

**Land North of B4265,
Boverton,
Vale of Glamorgan**

Heritage Desk-Based Assessment



for

Barton Willmore

on behalf of

Barratt Homes - South Wales


CA Project: 4958
CA Report: 14321

July 2014

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CONTENTS

SUMMARY	1
1. INTRODUCTION.....	2
<i>Outline.....</i>	<i>2</i>
<i>Location and landscape context.....</i>	<i>2</i>
<i>Objectives, scope and consultation</i>	<i>2</i>
2. METHODOLOGY.....	3
<i>General.....</i>	<i>3</i>
<i>Data acquisition.....</i>	<i>3</i>
<i>Site visit and settings assessment.....</i>	<i>3</i>
<i>Heritage value.....</i>	<i>4</i>
<i>The Setting of Heritage Assets.....</i>	<i>4</i>
3. PLANNING POLICY CONTEXT	7
<i>Planning policy and guidance context</i>	<i>7</i>
<i>Planning (Listed Buildings and Conservation Areas) Act (1990).....</i>	<i>7</i>
<i>Planning Policy Wales Edition 5, Chapter 6: Conserving the Historic Environment</i>	<i>7</i>
<i>Welsh Circulars 60/96 and 61/96.....</i>	<i>9</i>
<i>Local Planning Policy</i>	<i>10</i>
4. BASELINE SURVEY	12
<i>Introduction</i>	<i>12</i>
<i>Geology, topography and the palaeoenvironment</i>	<i>13</i>
<i>Early Prehistoric (pre 800BC).....</i>	<i>13</i>
<i>Iron Age and Roman (c.800BC – AD410).....</i>	<i>14</i>
<i>Early medieval (AD 410 to 1100).....</i>	<i>15</i>
<i>Post-medieval (1540 – 1800) and Modern (1801 – present).....</i>	<i>15</i>
5. THE SETTING OF HERITAGE ASSETS	16
<i>Potential non-physical effects upon the setting of designated heritage assets....</i>	<i>16</i>
6. CONCLUSIONS.....	18
<i>Recorded Heritage Assets.....</i>	<i>18</i>
<i>Potential for currently unrecorded heritage assets.....</i>	<i>18</i>
<i>Potential physical development effects.....</i>	<i>18</i>
7. REFERENCES.....	19
APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT	20



LIST OF ILLUSTRATIONS

Figure 1: Site location plan

Figure 2: Recorded heritage assets

Figure 3: Designated heritage assets

Figure 4: Extract from Tithe Map of Llantwit Major

Figure 5: Proposed Site Layout

Photo Figure 1: Looking north-east from Boverton Conservation Area

Photo Figure 2: Looking north-east from Boverton Conservation Area



SUMMARY

Project Name: Land North of B4265

Location: Boverton, Vale of Glamorgan

NGR: 298657 168598

In June 2014 Cotswold Archaeology were commissioned by Barton Willmore on behalf of Barratt Homes South Wales to carry out a Heritage Desk-Based Assessment relating to land to the North of the B4265 at Boverton, in the Vale of Glamorgan. The proposed development is for residential units. In May 2015 Cotswold Archaeology was commissioned to update the existing report due to an expansion to the site area.

No heritage assets have been recorded within the site. However, remains of prehistoric and Roman date have been recorded to the north of the site during large scale evaluation works. A small Bronze Age cairn was recorded, containing at least two cremations. A ditch and pit of Iron Age/Roman date was also recorded, as well as evidence of medieval activity.

Geophysical survey to the north of the site also recorded evidence for a field system of prehistoric or Roman date; however, this was not recorded during the evaluation trenching. This field system may be associated with a Roman Villa, with antiquarian reports of a substantial masonry building adjacent to the Llanmaes Brook 800m to the north of the site. There is considered to be some potential for currently unrecorded remains of this field system to extend into the site; however, no such remains were visible on aerial photographs.

Given these remains, there is considered to be some limited potential for currently unrecorded heritage assets to lie within the site, potentially of Bronze Age, Iron Age or Roman date. It is considered unlikely that any currently unrecorded remains, should they exist, would be considered of such significance as to warrant preservation *in situ* or to preclude or constraint the proposed development. As such, the proposed development is not considered to conflict with either National or Local Planning Policy on archaeological remains.

The assessment has identified no adverse effect arising from the proposed development on the settings of any designated historic assets within the study area. The proposed development would therefore result in no harm to their significance and therefore will not conflict with either National or Local Planning Policy on Listed Buildings or Conservation Areas.

1. INTRODUCTION

Outline

- 1.1 In June 2014 Cotswold Archaeology was commissioned by Barton Willmore on behalf of Barratt Homes South Wales to carry out a Heritage Desk-Based Assessment relating to Land North of the B4265, Boverton (centred on 298657 168598, Fig. 1). . In May 2015 Cotswold Archaeology was commissioned to update the existing report due to an expansion to the site area.

Location and landscape context

- 1.2 The proposed development site (henceforth termed ‘the site’) is located in three agricultural fields on the outskirts of Boverton. It is bordered to the north-east by an extant railway line, and to the south-west by the B4265. Internal boundaries are formed by hedgerows, and the site is surrounded by belts of mature trees.

Objectives, scope and consultation

- 1.3 The main objectives of the assessment are:
- to identify and gather information on designated heritage assets within the site and study area;
 - to identify and gather information on non-designated heritage assets within a 1km ‘buffer’ of the red-line site area;
 - to assess the above baseline information, and offer an analysis of the potential for currently unrecorded heritage assets within the site;
 - to assess the significance of known and potential heritage assets, including elements of setting that positively contribute to significance; and
 - to provide an assessment of the potential impact of the proposed development upon the significance of identified heritage assets
- 1.4 The desk-based assessment considered the cultural heritage resource within a ‘study area’ comprising a minimum 1km buffer around the red-line site area. This permitted a contextual assessment of known heritage assets within the site and its vicinity, and provided information regarding the potential for currently unrecorded below-ground archaeological remains within the application site itself. In addition to physical effects, residential developments also have potential to affect the significance of heritage assets through alterations to their setting. Designated heritage assets within a minimum 1km of the site were considered for a settings assessment to determine which, if any, were likely to be affected by adverse impacts to their settings.

2. METHODOLOGY

General

- 2.1 The methodology employed during this assessment was based upon key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), and the Cadw guidance *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales* (2011).
- 2.2 A study area was defined (as described in paragraph 1.5 above), in order to better contextualise the identified heritage resource by enabling examination of its wider landscape setting. The baseline data is discussed in Section 4, and a gazetteer of all known and potential heritage assets relevant to the site is provided in Appendix A. All of these key heritage assets have been attributed a unique reference number, and their locations are recorded on Fig. 2. Designated assets are recorded on Fig. 3.
- 2.3 The methodology for the project was defined in a Written Scheme of Investigation (WSI) produced in June 2014. This WSI was approved by Judith Doyle, Acting Archaeological Planning Officer of the Glamorgan Gwent Archaeological Trust. Judith Doyle was contacted in March 2015, prior to updating this assessment, at which time she confirmed that updated data searches would not be required.

Data acquisition

- 2.4 Historic environment data was requested in June 2014 from the Glamorgan-Gwent Archaeological Trust (GGAT Curatorial), and retrieved from the online database of the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW). This data related to all known designated and non-designated heritage assets recorded at the time of enquiry, and included detail on monuments, buildings, find-spots, historic land-use and previous archaeological investigations.
- 2.5 In addition, the following resources were consulted:
- Glamorgan Archives
 - The Welsh Assembly Archives (historic aerial photographs)
 - Relevant planning policy documentation

Site visit and settings assessment

- 2.6 A site visit was undertaken on 16th July 2014 in order to identify any heritage assets not previously recorded within the site, to identify any previous disturbance,

and to assess any other potential constraints affecting the proposed development. The settings assessment included inspection of designated heritage assets within the 1km buffer of the site, and as close as possible to publicly accessible rights of way, in addition to wider assessments of the surrounding landscape (including ‘third point’ views of heritage assets). A review of designated heritage assets beyond this did not identify any considered to be potentially sensitive to potential adverse impacts resulting from the proposed development.

Heritage value

2.7 Heritage value may be described as a combination of evidential value; historical value; aesthetic value; and communal value (CADW 2011).

- 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 can derive from particular aspects of past ways of life, or association with notable families, persons, events or movements – it is the connection between past events and society with the present.
- Aesthetic value derives from the sensory and intellectual stimulation people draw from an historic asset. It may include its physical form, and how it lies within its setting. It may be the result of design, or 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, such as meaning for identity or collective memory.

The Setting of Heritage Assets

Setting

2.8 ‘Setting’ may be defined as the surroundings in which an asset is experienced. All heritage assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent and importance of setting is often expressed by reference to visual considerations, but also comprises other elements which contribute to the ways in which a heritage asset is experienced, including factors such as noise, dust and vibration; by spatial associations; and by an understanding of historic relationships. Thus setting comprises one element of the overall significance or ‘value’ of a heritage asset.

2.9 There is no specific guidance document relating to the assessment of the setting of heritage assets in Wales. However, English Heritage (now Historic England) have produced robust ‘settings’ guidance contained within the document *Historic Environment Good Practice Advice in Planning Note 3* (2015). This document provides guidance on setting and development management, including a stepped approach to assessing the implications of development proposals. For the purposes of this assessment, this English Heritage guidance has been adopted and used to guide the assessment of setting. This is generally recognised as appropriate guidance within the heritage sector.

Settings assessment

2.10 The English Heritage document *Historic Environment Good Practice Advice in Planning Note 3* (2015) provides guidance on setting and development management, including assessing the implications of development proposals. A staged approach is recommended for the latter, the first step of which is to identify the heritage assets which may be affected and their settings.

2.11 Based on a consideration of the scale and extent of the development, and the local topographic situation of the site, a maximum 1.5km study area was utilised for the assessment of impact on the settings of designated heritage assets. The list of designated assets under consideration is thus:

- Boverton Conservation Area and associated Listed Buildings;
- Grade II Listed Bethesda'r Chapel;
- The Scheduled Monument of Bedford Castle; and
- Llanmaes Conservation Area and associated Listed Buildings.

2.12 The list of designated assets to be assessed was included in the WSI. An initial appraisal of these designated assets was undertaken in accordance with Step 1 of English Heritage's guidance on assessing the settings of heritage assets. Each asset was visited, and the potential for the proposed development to affect the setting of the asset (focusing on intervisibility between the site and the asset) was then considered.

2.13 Step 2 of the English Heritage guidance 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
- the way in which the asset is appreciated
- the asset's associations and patterns of use.

2.14 The third step is to assess the effect of the proposed development on the significance of assets through the consideration of the key attributes of the proposed development in terms of its:

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

2.15 The fourth step is to maximise enhancement and minimise harm, and step five is making and documenting the decision and monitoring outcomes.

2.16 This assessment included consideration of stages 1 to 3 with respect to the heritage assets listed above. These were all visited in the field, as far as possible from publicly accessible rights of way, with *pro forma* Cotswold Archaeology settings inspection sheets compiled.



3. PLANNING POLICY CONTEXT

Planning policy and guidance context

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

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Planning Policy Wales Edition 7 (2014);
- Welsh Circular 60/96 *Planning and the Historic Environment: Archaeology* (1996);
- Welsh Circular 61/96 *Planning and the Historic Environment: Historic Buildings and Conservation Areas* (1996);
- Cadw guidance *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales* (2011); and
- English Heritage guidance *The Setting of Heritage Assets: a guidance document* (2011).

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.2 The consideration of impacts upon the settings of Listed Buildings differs slightly from other designated heritage assets. The Act states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State [in this case the Welsh Government] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses' (Part I, Chapter VI, Section 66).

3.3 The Act also states that with regard to development affecting Conservation Areas, the Local Planning Authorities should pay special attention to 'the desirability of preserving or enhancing the character or appearance of that area' (Part II, Section 72).

National Planning Policy

Planning Policy Wales Edition 7, Chapter 6: Conserving the Historic Environment

3.4 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

- 3.5 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.
- 3.6 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.
- 3.7 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.

- 3.8 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.

Scheduled Monuments

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

Listed Buildings

- 3.10 Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Welsh Circulars 60/96 and 61/96

- 3.11 In addition to the Planning Policy Wales Edition 6, 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*.
- 3.12 Circular 60/96 makes it 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.....'

- 3.13 The circular goes on to make it 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.
- 3.14 Circular 61/96 reflects on the issues relating to the setting of listed buildings, stating that ‘authorities considering applications for planning permissionfor works which affect a listed building to have a regard to.....the desirability of preserving the setting of that building. The setting is often an essential part of a building’s character especially if a park, garden or grounds have been laid out to compliments its design or function.’ (61/96 paragraph 11)

Local Planning Policy

- 3.14 Local Planning Policy is currently contained within the *Vale of Glamorgan ‘Adopted Unitary Development Plan’ 1996 – 2011* (adopted April 2005) and the ‘*Vale of Glamorgan Local Development Plan 2011 – 2026, Deposit Plan November 2013.*’ Relevant policies of the UDP are detailed below.

Policy ENV 17 – Protection of built and historic environment

- *The environmental qualities of the built and historic environment will be protected. Development which has a detrimental effect on the special character appearance or setting of the following will not be permitted:*
- *A building or group of buildings, structures or site of architectural or historic interest, including listed buildings and conservation areas:*
- *Schedule ancient monuments and sites of archaeological and / or historic interest;*
- *Designed landscapes, parks or gardens of historic or cultural interest*

Policy ENV18 – Archaeological field evaluation

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

Policy ENV 19 – Preservation of archaeological remains

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

Vale of Glamorgan Local Development Plan 2011 – 2026, Deposit Plan November 2013

- 3.15 The Vale of Glamorgan Council has been developing a replacement Local Development Plan: the Vale of Glamorgan Local Development Plan 2011 – 2026. Although this has yet to be formally adopted it is at an advanced stage of development having reached the deposit stage. The policy position for the built heritage is proposed to be:

‘Objective 4: To protect and enhance the Vale of Glamorgan’s historic, built, and natural environment.

‘The historic, built and natural environment of the Vale of Glamorgan is highly valued by residents and visitors and includes European, national and local designations which provide local identity and distinctiveness and present opportunities for recreation and tourism. The LDP will ensure that these natural and built environmental assets are protected, conserved and where appropriate enhanced as an important resource for local people and which attract visitors and contributes to the local economy.’

POLICY SP 1 – The Strategy

‘The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coasts and manage important environment al assets. This will be achieved by:..... protecting and enhancing the built, natural and coastal environment.’

POLICY MD 9 – Historic Environment: Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, Specifically:

1. Within Conservation Areas, Development proposals must preserve or enhance the character of the area;
2. For Listed and locally Listed Buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possess;

3. Within designed landscapes, historic Parks and Gardens, and Battlefields, development proposals must respect the special character and quality of these areas, their settings or historic views or vistas...'

4. BASELINE SURVEY

Introduction

4.1 This section provides an overview of the historical and archaeological background of the study area, in order to provide a better understanding of the context and significance of the heritage resource that may be affected by development. This assessment then determines the significance of any affected heritage assets (Section 5 of this report) and the potential for encountering buried archaeological remains within the site, and predicts their likely nature, extent and condition.

Summary of designated heritage assets

Scheduled Monuments

4.2 No Scheduled Monuments are located within the site. Two Scheduled Monuments lie within the Study Area, and are illustrated on Fig. 3. These comprise Boverton Place (part of Boverton Conservation Area) and Bedford Castle.

Listed Buildings and Conservation Areas

4.3 No Listed Buildings are located within the site. Four Grade II* Listed buildings and twenty Grade II Listed buildings lie within the study area, and are illustrated on Figure 3. Twenty-three of these lie within the Conservation Areas at Boverton and Llanmaes.

Other Designations

4.4 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are located within the study area. No Registered Parks and gardens are located within the study area. There are no Registered Battlefields within the study area.

Summary of non-designated or potential heritage assets

4.5 No non-designated heritage assets are recorded within the site; however, there may be some potential for currently unrecorded remains relating to prehistoric or Roman



agricultural practises, and a general background potential for prehistoric funerary monuments.

Geology, topography and the palaeoenvironment

Geology and palaeoenvironment

- 4.6 The underlying bedrock geology at the site consists of interbedded Limestone and Mudstone, part of the Porthkerry Member laid down 200 million years ago. No drift deposits are recorded within the site.

Topography

- 4.7 The site is generally level, located between the railway line (at grade with the site) and the B4265 (which runs in a slight cutting adjacent to the south-western edge of the site). More broadly the surrounding landscape is gently undulating, on solid ground (50m AOD) adjacent to the coastal flats.

Early Prehistoric (pre-800BC)

Palaeolithic/Mesolithic (700,000-4000BC)

- 4.8 There are no known archaeological remains dating from the Palaeolithic or Mesolithic periods within the study area. The Palaeolithic and Mesolithic periods in Wales span almost 250,000 years, from the evidence of the first Neanderthals to the emergence of farming communities, some 6,000 years ago (Walker, 2011). The Palaeolithic is known predominantly from cave sites, of which some of the most significant are located on the Gower peninsula, 40km to the west of the site. Such cave sites include the internationally important Paviland Cave, the site of the famous Red Lady burial, which provided important evidence of the earliest Upper Palaeolithic inhabitation of Britain.

Neolithic (c. 4000-2400BC) and Bronze Age (2400-800BC)

- 4.9 The Neolithic/early Bronze Age in Wales is characterised by a gradual transition from hunter-gatherer lifestyle to more settled societies concerned with agriculture and pastoralism. Archaeological sites and monuments from this period tend to be associated with funerary and ritual activities, rather than domestic settlement which may have involved ephemeral sites which have left little archaeological evidence (Burrow, 2010). However, the Vale of Glamorgan is distinct from the uplands in this regard, and there is a higher concentration of settlement, as opposed to megalithic, remains. A causewayed enclosure has been recorded at Flemingston, approximately 3km to the north-west of the site, and a Bronze Age Midden has been

recorded at Llanmaes, 800m to the north-east of the site (Fig. 2, 7). Two flakes of Neolithic flint have been recorded within the study area (Fig. 2, 1, 2).

- 4.10 A programme of archaeological evaluation was undertaken immediately to the north of the site in 2009, as part of proposals for development around MOD St Athan (Fig. 2). These works recorded prehistoric and Roman features at two locations (Fig. 2, 8, 9). A Middle Bronze Age Cairn was recorded, which included two cremation burials (Fig. 2, 8). Given the proximity of these remains to the Bronze Age activity at Llanmaes, it is considered likely that the entire landscape formed part of a wider settlement or ritual landscape overlooking the coastal flats (WA 2010). Such cairn monuments can sometimes be associated with natural landscape features, such as rivers or crags, that may have had religious significance to Bronze Age peoples (Field, 2011); and the monuments do overlook a small stream. Cairns vary considerably in form, and some of these monuments evolved in form during their use, with many having been subsequently robbed in later periods for local building materials.
- 4.11 The prehistoric ritual monuments of Glamorgan and Gwent have been subject to a nationwide survey sponsored by Cadw, with this region surveyed by GGAT (Evans & Lewis, 2003); ring ditches, potentially indicative of further cairns, have been recorded to the north and west of the site (Fig. 2, 4, 5)

Iron Age and Roman (c.800BC – AD410)

- 4.12 In general, the later prehistoric periods are characterised by permanent settlement and increasing agricultural exploitation. Settlements are often enclosed or defended, and in the Late Bronze Age and Iron Age large fortified hillforts were constructed. There is no evidence for activity from this period within the proposed development site. Within the study area, an enclosed settlement site is located approximately 800m to the north of the proposed development site (Fig. 2, 6).
- 4.13 According to the Roman chroniclers, south-east Wales was the domain of the *Silures*, a British tribe who, after 30 years of hostility towards Rome, came under Roman control between AD 73 and 74 during the campaigns of Julius Frontinus, the Roman governor of Britain (Jones & Mattingly, 1990, 72).
- 4.14 There is evidence for Iron Age or Roman activity within the landscape surrounding the proposed development site. There are antiquarian references to a Roman Villa at Llanmaes, and geophysical survey in advance of the St Athan evaluation

recorded evidence of a possible field system. This was not picked up by the evaluation trenching, which recorded a single ditch and shallow pit (Fig. 2, 8, 9).

Early medieval (AD 410 to 1100)

- 4.15 The early medieval period in Wales covers the period from the end of Roman occupation to the initial Norman Conquest of Wales, in around AD1100. After the end of Roman occupation, the former territory of the *Silures* divided into eastern and western parts. The eastern element, the kingdom of *Guenta* (later becoming Gwent), was based around the former Roman *caput* at *Venta Silurum*. The western part was divided into seven *cantrefi* corresponding to natural geographical units known together as *Glywysing* after a local king called *Glywys*. By the 10th century, the area became known as the ‘seven cantrefs of *Mogannwg*’ after a local king, Morgan Hen, united the area (Clarke *et al*, 2003). There are no definitive remains dating from the early medieval period located within the study area, and it is likely that any settlement patterns dating from the Roman period continued throughout this period.

Medieval (AD 1066 to 1539)

- 4.16 Due to its close proximity to England, the Norman Conquest had more impact on the south-east of Wales than on other Welsh regions (Edwards, 1997). Norman barons established castles, and the lands were often retained by the English throughout the turbulent medieval period. The Kingdom of *Morgannwg* was subjugated by the English in 1080, becoming the Lordship of Glamorgan.
- 4.17 The site is located in the Parish of Llantwit Major, on the outskirts of the village of Boverton. The site probably formed part of the agricultural hinterland of the village, which developed during the medieval period. The subsequent construction of the railway, B4265 and MOD St Athan has entirely erased the field patterns in this area.

Post-medieval (1540 – 1800) and Modern (1801 – present)

- 4.18 The site is recorded in detail on the 1840 Map of Llantwit Major (Figure 4), which records the site situated across agricultural fields. No structures or other features are recorded. These field boundaries were unchanged until the construction of the Vale of Glamorgan Railway, which forms the northern boundary of the site and is first recorded on the Ordnance Survey map of 1899 (not illustrated). The remaining partial fields remained unchanged until the construction of the B4265 in the late 1970s, which now forms the south-western boundary of the site.

5. THE SETTING OF HERITAGE ASSETS

Potential non-physical effects upon the setting of designated heritage assets

5.1 Step one of the assessment process as defined by English Heritage (English Heritage, 2011) involved a desk-based appraisal which identified those designated heritage assets whose setting may be affected by this development. As described in section 2.11 – 2.12, a list of designated assets with settings that may be potentially affected by development was developed using desk-based methods. As a part of the step one assessment described above, these assets were visited in the field.

5.2 The initial assessment concluded that, of the settings of these heritage assets, only one, that of the Boverton Conservation Area (Fig. 3) may be potentially affected by this proposed development. Steps two and three of the settings assessment process, as it relates to this Conservation Area, is detailed below. The remaining Historic Assets were not considered to have any intervisibility with the proposed development site, or to have any other relationship to it; their settings are discussed more briefly below. All historic assets are illustrated and labelled on Fig. 3.

Boverton Conservation Area

5.3 Boverton Conservation Area lies on the opposite side of the B4265, which is a dual carriageway where it runs past the site. Boverton is focussed around the historic core of the former agricultural village, which has subsequently merged with Llantwit Major to form a substantial town. The Grade II* Listed and Scheduled remains of Boverton Place, a 16th-century Manor, forms the centrepiece of the Conservation Area around which is structured a historic street layout, extending down to the River Hodnant. The River forms the north-western edge of the Conservation Area. The village is situated on a north-west facing slope, which descends down towards this river.

5.4 A total of 12 Grade II Listed buildings lie within Boverton, along with two buildings that are locally Listed. It has a high degree of tranquillity, which is only partially altered by traffic noise along the B4265. These factors all contribute to the architectural, evidential, and historic significance of the Conservation Area, and are considered to represent the principle aspects of its significance.

5.5 The setting of the Conservation Area makes a more limited contribution to this significance. In particular, the Conservation Area Appraisal (Vale of Glamorgan Council 2008) identifies the landscapes to the south, south-west and south-east as

being of key importance. These views overlook the coastal plains to the south, and provide open, long distance views towards the sea; these are all angled away from the site, reflecting the importance of the landscape to the south. The landscapes to the north are not considered to contribute at all to the significance of the Conservation Area; modern housing estates lie immediately to the north-west, and the B4265 Bypass forms the north-eastern boundary. The Conservation Area Appraisal states that 'The original boundary of the Conservation Area was drawn to include sufficient land to protect the rural setting of the area'.

- 5.6 The Conservation Area is separated from the site by the B4265, which includes a substantial screening belt of trees on both sides of the road. These entirely screen the site from views out of the Conservation Area. In addition, the key elements of the Conservation Area, the Listed buildings, are situated on a north-west facing slope, orientated away from the site and screened by topography.
- 5.7 Given these factors, the land within the site is not considered to comprise part of the setting of the Conservation Area, and as such the proposed development will not result in any harm or change of any kind to it.

Grade II Listed Bethesda'r Fro Chapel

- 5.8 The Chapel is a non-conformist building with an attached stone mounting block, dating from 1840. The Listing description emphasises the completeness of its preservation and fittings as its reasons for designation, with no mention of the setting. This setting is now dominated by accommodation associated with MOD St Athan, which extends to the south of the Chapel. There are no visual or historic links between the Chapel and the site, which is thoroughly screened from view by topography and modern development. The proposed development would therefore have no effect on the chapel's setting.

Scheduled Monument Earthwork of Bedford Castle

- 5.9 The significance of this settlement site is primarily derived from its evidential value as an archaeological site upon which the proposed development will have no impact. The extant remains, consisting of an earthwork, are located within a rural area of farmland, situated on a local highpoint, which comprises the primary setting of the monument. Due to the screening effect of the surrounding trees, and the low profile of the monument, it is not easily appreciated from beyond this primary setting. The site is located 800m to the south of the monument, separated by an extant railway line. There is considered to be no historic or visual links between the

monument and the site, and the proposed development will have no effect on its setting.

Llanmaes Conservation Area

- 5.10 Llanmaes lies 1km to the north-west of the site. It is screened by a low hill, which serves to entirely sever any visual links between the site and the Conservation Area. As such, the proposed development will have no effect on its setting.

6. CONCLUSIONS

Recorded Heritage Assets

- 6.1 No designated or non-designated heritage assets are recorded within the site.

Potential for currently unrecorded heritage assets

- 6.2 No recorded heritage assets lie within the site.
- 6.3 The site is situated in a landscape of Bronze and Iron Age activity, including ritual and funerary activity, and as such there is considered to be a general potential for currently unrecorded remains of these dates to lie within the site.

Potential physical development effects

- 6.4 Development of the site for new housing will involve excavation for foundations, utilities, drainage access and associated landscaping. Development on the site will therefore possibly impact upon any hitherto unidentified buried archaeology that may be present.

Potential setting effects

- 6.5 This assessment has assessed the potential changes to the setting of designated heritage assets around the site. It has concluded there will be no change to the setting of any designated assets as a result of the proposed development.

Conclusions

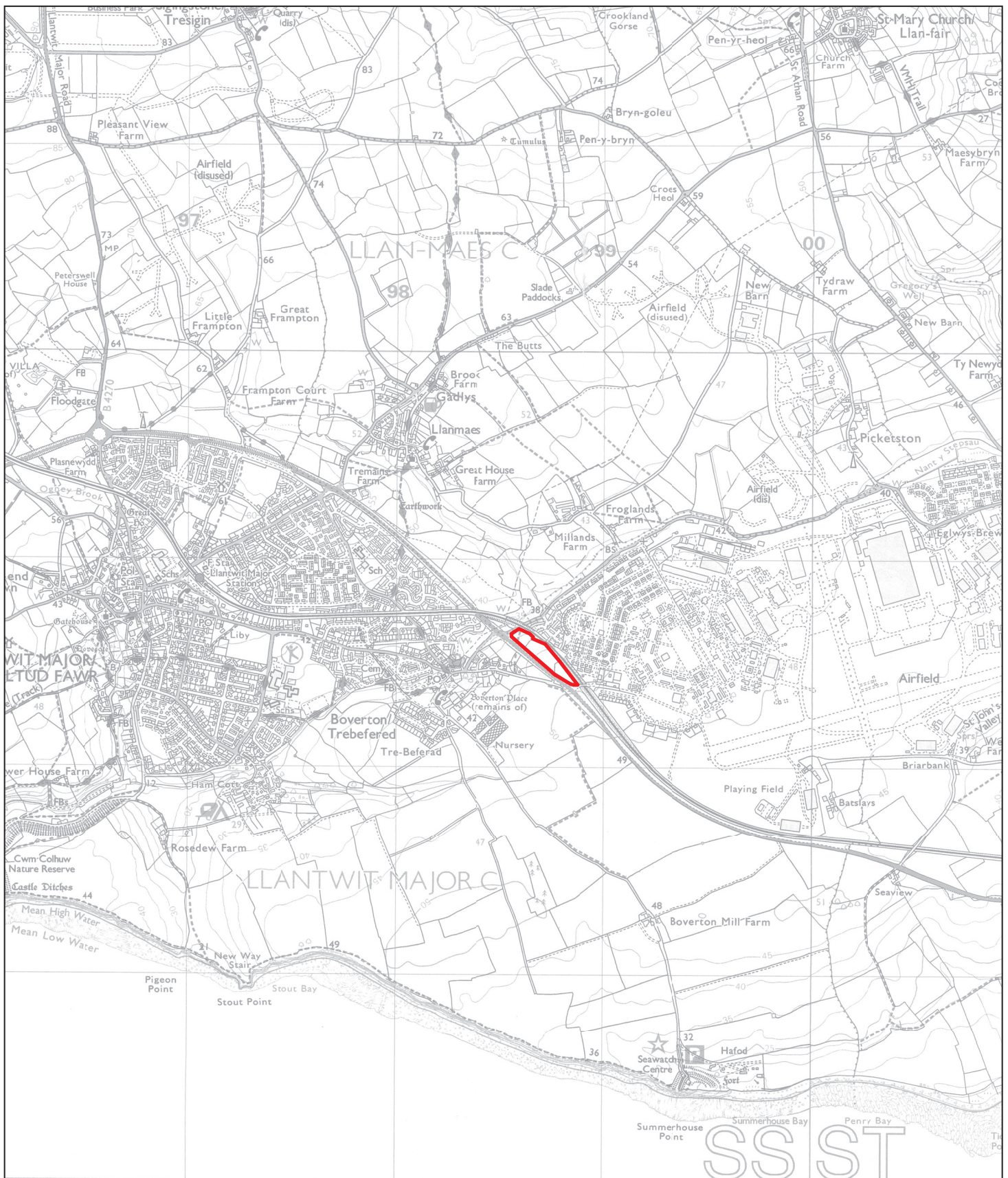
- 6.6 This assessment has identified no archaeological constraints within the site, but has identified some potential for currently unrecorded remains; these are considered unlikely to be such significance as to preclude development. It is considered that the proposed development will not conflict with either national or local planning policy on Listed Buildings, Conservation Areas or archaeological remains.

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APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	GGAT ref. Coflien ref. Cadw ref.	Major Source
1	Flake from Neolithic handaxe	Prehistoric	-	01533	GGAT
2	Neolithic Flint arrowhead	Prehistoric	-	01532	GGAT
3	Generic findspot – GGAT has recorded a small concentration of prehistoric material here, but this reflects a grid square, as opposed to a specific location	Prehistoric	-	Multiple	GGAT
4	Enclosure recorded from aerial photographs	Prehistoric	-	02928	GGAT
5	Two ring ditches recorded from aerial photographs	Prehistoric	-	02929	GGAT
6	Prehistoric enclosure defined by a curving ditch, recorded from aerial photographs and field visit	Prehistoric	-	02933	GGAT
7	Multi-period occupation site, which recorded a Bronze Age midden and later prehistoric occupation	Prehistoric	-	04024	GGAT
8	Location of features recorded during evaluation at MOD St Athan, discussed in text	Prehistoric/ Roman	-		Wessex Archaeology 2010
9	Location of features recorded during evaluation at MOD St Athan, discussed in text	Prehistoric/ Roman	-		Wessex Archaeology 2010
10	Bedford Castle	Medieval	Scheduled Monument	-	-
11	Bethesda'r Fro Chapel	Modern	-	-	-
12	Pillbox	Modern		02041	GGAT
13	Pillbox	Modern	-	02042	GGAT



0 1km

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PROJECT TITLE

Land north of the B4265, Boverton
Vale of Glamorgan

FIGURE TITLE

Site location plan

PROJECT NO. 5427 DATE 15-05-2015
DRAWN BY LM REVISION 00
APPROVED BY LM SCALE@A4 1:25,000

FIGURE NO.

1



- site boundary
- study area
- St Athon Evaluation (2009)
- prehistoric
- Roman
- medieval
- post-medieval
- modern



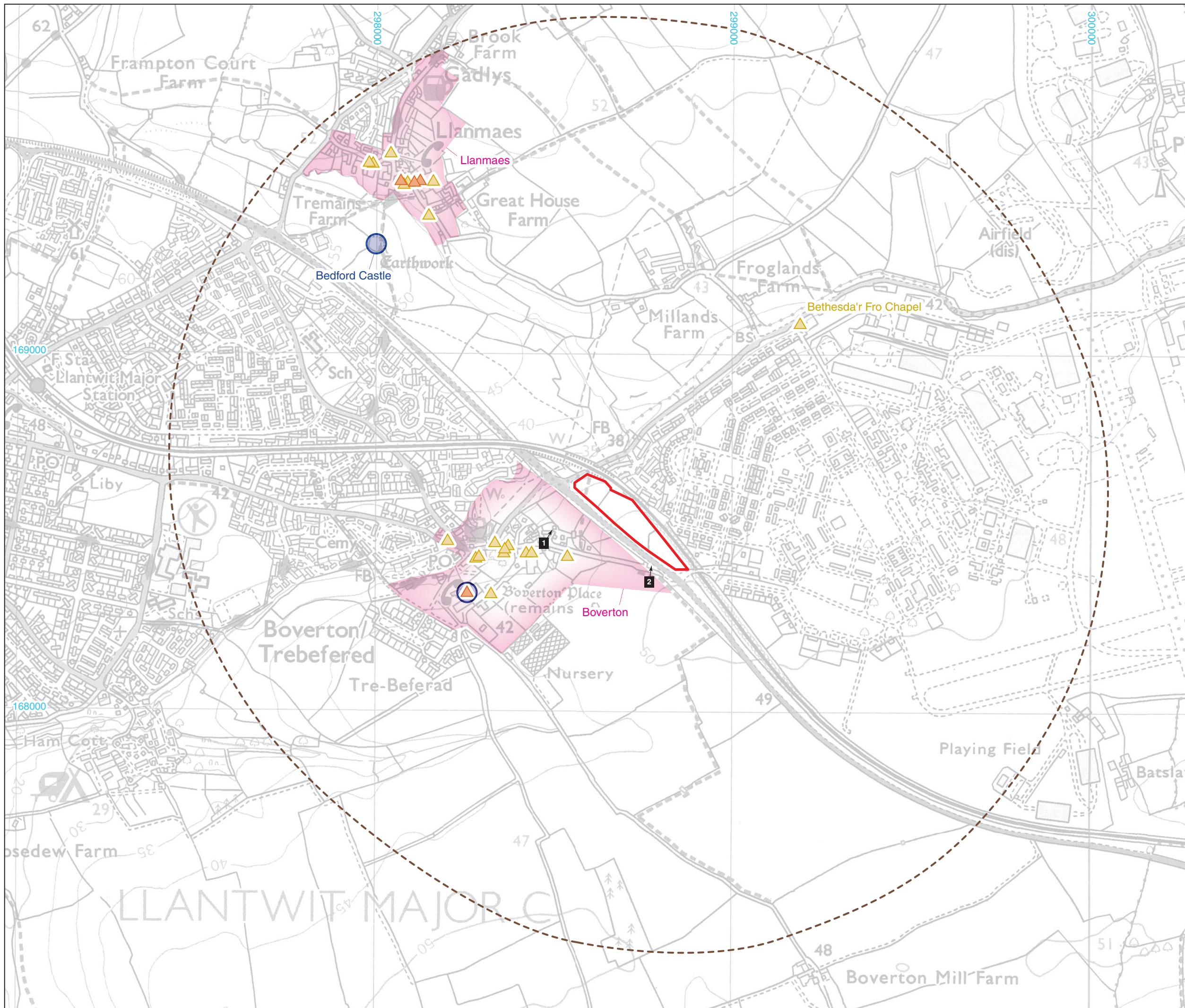
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PROJECT TITLE
 Land north of the B4265, Boverton
 Vale of Glamorgan

FIGURE TITLE
 Recorded Heritage Assets

PROJECT NO. 5427	DATE 15-05-2015	FIGURE NO. 2
DRAWN BY LM	REVISION 00	
APPROVED BY LM	SCALE@A4 1:10,000	



- site boundary
- study area
- Conservation Area
- Scheduled Monument
- Grade II* Listed Building
- Grade II Listed Building
- photo location and direction



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PROJECT TITLE
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 Vale of Glamorgan

FIGURE TITLE
 Designated Heritage Assets

PROJECT NO. 5427	DATE 15-05-2015	FIGURE NO. 3
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4 Extract from 1840 map of the Parish of Llantwit Major



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PROJECT TITLE

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FIGURE TITLE

Photograph

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APPROVED BY	LM	SCALE@A4	N/A	



1



2

1 Looking north-east from Boverton Conservation Area

2 Looking north-east from Boverton Conservation Area



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PROJECT TITLE

Land North of the B4561, Boverton,
 Vale of Glamorgan

FIGURE TITLE

Photo Figures

PROJECT NO.	5427	DATE	15-05-2015	FIGURE NO.
DRAWN BY	AO	REVISION	00	1 & 2
APPROVED BY	LM	SCALE@A4	Not to scale	