllys Hospital, Grade II Listed Building, c.935m west of the Site (Fig. 2, **E**).

Previous archaeological works

4.9 There is no record of previous, intrusive archaeological investigations within the Application Site itself. Within the surrounding study area, a number of archaeological investigations have been undertaken, and these comprise:

- Talgarth Bypass, a series of geophysical survey, desk-based assessment and field walking in 1996-7, on the route of the proposed by-pass, located c.710m south, and c.935m north, of the Site (Fig. 2, **29a-c**);
- Bronllys Bypass, evaluation, watching brief, field walking and desk-based assessment on the route of the proposed by-pass, located c.255-540m west of the Site (Fig. 2, **30a-d**);
- An excavation was undertaken at Bronllys Castle, on the slopes of the motte, in 2008, c.355m south-east of the Site (Fig. 3, **31**);
- A watching brief was undertaken on an area adjacent to Bronllys Court, c.385m north-west of the Site (Fig. 2, **32**);
- An archaeological evaluation was undertaken on land adjacent to Rose Cottage, in 2015, c.215m north-west of the Site (Fig. 2, **33**);
- An excavation was undertaken on Bronllys Moat, in 1989, c.210m west of the Site (Fig. 2, **34**).

Geology, topography and the palaeoenvironment

- 4.10 The Site is located on the south-eastern edge of Bronllys village, on relatively flat land, with the River Llynfi running c.425m to the south-east of the Site. The Site lies at an elevation of c.130m above Ordnance Datum (AOD).
- 4.11 The underlying geology within the Site is mapped as Raglan Mudstone Formation Siltstone and Mudstone, Interbedded. The sedimentary bedrock was formed approximately 416 to 419 million years ago, in the Silurian Period, when the local environment was dominated by rivers. The superficial deposits are Till, Devensian Diamicton, and were formed up to 2 million years ago in the Quaternary period (British Geological Survey, 2016). Soils on the site are classified as free-draining, slightly acidic loamy soils, with low fertility (Cranfield Soilscales, 2016). Post-Quaternary drainage patterns have resulted in the deposition of sand and gravel alluvia in channels, forming river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, with some bogs depositing peat. Prehistoric (pre-43 AD)

Prehistoric (Pre- AD 43)

- 4.12 No remains of prehistoric date are recorded within the Site.
- 4.13 Within the wider landscape, there is evidence for Neolithic occupation in the form of chambered tombs, such as Pipton Long Barrow, located c.2.8km north-east of the Site, which is a long chambered Neolithic cairn (Talgarth Bypass). Within the study area, a cushion mace-head, of Neolithic date, was found c.455m north-east of the Site, in the river bed of the Llynfi (Fig. 2, **2**). A flint scraper was also found during works undertaken on the route of the Talgarth/Bronllys By-pass, c.530m north-west of the Site (Fig. 2, **1**). However, no occupation sites dating from the Neolithic period have been recorded in the Bronllys area.
- 4.14 The Bronze Age period is mainly represented in the area by funerary monuments, such as the barrows at Ffostyll, located approximately 3.5km east of Bronllys. A Bronze Age axe has been recorded 2.5km north of the Site, near Pentre Sollars. Within the study area, a Bronze Age standing stone has been recorded, c.545m east of the Site (Fig. 2, **3**).
- 4.15 The Iron Age period is much more readily apparent within the surrounding landscape, with a number of hill forts and enclosures recorded across the landscape. Talgarth Camp, located c.2.1km south-east of the Site, is a defended enclosure, the remains of which are well-preserved as earthworks. Llanfilo Camp,

located c.3.5km south-west, is an Iron Age hillfort which also survives as upstanding earthworks. Within the study area, no finds or earthworks relating to the Iron Age have been recorded, although favourable agricultural conditions and relative proximity to the river would have made this area suitable for Iron Age activity and occupation.

- 4.16 It can be assumed that the landscape was extensively used by prehistoric people; the Llynfi valley would have been an attractive area for settlement, offering a link between the Usk and Wye valleys. There is therefore some potential for the survival of below-ground deposits, cropmark features and artefactual evidence within this area, which may relate to different periods of prehistoric occupation.

Roman (AD 43 – AD 410)

- 4.17 No Roman finds have been recorded within the Application Site.
- 4.18 The Roman invasion of Wales took place at a later stage than that of lowland parts of Britain, and the native tribes were largely able to contest the Roman advance until the late 1st century AD. The area of the Wye Valley is thought to have fallen within the territory of the 'Silures', an Iron Age tribe which occupied south-east Wales (Historyfiles.co.uk, 2016). Following conquest, the Romans built forts to consolidate and maintain their control of the area, such as that at Brecon Gaer, located north of the River Usk c.17km south-west of Bronllys. Direct evidence of Roman activity in the immediate area is limited to an iron-smelting site at Aberllynfi, c.3.7km north-east of Bronllys.
- 4.19 Within the study area there is very little evidence for Roman activity, although two possible Roman roads run from north-west to south-east and north-east to south-west, crossing in the middle of the village. The road running between Brecon Gaer and Kenchester, is presumed to underlie the present road to the west of the village (Fig. 2, 5). This road is recorded as RR63b in Margary's study (Margary, 1973). The second road, running south to Pen-y-Gaer, west-north-west of Tretower, presumably underlies the present road from Bronllys to Talgarth (Gibson, 1996) (Fig. 2, 4), although the exact course of this road is unknown. A stone trackway has been recorded close to the proposed Roman road to Pen-y-Gaer (Fig. 2, 6), and the exact course of this road is also uncertain.
- 4.20 Apart from these possible Roman roads, there is very little evidence for Roman activity within the area. However the course of Roman roads is commonly

associated with small associated settlements at strategic locations along their route, and the crossing of the road running from the auxiliary fort at Y Gaer, near Brecon, to Kenchester, and the suspected road running south-east/north-east, would no doubt have attracted travellers and possible settlements. The only known evidence of Roman activity in the immediate locality is a fragmentary pipe-clay figure of a cockerel, found in Talgarth (Gibson, 1996).

- 4.21 If the route of the proposed Roman road actually runs along the current road from Talgarth, it may be possible, that archaeological remains relating to this road may be present, including the *agger* and traces of the flanking ditches.

Early medieval (AD410 – AD 1066) and medieval (AD 1066 – 1539)

- 4.22 No medieval finds have been recorded within the Site.
- 4.23 By the earlier medieval period, the area to the north of the Wye fell within the early Welsh kingdoms which became known as Elfael and Rhwng Gwy a Hafren ('between Wye and Severn'), with the area south of the river falling within the kingdom of Brycheiniog. By the 8th century, Brycheiniog had emerged as one of the early British kingdoms in Wales, with pre-Norman traditions suggesting an association between the kings of Brycheiniog and Talgarth at that time. Traditional accounts mention Talgarth, located c.1.5km south east of Bronllys, as the capital of the early medieval Welsh Kingdom of Brycheiniog. Talgarth was also the principal town of the 'Hundred' known as Brycheiniog (Silvester & Martin, 2010).
- 4.24 The remains of an early medieval cross, of possible 9th or 10th-century date, are located within the churchyard of St Mary's Church, and may well indicate an ecclesiastical establishment of this date, possibly under royal patronage. The current church was re-built in the late nineteenth century, but presumably stands on an earlier structure, parts of which may have been contemporary with the cross.
- 4.25 In general, archaeological remains and small finds relating to the early medieval period are scarce, and there is therefore little conclusive evidence concerning this period. Within Powys, however, a rare early medieval crannog survives, comprising an artificial island built on the shores of a lake. Llangorse Crannog, in Llangorse Lake, located c.9km to the south of Bronllys, demonstrates the importance of this area as this Crannog may have been one of the royal sites of the kingdom of Brycheiniog, as it was constructed in 916 AD, probably by the King of Brycheiniog himself (Redknap 1991).

- 4.26 Within Bronllys village itself, there is little evidence for the early medieval period. The settlement of Bronllys was first recorded as *Brendlais* around the 13th century, and could mean ‘the court of Bryn’, which may signify links with the medieval moated site located adjacent to the church (Silvester 7 Martin, 2010) (Fig. 2, **B**). The village has a characteristic layout which is suggestive of a medieval settlement, and is located near Bronllys Castle (Fig. 2, **A**). It is possible that the village originated as a planned, castle-gate settlement. The current road running south-east from the village was diverted in the post-medieval period, to run south of the castle. However, the original medieval route from the village to the castle would have partly followed this road, and then curved to follow the line of the current field boundary to the north of the current road, to reach the 14th-century castle hall and the castle itself. As such, the Site comprises part of this road-side land, which is likely to have been part of the agricultural hinterland of the Castle and village.
- 4.27 The Castle is first mentioned in the early 12th century, when it was granted, along with surrounding land, to Richard Fitz Pons and Walter de Clifford. It is possible that the Castle was built at this time, in the form of a wooden Motte and Bailey, which was subsequently replaced with a masonry structure. Castles of this type are common in this area of the Welsh Marches, with the county of Powys itself close to the English border, and offering important routes into Wales.
- 4.28 During the medieval period, Bronllys is most likely to have been an agricultural village, controlling a fertile hinterland for livestock and crop production. Within the wider landscape, areas of ridge and furrow cultivation have been identified (Fig. 2, **8**), and medieval strip-fields and open fields have been identified from historic maps and earthworks, such as those at Coldbrook Field c.865m north-east of the Site (Fig. 2, **11**) and c.250 north-east of the Site (Fig. 2, **14**). Within the surrounding area there are also remains of medieval open fields such as ‘Maes Derw’ c.550m north-west of the Site (Fig. 2, **10**), ‘Maes Waldish’ c.670m west of the Site (Fig. 2, **7**), along with The Common Field, c.995m south-east of the Site (Fig. 2, **15**). Close to the location of the castle, a 14th-century mill has been recorded, along the course of the river Llynfi (Fig. 2, **9**).
- 4.29 The village settlement itself has medieval origins, which are apparent in the ribbon settlement form, within an agricultural landscape. Within the village, finds of medieval pottery have been recorded by archaeological investigations, and medieval features, such as a boundary ditch and linear features, were recorded

during an evaluation on land adjacent to Rose Cottage, c.215m north-west of the Site (Fig. 3, **33**). Medieval pottery was also recovered from excavations close to the moated site, c.210m west-north-west of the Application Site (Fig. 3, **34**).

- 4.30 Medieval pottery was also recorded c.145m north-west of the Site, in the vicinity of the church (Fig. 2, **12**). Also within the churchyard is an early medieval cross (Fig. 2, **13**). This cross hints at the early origins of the Church of St Mary, the church was rebuilt in 1887, and is Grade II Listed, although this stands on the site of an earlier, 12-13th century church, and retains this early plan (Fig. 2, **C**). The original church was probably built by the Clifford family, lords of the manor and owners of the castle, and may have represented a new 12th-century foundation following the building of Bronllys Castle, rather than the rebuilding of an existing structure. Also within the churchyard is the detached bell tower, which is Grade II* Listed and dates to the 13th century (Fig. 2, **D**).

- 4.31 Although few small finds relating to the medieval settlement have been recorded, it is highly likely that deposits relating to early settlement and agricultural activity may exist within the site, along with some potential for small finds of this date.

Post-medieval (AD 1539 – 1800) and modern (AD 1801 - present)

- 4.32 Post-medieval development within the area appears to largely reflect the settlement and field patterns established during the medieval period, and the development of landscapes at this time included the enlargement and internal subdivision, and reuse and rebuilding, of older dwellings, and the further enclosure of agricultural land. The village most probably remained agricultural in character, and evidence of post-medieval ridge and furrow cultivation has been recorded in the fields surrounding the village to the north-west and south-west (Fig. 2, **17**).
- 4.33 The village today, although still focused on the church, comprises a linear development running east-west, for about half a kilometre, along the main Hay to Brecon road. A number of buildings and features within the village date from the post-medieval period, and of the 17-18th centuries. As part of the pre-construction works for the construction of the Bronllys Bypass, a number of archaeological investigations were undertaken. During one of these, a post-medieval house platform was excavated, c.540m west of the Site, containing material from the 18th and 19th centuries (Fig. 2, **18** and Fig. 3, **30d**). A post-medieval house was also present c.35m south-east of the Site, but this was demolished to make way for the

bypass (Fig. 2, **25**). A hollow way was also excavated, with a cobbled surface encountered at a depth of 0.2m, located c.265m south-west of the Site, along with sherds of post-medieval pottery (Fig. 2, **26** and Fig. 3, **30a**). At Bronllys Court, a watching brief recorded evidence of post-medieval agricultural buildings, located c.385m north-west of the Site (Fig. 3, **32**), and excavations at the moated site also recorded post-medieval deposits (Fig. 3, **34**).

- 4.34 Along with the archaeological evidence for post-medieval occupation and activity in Bronllys, there are many extant examples of buildings of this date within the village. The village would have grown during the post-medieval period, most particularly with the arrival of the railway, which ran through Talgarth to the south-east of Bronllys, and through gradual improvement of living conditions, although Bronllys remained a relatively small settlement at this time. Features such as the well-head (Fig. 2, **19**) are common features within village settlements of this date, along with communal buildings such as the Bronllys National School (Fig. 2, **I**), the Calvinist Methodist Chapel (Fig. 2, **G**) and the Presbyterian Chapel (Fig. 2, **L**). Along with these communal buildings, other buildings date to the post-medieval period, including the Vicarage (Fig. 2, **22**), large farmsteads, such as that at Upper House Farm (Fig. 2, **F** and **20**) and principal dwellings within the village, such as The Laurels (Fig. 2, **23**).
- 4.35 On the northern edge of the village is Bronllys Court, which was built in the 18th century. This is a substantial building, with associated gardens containing a pond, fountain, orchard and walled garden (Fig. 2, **H** and **21**). Bronllys Hospital Park and Garden also has post-medieval origins, with the original house and estate dating to before the mid-18th century (Fig. 2, **E**). In 1913, it was sold to the Crown Estates as a hospital site, and subsequently became a TB Sanatorium. Within the modern grounds of the hospital, a small hospital chapel was built in 1920. This is now designated as a Grade II Listed Building, along with the Grade II Listed Basil Webb Hall, which was also built in 1920.
- 4.36 During the modern period, the layout of the village changed very little, with only a limited number of developments occurring. Bronllys Primary school was built to the west of the Site, in the late 20th century (Fig. 2, **J**). The largest area of development in the late 20th century was to the north-west of the village, with the construction of a small housing estate area and a caravan park.

Development within the Site

- 4.37 The earliest map of the Site area is the 1839 Tithe Map of Bronllys (Figure 4). This depicts only limited village development, with the area comprising the Site contained within a single field. The apportionment for this area lists the field as 'Urloth in Gwermith', and was in use as meadow land and owned by a Mrs Madocks, who also owned a number of landholdings in the surrounding area. The Site is part of a larger field which is of an irregular shape. It is likely that this field may originally have comprised an area of strip-fields of the type which have been recorded in the surrounding area. The hedgerows defining the south-western, north-western and north-eastern boundaries of the Site may be defined as 'important' hedgerows under the criteria for archaeology and history of the 1997 Hedgerow Regulations, as these are depicted on the Tithe Map, which pre-dates 1845. The Regulations require notification to be given to the local planning authority, prior to removal of sections of historic hedgerows.

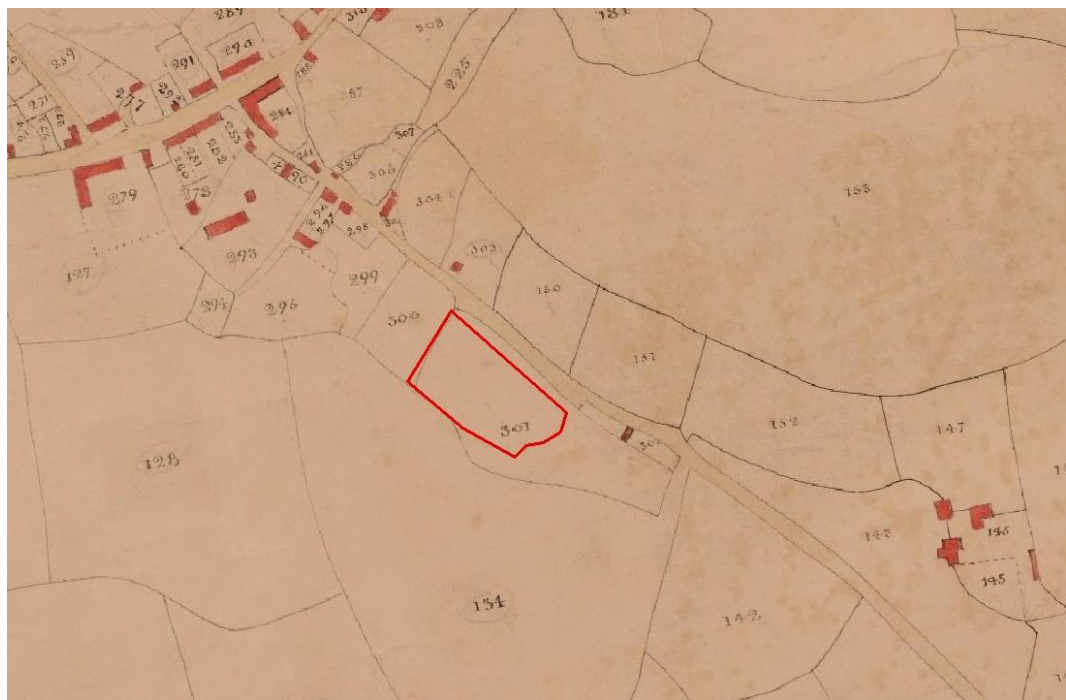


Figure 4: 1839 Tithe Map of Bronllys

- 4.38 The 1887 Ordnance Survey map depicts the village and the Site as area largely unchanged from the layout shown in the Tithe Map (Figure 5). The Site remained unchanged until the late 20th century, when the 1975 Ordnance Survey map depicts residential development to the west and north-west of the village (Figure 6). The Site, however, remained unchanged from previous years, and it was not until the early 21st century that the surrounding area became significantly changed. An aerial photograph, from 2006, shows a trackway marking part of the

proposed bypass route, along with mud tracks adjacent to the Site. An aerial photo from 2013 shows the Site as it is now (Figure 7), with an area of the field to the south-east removed to make way for the roundabout, and the Site itself in use as pasture.

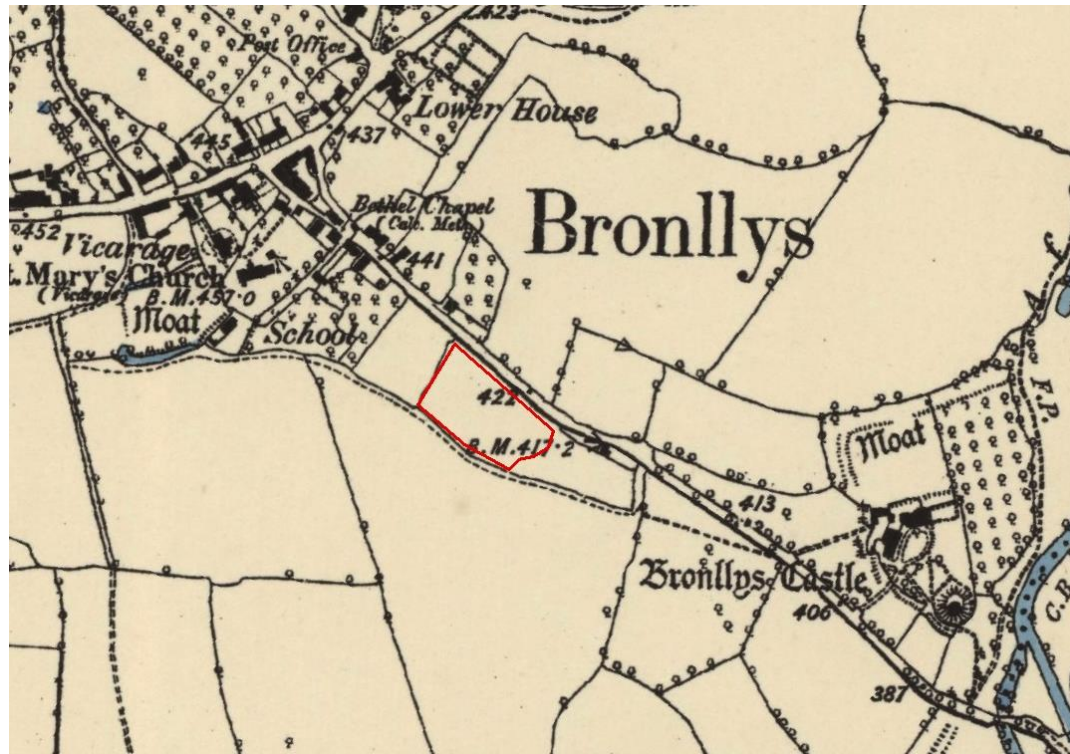


Figure 5: 1887 Ordnance Survey map of Bronllys

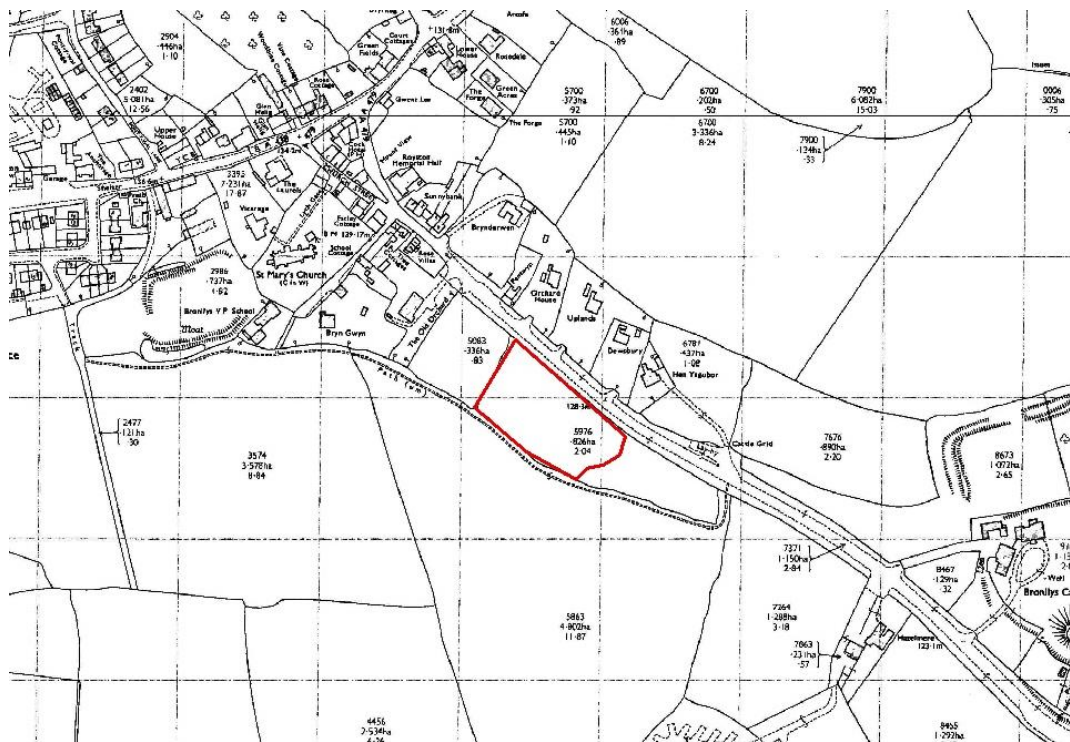


Figure 6: 1975 Ordnance Survey map of Bronllys



Figure 7: 2013 Aerial Photograph (Google Earth)

5 SETTINGS ASSESSMENT

- 5.1 The Historic Environment (Wales) Bill - Technical Note 24: Historic Environment covers the guidance on the setting of historic assets in Wales. As this is currently undergoing full public consultation, and as such has not been formally adopted, this assessment has been undertaken in accordance with the approach outlined in the guidance *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets* (2015b).
- 5.2 This section assesses the potential impact of the proposed development on the significance of designated heritage assets, through the alteration of their setting. An initial appraisal, carried out as part of Step 1 of the assessment methodology, has utilised readily-available information to determine whether a heritage asset may be affected by the proposed development. Designated heritage assets within a 1km radius of the Site were scoped into a settings assessment, an approach that is considered standard for this type of development. The initial review of the designated assets within the wider surroundings of the proposed development site has indicated that the designated assets within the 1km-wide buffer have the potential to be affected by development. As such the following have been included in the setting assessment process.

Bronllys Motte and Bailey Castle; Scheduled Monument, Bronllys Castle Keep; Grade I Listed Building, Workshop and Gallery at Bronllys Castle and Bronllys Castle House; Grade II* Listed Buildings

Significance

- 5.3 Bronllys Castle, a Scheduled Monument, comprises the remains of a medieval castle, which was built around the late 11th or early 12th century (Fig. 2, **A**). The Site of the Castle is situated on the confluence of the Dulais and Llynfi rivers. The original Castle stood on an earthwork motte, around 8m high, with inner and outer bailey enclosures. This original building had wooden defences and buildings, and was most likely built by Richard fitz Pons, and by the late 12th century it was undergoing reconstruction in stone (Cadw, 2016). The current castle was built in the 13th century, and is typical of the local style. Across the Welsh Marches there are many examples of small Norman castles such as this. The area of the Scheduled Monument encompasses the earthworks of the motte and bailey and the castle itself, along with associated Listed Buildings. Although only the castle keep remains, Bronllys would have been a busy site, with a hall, stables, workshops and a chapel, which are all thought to have been contained within the

inner bailey site. The monument also holds important evidential value, as buried remains relating to the medieval occupation are expected to have survived.

- 5.4 The Keep itself is Grade I Listed, and is built from tightly laminated sandstone. It is of circular plan, with 3 storeys, and a basement level within the earthworks. The castle has typical arrow-slits in first two storeys, with large picture windows on the third floor, which represents a 14th-century extension. The walls survive to their approximate full height, but there is little evidence for the roof. The keep at Bronllys is considered to be amongst the best-preserved examples of a Welsh stone-tower fortification, situated on surviving earthworks of the motte and bailey.
- 5.5 The workshop and gallery at Bronllys castle is a Grade II* Listed Building, and is an outbuilding incorporating part of the 14th and 15th-century hall-range of the medieval castle. This was extended in the 19th century, as stables and a carriage house for Bronllys Castle House. The building has three bays comprising an artist's gallery at the northern end, a workshop in the centre, and a stable at the southern end, with an attic level. At the northern end, the medieval work comprises walls 1m thick, with a high, painted, arched doorway to the gallery. This building has been designated due to its associations with the castle, and the historic illustrative and aesthetic values retained by its form and fabric. It has important group value with the other buildings located within the Bronllys Castle Scheduled Monument.
- 5.6 Bronllys Castle House, a Grade II* Listed Building, dates to the late 18th century. The building is of two storeys and built from rubble stone, with a slate roof. This house represents a well-preserved late-Georgian house, set within the inner bailey of Bronllys Castle which gives it a unique historical illustrative and group value.

Settings, 'what matters and why'

- 5.7 Castles of this type commonly occupy naturally elevated areas, with man-made earthworks creating further height. Defensive castles in the medieval period were designed to be seen. The highest levels of Bronllys Castle, permit excellent and far-reaching views across the surrounding landscape, particularly across the River Llynfi to the east, and southward, towards the mountainous range of the Brecon Beacons, and to the north across the River Wye. The rivers would have been exploited as communication corridors by both Norman invaders and Welsh natives, and the positioning of castles near river routes offered excellent strategic

sites. The Castle would have also overlooked Bronllys village. The road running to the village would have been visible, and the Site area would have comprised part of this historic linkage between the Castle and the village.

- 5.8 The castle was also designed to be seen from the surrounding landscape, as a symbol of the owner's status and power, confirming the lord's dominance over the local landscape. The later extensions to the tower, including picture windows on the third floor, suggest a phase of less military character.
- 5.9 This setting, in terms of the local context and the ways in which the historic asset is best experienced, principally comprises those topographical features, such as rivers, which offered the ideal location for a castle, along with the associated village and settlement which surrounding it and with which it was historically closely associated. The castle had a close historical association with the village of Bronllys, with the Clifford family responsible for building both the Castle and church.
- 5.10 The current setting of the Castle has undergone change in recent years, due to the introduction of the Bronllys Bypass, which cuts across the land which previously represented an historic link between village and Castle. The area of the Scheduled Monument has also undergone tree planting which has resulted in the screening of the Castle, making it hidden within many views from the village (Image 1). This screening also impedes views when looking north and north-west from the top of the Castle. This planted vegetation has significantly changed the wider setting of the Castle, as have modern developments in surrounding areas, including modern housing and the bypass.



Image 1: View of Bronllys castle from the A479 facing north-east, showing the foliage screening the views north and north-west towards the Site

Summary of development effects

- 5.11 During the Site visit, it was observed that, from within the Site itself, the Castle, houses and surrounding earthworks are obscured from view by trees and vegetation (Image 2). From within the Castle, in those areas which are publically accessible, there is no inter-visibility with Application Site (Image 3). When the Castle was fully accessible, views of the Site would have been available, and would have included the fields surrounding it. As discussed above, this historic setting has already been considerably altered, and the Site is now obscured within available views from the Castle. The remaining available views otherwise offer excellent views of the wider landscape setting, and development within the Site would not affect these views. As the Castle itself is not directly visible from the village due to the screening effect of surrounding trees, the proposed development would not affect any views from the village towards the Castle.



Image 2: View from the Site facing south-east, towards Bronllys Castle



Image 3: View from Bronllys castle, facing north-west towards the Site and village

- 5.12 Despite the relative proximity of the Castle to the Site, and its elevated position, any development within the Site area would have very low potential to adversely affect the setting and the character of the Scheduled Monument, and the Listed Buildings associated with the Castle. This is due to the extensive screening provided by surrounding mature trees. From the Castle tower, the principal views are to the north, east and south, due to limitations of public access. This lack of inter-visibility would result in the proposed development having a neutral impact upon the setting and character of the Castle.

- 5.13 The redirection of the former road connecting the village and the Castle has previously impacted the setting of the Castle and its visual association with the village. The Application Site area remains as an element of undeveloped land situated alongside the road to the Castle, although the modern bypass has bisected the lower south-eastern area of the field in which the Site is situated, and has therefore changed the character of this field and its historic connection with the Castle.

Bronllys Moated Site; Scheduled Monument

Significance

- 5.14 Bronllys Moated Site is located c.160m north-west of the Site, and is designated as a Scheduled Monument (Fig. 2, **B**). The Monument is a well-preserved, 14th-century, medieval moated homestead, and comprises an irregularly-shaped area measuring 80m by 65m, larger than others in this area, with a slightly raised platform at its centre, which is encompassed by a moat. The central moat platform there would have contained a manor house and associated buildings, which were accessed by a bridge or causeway. The Scheduled area comprises the remains of the moat earthworks, and surrounding areas, within which related evidence may be expected to survive.
- 5.15 Moated manorial sites were common during the medieval period, and were a way of asserting dominance over an area, and of displaying social status. This moat is one of eight similar sites located around Bronllys, within the area formerly owned by the Clifford family. The significance of the monument is derived from its historical importance, in that it has potential to enhance local knowledge of medieval settlements. The moated site is well preserved, and retains significant archaeological potential, such as structural evidence and deposits. The moated site also retains some degree of group value, as it is associated with the medieval settlement of Bronllys and the Castle to the south-east. A moated site suggests an association with a wealthy landowner, and this site may therefore have been connected with the Clifford family, who built the original medieval Church and Castle.

Settings, 'what matters and why'

- 5.16 The setting of the moated site in Bronllys principally comprises the surrounding village. The moat is set close to the church, which suggests a close historical association with it. Residential moated manor houses were usually designed as

status symbols, and as such were designed to be seen and to deter thieves and vagrants. They would have had associations with the surrounding farming landscape, which generally represented the landholding of the occupier of the manor house.

- 5.17 Historically, the moated site would have had associations with the Application Site, as it lay between the Castle and the moated manor, and is likely to have comprised part of the agricultural hinterland of the village. This association is no longer part of the setting of the moat, due to intervening modern developments, and changes in the use of the land.

Summary of development effects

- 5.18 During the Site visit, it was observed that the Scheduled moated manor site is now planted with trees and closely surrounded by development (Image 4). As such, the historic setting and character of the moated site has been changed by subsequent planting and residential development. The current setting of the moat is a visually enclosed one, with the relationship with the surrounded landscape less obvious due to the screening effect of planted trees on the Monument. The route of the bypass has also altered the wider setting of the moat, as it bisects the agricultural landscape which was most likely associated with the moat, and comprised part of its historical setting.



Image 4: 2013 aerial photograph showing the moated site

- 5.19 No intervisibility between the Application Site and the Scheduled moat was noted during the Site visit, principally due to intervening residential development and vegetation (Image 5). There is also no intervisibility between the moated site and the Castle, as development within the Site would not impede any views between these two heritage assets.



Image 5: View from the moated site facing south-east towards the Site

Church of St Mary; Grade II Listed Building

Significance

- 5.20 The Parish church of St Mary has 12th-century origins, and was rebuilt on the same foundations in 1889-90, by Nicholson and Sons architects of Hereford (Fig. 2, **C**). It is built from red and grey local sandstones, with a concrete tiled roof. Within the church, there are elements of medieval stonework which have been reused, along with timberwork. The font possibly dates to the 14th century, and the rood-screen dates to the 15th century. It is these surviving medieval elements of the church which principally contribute to the heritage significance and values of the building, and are the reason for its designation. The church also retains group value with the separately listed, detached bell-tower within the churchyard.

Setting, 'what matters and why'

- 5.21 The church is located on an area of slightly raised ground, overlooking the village. The views south-east towards the Castle and the Brecon Beacons are pleasant, although the Castle itself is not visible from this perspective. The previous medieval church may have been located here as this was a relatively dominant point in the landscape, and there may originally have been clear view-lines to the castle from the churchyard. However, churches are not often designed with views in mind, and were usually located where settlement was deemed to be most favourable.
- 5.22 The primary setting of the current church of St Mary's is the churchyard in which it sits, and its close spatial association with the village of Bronllys. The church is typically orientated east to west, and follows the medieval plan. Despite available views of the surrounding Brecon Beacons, the church would not have been specifically designed to take in such views. Churchyards were often visually-enclosed spaces, with walled boundaries, as is the case with Bronllys.

Summary of development effects

- 5.23 From the churchyard there are glimpsed views of the Application Site, when looking south-east, towards the castle (Image 6). However, due to the naturally undulating topography of the area, and surrounding residential development, very little of the proposed residential development would be visible from the Church, and this would not result in significant setting impact, or harm to the significance of the church.



Image 6: View from church of St Mary facing south-east towards the Site

Detached Bell-Tower at the Church of St Mary; Grade II Listed Building

Significance

- 5.24 The detached bell-tower within the churchyard most probably dates to the 13th century (Fig. 2, **D**). It is built from tightly-laid sandstone, with a pyramidal tiled roof, with a prominent weather-vane. The door to the tower is a modern addition, but aside from this the building survives as a rare and well-preserved example of a detached medieval bell-tower. The building also holds further historic value and significance in that it is contemporary with the stone construction phase of Bronllys Castle.

Setting, 'what matters and why'

- 5.25 The primary setting of the bell-tower comprises the churchyard and its immediate surroundings, along with its close association with the Church. As a functional religious building, it would not have had designed views, and views from the tower are in fact very limited.

Summary of development effects

- 5.26 During the Site visit, it was observed that the top of the bell-tower structure is just visible above the roof-line, although this view is not fundamental to the setting of the tower. As mentioned above, outward views from the tower are limited, and therefore the proposed development would not affect the historic character or setting of the bell-tower, and would not result in harm to its significance.

Bronllys Hospital; Registered Park and Garden, Basil Webb Hall and Chapel at Bronllys Hospital; Grade II Listed Buildings

Significance

- 5.27 The first recorded house within the estate grounds was recorded in 1759 (Listing description). It is likely that the current estate grounds are on the site of the earlier parkland associated with the 18th-century manor house. These grounds slope southwards from the house, towards the River Llynfi. Historic mapping depicts the change in the form of the gardens, and associated land use. Many elements of the original estate have been lost, although the more modern features of the park and garden also add to the historic significance and value of the area.
- 5.28 The current parkland, which is Grade II registered, comprises a 20th-century tuberculosis hospital, with associated grounds, which is set within an earlier designed landscape. The site was bought in 1913, by the Crown Estates, and the hospital comprises a group, of widely-spaced pavilion-system plan. Due to the natural slope southwards, and the available views of the Brecon Beacons offered on this side, many of the buildings feature south-facing verandas.
- 5.29 Within the parkland is located the Grade II Listed Chapel. This is an Arts and Crafts-style building, and was built in the 1920s. It is located approximately 50m south-west of the main hospital area. This Chapel represents a well-documented building of its time, and as such retains important historic and aesthetic heritage values, along with its associations with the hospital.
- 5.30 Also within the parkland is the Grade II Listed Basil Webb Hall. This is a recreation hall which was built in 1920. It is of similar style to the Chapel building, and comprises one storey with 8 bays. The building represents a well-designed and well-preserved example of the light and airy buildings which were built in this period for the treatment of tuberculosis. This building has group value with the Chapel, and an association with the wider hospital grounds.

Setting, 'what matters and why'

- 5.31 As has been mentioned above, the Park was designed to follow the natural slope southwards towards the River Llynfi. The listing description notes a number of key views which face southwards across the Application Site, along with areas of essential setting to the north and west (Image 7). These encompass agricultural land, which would have had functional links with the historic estate and as such

add to the setting and character of the parkland. The hospital still benefits from these views, and from the open landscape which constitutes its setting.



Image 7: Bronllys Hospital Registered Park and Garden

Summary of development effects

- 5.32 The key views and essential setting, as identified by Cadw, have not been changed or adversely affected by the development which has taken place within the village, to the east of the hospital. From the south-eastern boundary of the Park, there is no intervisibility with the Site due to the undulating topography, vegetation and residential areas. Development within the Site will not physically impact the registered parkland, nor any of the listed buildings within it. There will also be no harm to the significant views from the Park, or the areas of essential setting surrounding the area.

6 STATEMENT OF SIGNIFICANCE AND IMPACT ASSESSMENT

Significance of recorded heritage assets within the site

- 6.1 There are no designated heritage assets within the Site and no archaeological finds or features have been recorded, to date, within the site.
- 6.2 The field boundaries along the south-western, north-western and north-eastern edges of the Site, were established and depicted on the 1839 Tithe Map, and as such these hedge boundaries are considered to be historically important, under the archaeology and history criteria of the Hedgerow Regulations 1997 (Appendix C).

Summary of previous impacts

- 6.5 A review of the available cartographic and documentary evidence demonstrates that the Application Site itself has not been subject to any significant modern developments, although the larger area of the associated field has been affected by the recent construction of the bypass. Any earlier impacts to any potential buried archaeological remains within the Site would therefore be likely to result from agricultural practices, including ploughing, which may have damaged or disturbed any surviving features relating to former field boundaries or ancient farming practices.

Potential buried archaeological remains

- 6.6 The assessment of available data has indicated evidence of prehistoric activity within the wider surroundings of the site, comprising flint and stone tools and a Bronze Age standing stone. There is also evidence of Roman activity within the surroundings of the Site in the form of two Roman roads. The road from Kenchester to Brecon has been confirmed by investigation. The course of the second postulated road runs along the north-eastern boundary of the Site, along the current road course. As such, there may be surviving archaeological evidence of this road, including ditches and the *agger*, within the north-eastern margins of the Site. It may also be possible that finds and features relating to Roman roadside activity may be present.
- 6.7 The majority of heritage assets within the surroundings of the Site comprise medieval remains, including earthwork evidence of ridge and furrow cultivation, field systems, and prominent medieval structures such as the Castle and the bell-tower. As the village is of confirmed early medieval origins, and the Site is located close to both the Church and the Castle, it would probably have formed part of the

closer agricultural hinterland of the settlement at this time. As such, there may be some surviving evidence of medieval agricultural activity in this location.

- 6.8 The agricultural use of the Site is thought to have continued throughout the post-medieval period, and areas of post-medieval ridge and furrow cultivation have been recorded within the wider surrounding area. Medieval cultivation may have therefore have impacted any surviving below-ground remains of previous periods.

Potential development effects

Effects on archaeological remains

- 6.8 Construction effects will primarily result from the excavation of building foundations, which may partially or totally remove any underlying archaeological remains. Beyond the proposed footprint of new construction, any potential impacts upon the below-ground archaeological resource are expected to be comparatively limited, and will probably comprise localised ground works associated with services and drainage, in addition to topsoil stripping and resurfacing for associated access roads, parking areas and areas of planting.

Historic hedgerows

- 6.11 The development may also impact upon the historic hedgerows on the south-western, north-western and north-eastern boundaries, and therefore notification should be given to the Local Planning Authority, prior to removal of these hedgerows.

Effects on the setting of heritage assets

- 6.12 This report has assessed the potential effects of the proposed development on the significance of designated heritage assets within the surrounding landscape, through changes to their wider settings. With regard to the two Scheduled Monuments, Bronllys Castle and Bronllys moated site, and the Listed Buildings, Bronllys Castle Keep (Grade I), Bronllys Castle House (Grade II*), the workshop at Bronllys Castle (Grade II*), Church of St Mary (Grade II), the detached bell-tower at the Church of St Mary (Grade II*), Basil Webb Hall (Grade II) and Chapel at Bronllys Hospital (Grade II), along with the Grade II Registered Park and Garden at Bronllys Hospital, it has been established that, due to the effects of intervening built form, topography and distance, the proposed development will not compromise, or harm, the settings of any of these designated heritage assets, and would not affect their significance in any way.

Effects on historic landscape character

- 6.13 The construction of residential development would introduce a small degree of change to the historic landscape character of the Site, which has been in use as agricultural land since at least the medieval period, and would have had functional associations with the Castle and village. However, modern developments and the introduction of the bypass have significantly altered visual relationships within this historic landscape. As such, the proposed development will not result in significant harm to the historic landscape.
- 6.14 Important hedgerows do not constitute designated heritage assets; the Regulations are simply a notification mechanism, requiring notice to the Local Planning Authority prior to removal of the hedgerow, either in entirety or in part. Under the terms of the Regulations, no separate consent is required to remove the hedgerow if planning permission is granted. Any alteration of the existing boundaries may require an archaeological watching brief to be undertaken during these works, although such works will be subject to the advice of the archaeological advisors to CPAT.

7. CONCLUSIONS

- 7.1 The effect of the development proposals on the known and potential heritage resource within the Application Site, and its surroundings, will be a material consideration in the determination of the planning application. This assessment has identified no overriding heritage constraints that would preclude development.
- 7.2 The known archaeological remains within the Site comprise the extant historic hedges along the boundaries of the site. As these hedgerow boundaries are shown on historic maps, and are well established on the Site, they may be considered to be historically important, as defined by the Hedgerows Regulations 1997, and thus requiring notice to the Local Planning Authority prior to removal of the hedgerow, either in entirety, or in part.
- 7.3 Prehistoric occupation within the wider environs of the Site is evidenced by random finds of a small number of flint and stone tools, along with a standing stone. Roman-period settlement activity within the wider area includes two Roman roads, one of which runs in close proximity to the Site. From the medieval period onwards, the Site is thought to have comprised part of a wider farming landscape, with areas of medieval ridge and furrow cultivation located within the 1km study area, but not within the Site itself. The Site has remained in agricultural use throughout post-medieval and modern periods.
- 7.4 As assessment of the potential effects of the proposed development on the settings of designated heritage assets within the wider surroundings of the Site has been carried out. It has been established that, due to the effects of screening provided by intervening modern built form, natural topography and existing vegetation, there will be no visual impacts upon designated heritage assets within the study area and wider surrounding landscape, including the two Scheduled Monuments, the seven Grade II Listed buildings, and the Registered Park and Garden. The proposed development will therefore result in no harm to the heritage significance of these designated assets.

8. REFERENCES

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Cartographic sources

1839	Bronllys Tithe map and apportionment,
1887	First Edition Ordnance Survey map, 1:2,500 scale
1765	Ordnance Survey map, 1:2,500 scale

APPENDIX A: GAZETTEER OF DESIGNATED HERITAGE ASSETS

No.	Description	Designation	Period	HE ref.
A	Bronllys Castle Bronllys Castle House Workshop and gallery at Bronllys Castle House Keep at Bronllys Castle	Scheduled Monument Grade I, Grade II* and Grade II Listed Building	Medieval	BR008 6615 6616 6617
B	Bronllys moated site	Scheduled Monument		BRO058
C	Church of St. Mary	Grade II Listed Building		16831
D	Detached bell tower at the Church of St Marys	Grade II* Listed Building		16833
E	Bronllys hospital Basil Webb Hall Chapel at Bronllys Hospital	Registered Park Grade II Historic Garden and Kitchen Garden Grade II Listed Building		PO9 16605 7494
F	Upper House Barn, 18th century	RCAHMW	Post-medieval	30463* RCAHMW: 31306
G	Bethal Chapel and forecourt railings, non-conformist chapel, Bethal Calvinistic Methodist Chapel	RCAHMW	Post-medieval	42073* RC: 14931
H	Bronllys Court, Garden	RCAHMW	Post-medieval	86021
I	Bronllys National School	RCAHMW	Post-medieval	23165
J	Bronllys County Primary School	RCAHMW	Modern	402907
K	Anchorage Café and Outbuilding	RCAHMW	Post-medieval	25032 31114
L	Bethal English Presbyterian Chapel	RCAHMW	Post-medieval	6013

APPENDIX B: GAZETTEER OF RECORDED HERITAGE ASSETS

No.	Description	Period	CPAT ref.
1	Prehistoric flint convex scraper, With cortex remaining on the dorsal surface.	Prehistoric	15852*
2	Neolithic weathered cushion mace head found in the bed of the river Llynfi, before 1971	Prehistoric	5823*
3	Castle Green Stone, Bronze Age Standing stone, Standing stone is situated in a flat pasture field on the flood plain of Afon Llynfi. The stone is aligned WSW-ENE, and its dimensions are 1.1m long x 0.8m wide and 1.15 high. The base has been exposed by stock erosion, which has formed a broad circular depression around the stone. The S face of the stone is fractured and fallen pieces lie around.	Prehistoric	4088*
4	Llswen Cwmdy, Predicted line of Roman Road, no direct evidence survives. Requisition	Roman	14710*
5	Kenchester Brecon, proposed line of a Roman road. Fossilised.	Roman	11607*

No.	Description	Period	CPAT ref.
			11606*
6	Coelbren, Brecon Gaer. Predicted line of Roman road. Fossilised form. Stone core to trackway (ANK); course from the fishpond to Aberyscir unknown, but when line was lost was pointing in direction of Penpont ford - the best ford on Usk for many miles - local tradition claims it went through park at Penpont and joined via	Roman	14112*
7	Medieval open field named 'Maes Waldish' in Bronllys tithe survey	Medieval	79330*
8	RIDGE AND FURROW Bronllys church Bronllys field bank, low field bank r&f Bronllys r&f III Bronllys r&f IV Dewsbury Gate r&f (possibly post-med) Maes Dan Derw r&f (possibly post med)	Medieval	5560* 34347* 44114* 44115* 5561* 5563*
9	14th century mill (Hankinson, R and Silvester, R J , 2012 , Mills and Milling)	Medieval	118607*
10	Medieval open field, 'Maes Derw' in Bronllys tithe survey	Medieval	79331*
11	Coldbrook Field, Medieval Strip Field, Strip field (now enclosed) about 180m long by 20m wide on the south-east of the A479 road. Displays an aratral (reverse-S) curve, and retained traces of ridging in 1995. Strip field (now enclosed) about 180m long by 20m wide on the south-east of the A479 road. Displays an aratral (reverse-S) curve, later became an orchard. (Silvester & Hankinson, 2013)	Medieval	129666* 129667*
12	Sherds of medieval pottery found in Bronllys churchyard	Medieval	5559*
13	Early medieval cross in church yard. Decorated tombstone with a sculptured cross at the head serving as a cross stone of a church yard stile at Bronllys. Stone apparently lost when stile replaced in 1930s.	Medieval	538*
14	Strip fields shown on tithe map	Medieval	2995*
15	The common field, medieval open field system. Shown on tithe map.	Medieval	79318*
16	Bronllys medieval settlement	Medieval - modern	2556*
17	Bronllys Field Boundary, curving shallow ditch Bronllys r&f I Bronllys r&f II Bronllys r&f	Post -medieval	34350* 34348* 34349* 2994*
18	Post-medieval house platform, excavated in 1997 showing that the platform was a dump of material containing 18th and 19th century pottery. An archaeological watching brief carried out by Cotswold Archaeology in 2006 interpreted this feature as a former field boundary of relatively modern construction - indicated by the recovery of fragments of 18th-19th century pottery (Tongue, J, 2006).	Post-medieval	38614
19	Circular well head located by the brook, brick built.	Post-medieval	34353*

No.	Description	Period	CPAT ref.
20	Upper House, detached farmstead complex, barn, granary, byre and cartshed. Possible earlier origins 19th century.	Post-medieval	32895*
21	Bronllys Court, 18th century building	Post-medieval	2992*
22	Bronllys Vicarage, shown on 1889 map	Post-medieval	78716*
23	Bronllys, The Laurels	Post-medieval	35052*
24	Porthamal Mill race, minor earthworks	Post-medieval	78730*
25	On roundabout south-east of Site. Hen Ysgubor, demolished house.	Post-medieval	70655*
26	Hollow way, cobbled surface of stones between 0.02m and 0.16m across, to a depth of up to 0.2m, set in a slight hollow. No ruts were seen below the cobbling which a sat directly on the natural. Five sherds of 18th century pottery were found in the cobbling. The bank to the west survived to 0.4m sealed by topsoil and surmounted by a hedge. The ditch to the west of the bank was 0.25m deep and up to 1.1m across and backfilled with red-brown loam. Two sherds of 18th century pottery were located on the lower fill.	Post-medieval	58088 34351
27	A long curvilinear negative feature may be ploughed out embankment.	Unknown	70707*
28	A small complex of short linear ditches may be enclosures, possibly of more than one period.	Unknown	70706*
No.	Previous Archaeological Works	Period	CPAT ref.
29	Talgarth Bypass <ol style="list-style-type: none"> Geophysical survey carried out by Cambrian Archaeological Projects in 2003. The results of the detailed surveys revealed some faint and indistinct features. Geophysical survey commissioned as part of the archaeological evaluation of the route corridor of the proposed Talgarth bypass. The survey was carried out by Stratascan in November and December 1996. It consisted of magnetometry on 4 separate areas along the corridor. Few features of archaeological potential were found, apart from a small complex of linear features, possibly enclosure ditches, at the southern end of area 2 (Stratascan, 1996). Assessment along the line of the proposed Talgarth bypass carried out by CPAT in 1997. Assessment along the line of the proposed Talgarth bypass carried out by CPAT in 1994. A desktop study was carried out and followed by a rapid fieldwalk survey of the corridor. 		112429 70705 123136 57893 57894 70644
30	Bronllys Bypass, <ol style="list-style-type: none"> Evaluation carried out by Cambrian Archaeological Projects in 1997. Excavation of trackway in 1997 revealing a cobbled surface of stones between 0.02m and 0.16m across, to a depth of up to 0.2m, set in a slight hollow. No ruts were seen below the cobbling which a sat directly on the natural. Five sherds of 18th century pottery were found in the cobbling. 		112432 38613 112465 57932 57933 34346 34352

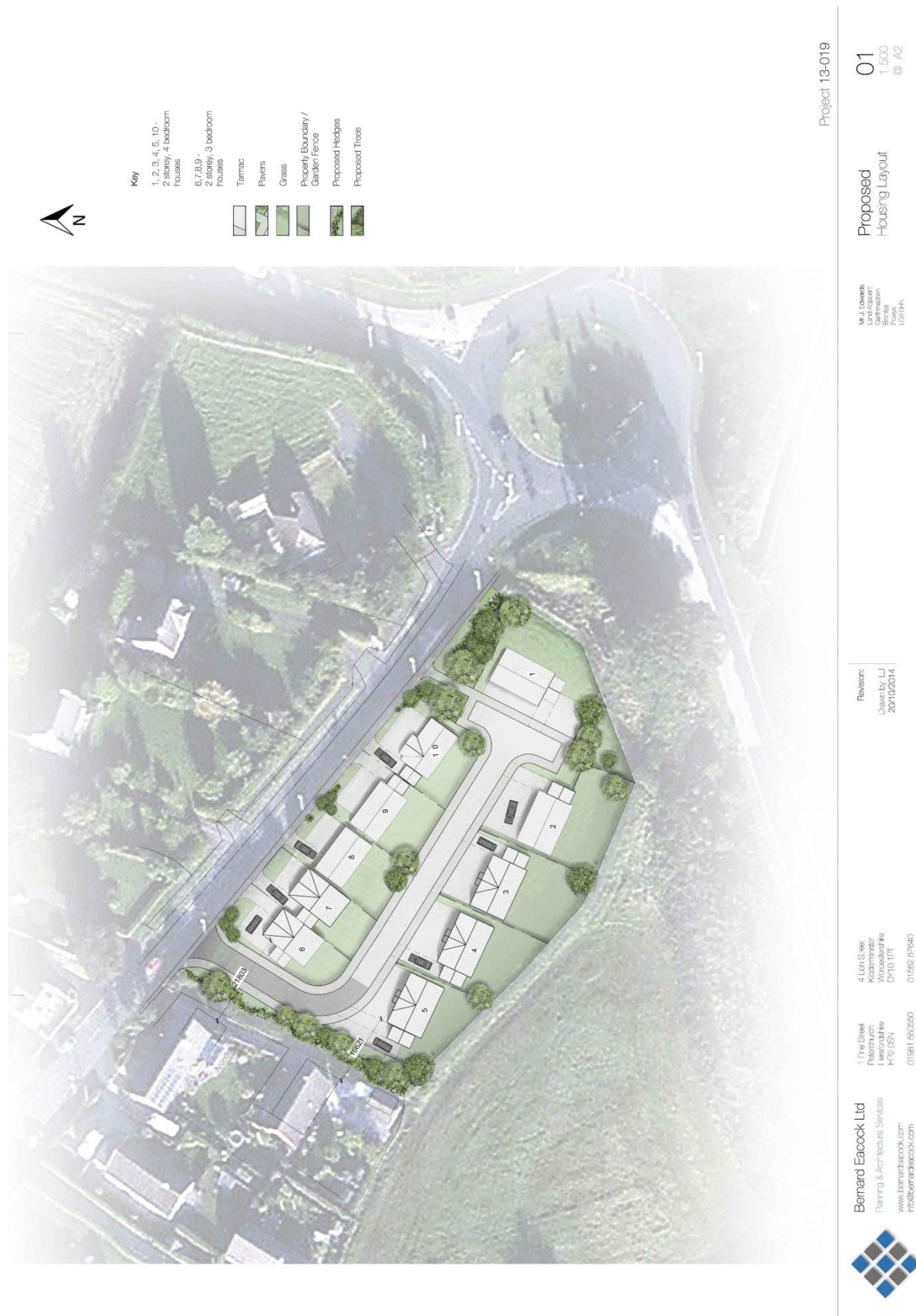
No.	Description	Period	CPAT ref.
	<p>The bank to the west survived to 0.4m sealed by topsoil and surmounted by a hedge. The ditch to the west of the bank was 0.25m deep and up to 1.1m across and backfilled with red-brown loam. Two sherds of 18th century pottery were located on the lower fill.</p> <p>b) Watching brief carried out by Cotswold Archaeology in 2006</p> <p>c) Evaluation on line of proposed bypass identified various pieces of ridge and furrow and field boundaries, Gibson, A M, 1996, Proposed Bronllys By-pass, CPAT. Desk Based Assessment, 1996, CPAT, identified areas of ridge and furrow. Walk over survey, 1996. Evaluations of two features along the proposed route of the Bronllys bypass which had been identified during an archaeological assessment by CPAT in 1996.</p> <p>d) Blockley, K , 1997 , Pontybat-Hereford Class 1 Road A438, Bronllys Bypass. Excavated 1997 showing that the platform was a dump of material up to 0.9m deep with 18th and early 19th century pottery. The platform measured c 15m by 9m with a linear extension on the north-east side. No internal features or building materials were recovered, Low bank with stone visible in its makeup extending for 8m in the western corner of OS enclosure 0082. The bank defines a roughly level platform. Possible base for timber building. Immediately to the east is a grassed area defined by a bank, possible former feeding area.</p>		87464 34352*
31	<p>Bronllys Castle</p> <ul style="list-style-type: none"> - Grant of SMC for installation of a wood burner at the site 2012. - Scheduled monument consent that has been granted for a sewage treatment plant at the site of the scheduled ancient monument of Bronllys Castle. - <i>Project comprising test trenching (PRN130467) and an archaeological watching brief (PRN130469) carried out during the excavation of postholes for a new access staircase ascending the motte at Bronllys. A total of 20 posthole trenches and 4 test trenches were excavated on the top and slopes of the motte. A small amount of building recording work (PRN130468) was also carried out prior to replacement of missing stones in the castle doorway. The results of the work carried out at Bronllys were significant in that they located what may be an earlier phase of stonework. Bernardus, Irma & Smith, Chris E , 2008 , Bronllys Castle, Bronllys, Powys. Archaeological Watching Brief, Excavation & Building Recording.</i> - Excavation designed to improve our understanding of the relationship between the stone round tower and the earthen motte and, if possible, establish a phased chronology of construction. A total of 4 test trenches were excavated on the top and slopes of the motte. In one of the test trenches masonry relating to different phases of the castle were revealed. The results of the work carried out at Bronllys were significant in that they located what may be an earlier phase of stonework. (Bernardus and Smith, 2008). - <i>A small amount of building recording work carried out prior to replacement of missing stones in the castle</i> 		115549 124831 130466 130467 130468 130469 140112

No.	Description	Period	CPAT ref.
	doorway. (Bernardus and Smith, 2008). - Watching brief 2016		
32	Bronllys Court Watching brief undertaken on land adjacent (west) to Bronllys Court. Watching brief monitored the topsoil stripping of access route and turning splays for construction of housing development. The watching brief revealed the partial remains of recently demolished post-medieval agricultural buildings at the south-eastern corner of the development area but did not observe any other archaeological components. (details unknown)		131053
33	Bronllys, Land adjacent to Rose Cottage Archaeological evaluation undertaken by Clwyd-Powys Archaeological Trust in 2015. Three trenches were excavated, revealing some limited 14th-15th century activity along the north-eastern edge of the plot, a boundary ditch, linear features and a possible pit dated to the late 17th-early 18th century. Further linear boundaries marked on the 1st and 2nd edition Ordnance Survey maps dating to the 19th century were also identified (Watson, S, 2015)		128726
35	Bronllys moat evaluation 1989, trial excavation adjacent to site in advance of proposed development. 17th/18th century spreads of stone below which were other features (shallow gully and post hole) not securely dated. Two pits contained medieval pottery. Outer edge of moat ditch recorded modern deposits down to 0.45m deep. No indication of surviving bank or OGS		38217 58881 87409 87412

No.	Heritage Assets not shown	Period	CPAT ref.
	Tregunter Orchard II	Post-medieval	78701
	Post-medieval milestone	Post-medieval	78703
	Bronllys Orchard I Bronllys orchard II, shown on 1889 OS Bronllys Orchard III Bronllys Orchard IV Bronllys Orchard V Bronllys orchard VI Bronllys Orchard VII Bronllys court Orchard Areas of terraced orchards	Post-medieval	78705 78706 78707 78708 78709 78713 78714 78711 2996
	Former open fields of Bronllys. No physical remains, Post-Medieval Field system (Maes Bach)	Post-medieval	9254
	Post-medieval black smiths workshop, Talgarth	Post-medieval	78672
	Post-medieval Weir, Talgarth	Post-medieval	78671
	Talgarth Orchard XIV	Post-medieval	78695
	Post-medieval milestone (Grade II Listed), Talgarth	Post-medieval	36046
	Mid Wales Railway	Post-medieval	125560

No.	Heritage Assets not shown	Period	CPAT ref.
	Dewsbury Gate, post-medieval toll gate and house, building no longer extant. Dewsbury Gate Orchard Dewsbury Gate Cottages	Post-medieval	70652 78722 70653
	Penmaes Cottage, post-med house, now in ruins.	Post-medieval	70654
	Slwch orchard	Post-medieval	78712
	Cae Hendy, post-med field name	Post-medieval	79334
	Post-medieval gravel pit	Post-medieval	78704
	Lower House Orchard	Post-medieval	78710
	Lower House Photographic Survey 1998		58987
	Bronllys post office	Post-medieval	78715
	Marish Farm, 18th century farm house and associated buildings.	Post-medieval	70651
	Bronllys, Bethal Chapel	Post-medieval	78718
	Bronllys possible market place, The small triangular pattern formed by the main through roads and Church Street, may enclose a former market area, although this is pure speculation.	Post-medieval	2993*
	Far Barn footbridge	Post-medieval	78700
	Pen-y-maes orchard	Post-medieval	78721
	Castle Green stone, HEF report		122569
	Bronllys moat, award of funding.		124646
	Photographic survey of outbuildings at The Marish farm		124729

APPENDIX C: DEVELOPMENT PROPOSALS



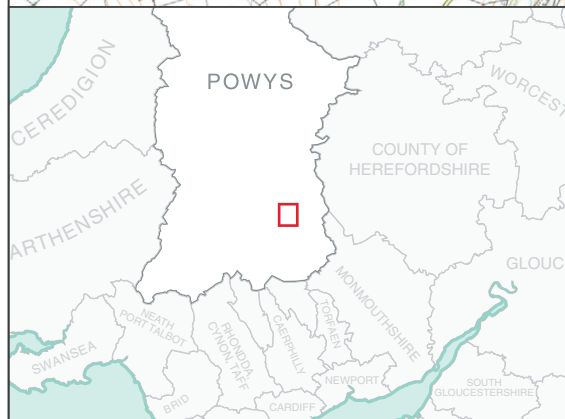
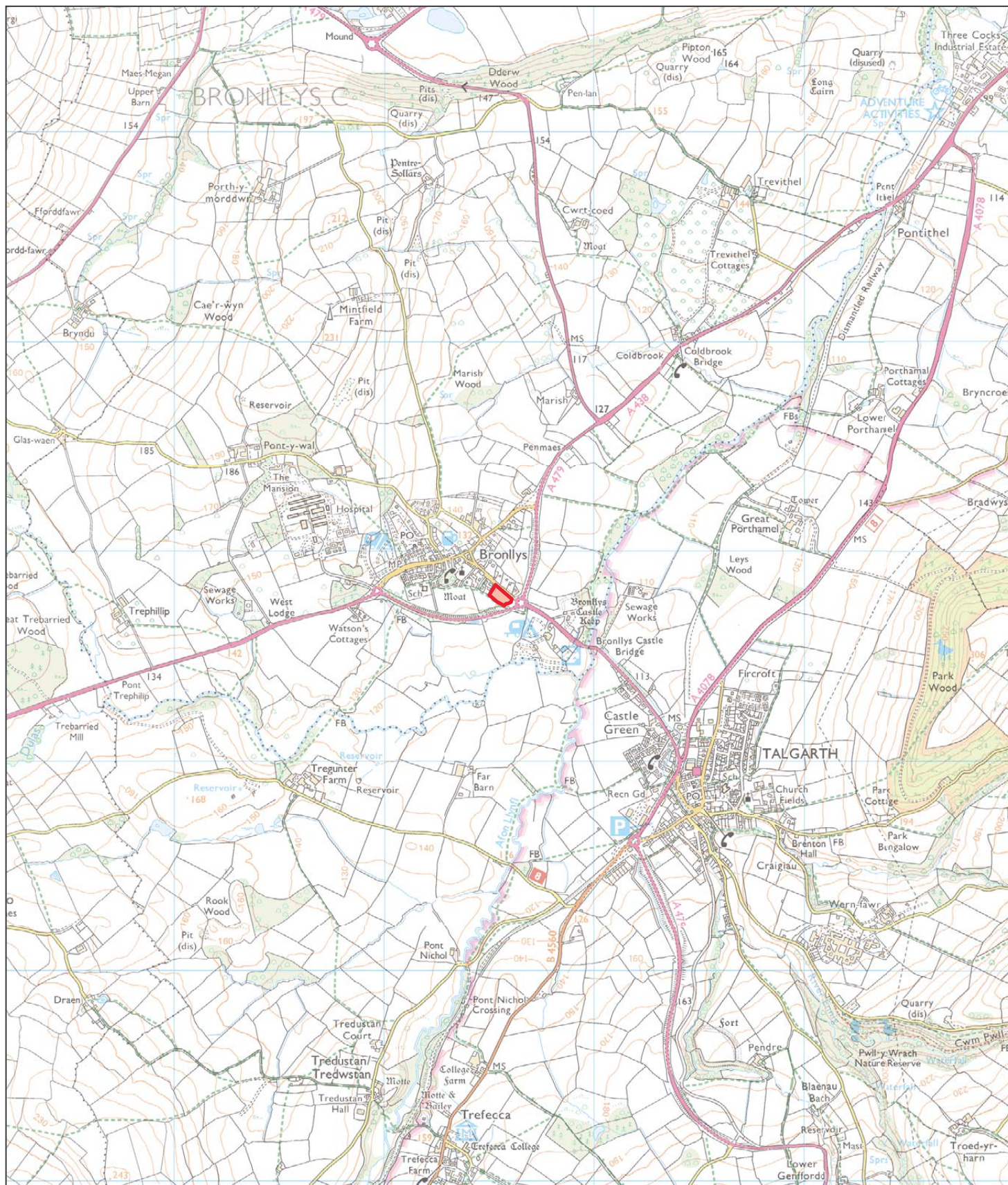
APPENDIX D: THE HEDGEROWS REGULATIONS 1997

The 1997 Hedgerow Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.



Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 566660
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Land at Talgarth Road, Bronllys
 Powys

FIGURE TITLE
 Site location plan

0 1km

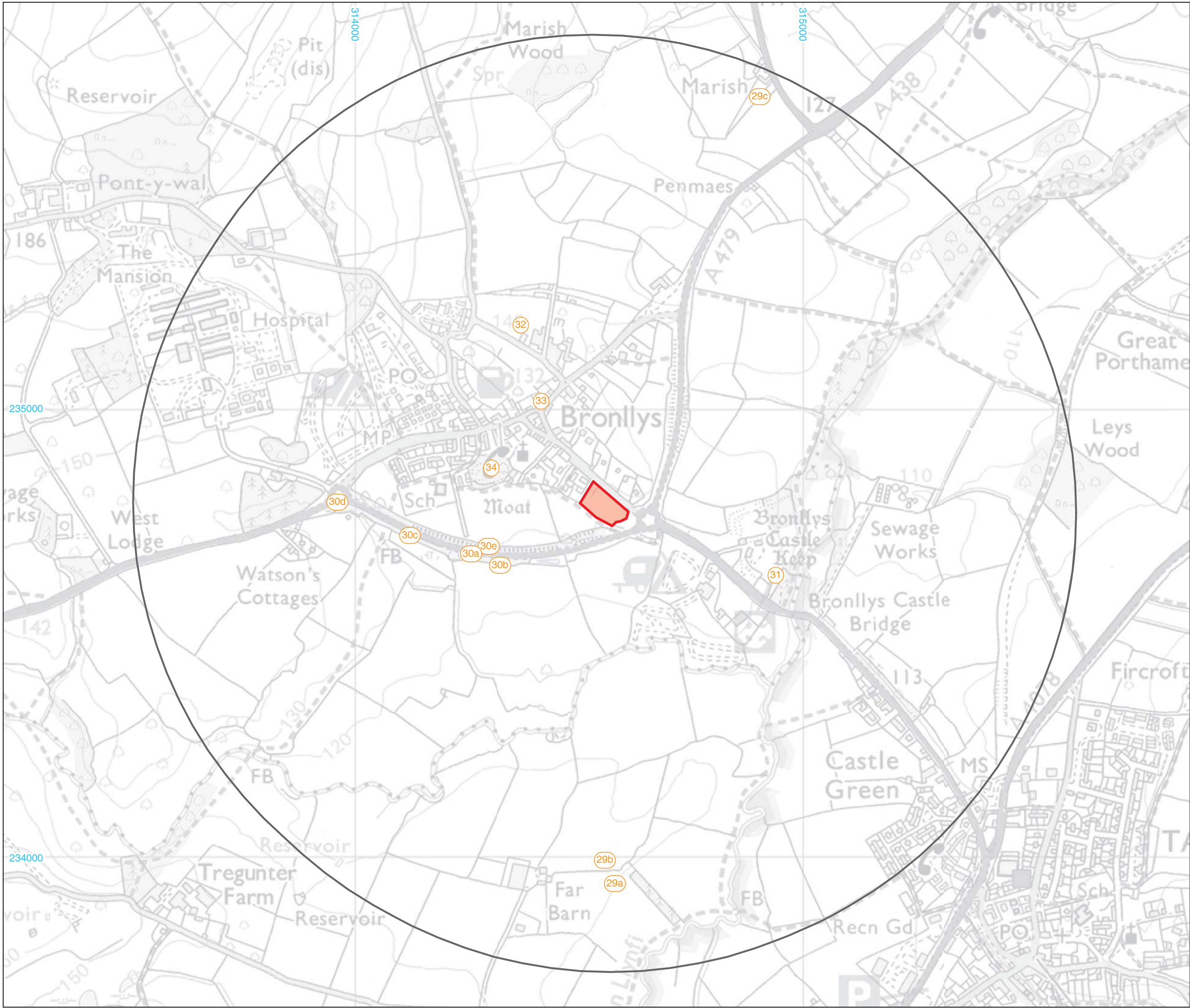
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DRAWN BY LG
 CHECKED BY LM
 APPROVED BY RM

PROJECT NO. 5952
 DATE 04-08-2016
 SCALE @A4 1:25,000

FIGURE NO.

1



-  Site boundary
-  Study area
-  Previous archaeological works

0 400m
1:8000

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Cotswold Archaeology
Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
**Land at Talgarth Road, Bronllys
Powys**

FIGURE TITLE
Previous Archaeological Works

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Exeter Office

Unit 53
Basepoint Business Centre
Yeoford Way
Marsh Barton Trading Estate
Exeter
EX2 8LB

t: 01392 826185

Milton Keynes Office

41 Burners Lane South
Kiln Farm
Milton Keynes
Buckinghamshire
MK11 3HA

t: 01908 564660