



**Penlanlas Farm,
Abergavenny**

DRAFT

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Edenstone Homes

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Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Edenstone Homes Ltd, to inform planning proposals for a residential development on land at Penlanlas Farm, Abergavenny.
- S2 The assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered historic parks and gardens or listed buildings, where there would be a presumption in favour of their preservation in situ.
- S3 The Abergavenny Conservation Area, two Historic Parks and Gardens, one Grade I listed building and six Grade II listed buildings are located within a 1km study area around the site. The assessment has established that there is no potential for direct physical effects on their fabric, or for any effects upon their settings that may result in harm to their significance or harm to the character and appearance of the conservation area.
- S4 There are 28 HER monument records and 16 event records recorded by the Glamorgan Gwent Archaeological Trust HER and 11 records recorded by the NMRW within the 1km study area. Based on this evidence it has been assessed that the site contains a **low** potential for prehistoric, Roman and medieval archaeology and a **high** potential for agricultural post-medieval remains. Nevertheless, as this potential archaeology is considered to be of low value, it would not form a constraint to the proposed development.
- S5 Historic maps also indicate that many of the site boundaries date to at least the mid-19th century. Considering this, hedgerows bounding the site and through the centre of the site have been assessed as possessing a degree of historic group value as an element of the historic landscape of the parish of Llantilio Pertholey. Given the extent of modern development surrounding the site, this historic landscape is deemed to be of low value.
- S6 Consultation with the Glamorgan Gwent Archaeological Trust has confirmed that there is a degree of historic value associated with these hedges. It is recommended that the hedges be preserved in-situ but, should any need to be removed, that they be recorded in response to a suitably worded condition. The proposed layout (**Appendix EDP 1**) will result in the translocation of a section of historic hedgerow to the south west of the site as well as the removal of minor sections of historic hedgerow through the centre of the site. As per the response from GGAT, areas of removal will be recorded in response to a suitably worded condition. No further works should be required in support of the planning application.

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Section 1 Introduction

- 1.1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Edenstone Homes, to inform planning proposals for residential development on land at Penlanlas Farm, Abergavenny.
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the site, and to establish, as far as possible, the nature and significance of any known heritage or potential archaeological features, deposits or remains within the development boundary in line with the requirements of *Planning Policy Wales* (PPW Edition 10), *Technical Advice Note 24* (TAN 24) and local planning policy. Following best practice and guidance, desktop sources have been checked and augmented through the completion of a walkover survey, undertaken in July 2019.
- 1.3 The second aim is to assess whether, how and to what extent designated historic assets in the wider environs of the site derive 'heritage significance' from their setting, and to consider whether the proposed development of the site would change the setting of any historic assets, such that there might be an effect on their 'heritage significance'.

Location and Boundaries

- 1.4 The site is formed of three fields comprising c. 5.8 hectares (ha). It is located on the western edge of the village of Mardy and to the north of the town of Abergavenny.
- 1.5 The site comprises two fields of pasture and one field of arable to the east of Mardy. Mardy is a small village located within the valley of the River Usk. The southern edge of the village joins with the town of Abergavenny meaning that the south of the site also backs on to the northern edge of Abergavenny. The boundary of the Brecon Beacons National Park is situated c.100m to the north west of the site, the A465 Heads of the Valley road is located c.2.5km to the south of the site and the River Usk runs parallel with this road, c.2.2km to the south of the site. The boundaries of the site mainly consist of low hedges with interspersed trees along the southern and northern boundaries.
- 1.6 The north of the site is bounded by further pasture, a public right of way and an electricity substation. A further public right of way and residential development bounds the site to the east whilst further residential development bounds the site to the south. The west of the site is bounded by Old Hereford Road and further agricultural land.
- 1.7 The site is centred on National Grid Reference (NGR) SO 30279 15908; its location and layout are shown on **Plan EDP 1**.

Geology and Topography

- 1.8 The British Geological Survey (BGS) records the underlying bedrock geology at the site as Argillaceous Rocks and Sandstone of the Maughans Formation. This was formed during the Devonian Period in an environment previously dominated by rivers. Superficial deposits within the site are Diamiction Till, formed in an environment dominated by ice age conditions.
- 1.9 The land within the site is relatively elevated and slopes from the north west of the site to the south east. The highest point of the site is located in the north west corner and sits at c.148m above Ordnance Datum. From here, the land slopes towards the south east corner of the site and the lowest point at c.123m aOD.

Proposed Development

- 1.10 The proposed development relates to a full planning application for residential development at Penlanlas Farm, Abergavenny. The development will comprise approximately 137 residential dwellings and associated public open space, highways, landscape and infrastructure works. Its layout is depicted in **Appendix EDP 1**.

Section 2 Methodology

Archaeological Assessment Methodology

- 2.1 This Archaeology and Heritage Assessment has been drafted in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA 2017), with which EDP is a Registered Organisation (RAO), alongside guidance issued by the Glamorgan-Gwent Archaeological Trust (GGAT) in delivering its curatorial role for the Local Planning Authority.
- 2.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The main sources of relevant information comprised the following:
- GGAT's Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous archaeological investigations;
 - The National Monuments Record of Wales (NMRW);
 - Historic maps held by online sources;
 - Recent and historic air photographs obtained from the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff; and
 - The Historic Wales online portal.
- 2.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered and understood.
- 2.4 The assessment of significance of known/recorded archaeological remains within the site makes reference (where relevant) to the four 'heritage values' identified by Cadw within its *Conservation Principles* document (Cadw 2011). These are:
- The asset's *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;

- The asset's *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
- The asset's *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

Setting of Heritage Assets

- 2.5 In addition to the potential for direct impacts on the fabric of an asset, when assessing the impact of proposals on designated historic assets, it is important to ascertain whether change within its 'setting' would lead to a loss of 'significance'. This assessment of potential indirect effects is made according to Cadw's guidance *Setting of Historic Assets in Wales* (published on 31 May 2017).
- 2.6 In simple terms, setting '*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*' (Cadw, 2011). It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. The guidance states that the importance of setting '*lies in what it contributes to the significance of a historic asset.*'
- 2.7 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether their setting would be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of 'significance'.
- 2.8 Set within this context, where the objective is to determine the potential for development to have an adverse effect on designated heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question – and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset – it can be positive, negative or neutral.
- 2.9 Cadw's guidance (Cadw, 2017) sets out a four-stage approach to the identification and assessment of setting effects; i.e.:

Stage 1: Identify the historic assets which might be affected;

Stage 2: Define and analyse the setting, to understand how it contributes to the asset's heritage significance;

Stage 3: Evaluate the potential impact of development; and

Stage 4: Consider options to mitigate or improve that potential impact.

- 2.10 Therefore, the key issue to be determined is whether, and to what extent, the proposed development would affect the contribution that setting makes to the heritage significance of the asset under consideration, as per **Stage 2** of the Cadw guidance.

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Section 3

Legislation and Planning Guidance

- 3.1 This section sets out existing legislation and planning policy governing the conservation and management of the historic environment, of relevance to this application.

Legislation

- 3.2 In March 2016, the Historic Environment (Wales) Act came into force. Whilst providing several new provisions to existing legislation, the changes do not specifically affect the planning process, or the way that archaeology and heritage is assessed.

Listed Buildings and Conservation Areas

- 3.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process in Wales.

- 3.4 Section 66(1) of the 1990 Act concerns listed buildings and states that:

‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

- 3.5 The ‘special regard’ duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that ‘*considerable importance and weight*’ should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as ‘*Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust*’ (2014) EWCA Civ 137.

- 3.6 However, it must be recognised that s66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that a development which does not preserve them is unacceptable and should therefore be refused.

- 3.7 This point is made very clearly in Paragraph 54 of the judgement regarding ‘*Forest of Dean DC v Secretary of State for Communities and Local Government*’ (2013), which identifies that:

‘...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose

of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building'.

- 3.8 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'.
- 3.9 Section 72(1) of the 1990 Act sets out the statutory duty for a decision-maker where a proposed development would have an impact on the character and appearance of a conservation area, and as such only applies to the area within a conservation area designation. This states that: *'...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*
- 3.10 As far as Section 72(1) of the 1990 Act is concerned, it has previously been established by the Courts ('South Lakeland DC v Secretary of State for the Environment', [1992] 2 WLR 204) that proposed development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.
- 3.11 The preservation of the setting of a conservation area is not a statutory duty, instead being a planning policy matter only.

National Planning Policy

- 3.12 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6 *Distinctive and Natural Places* of Planning Policy Wales Tenth Edition, published in December 2018 (PPW 2018).
- 3.13 At Paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as '*historic assets*'.
- 3.14 At Paragraph 6.1.6, the Welsh Government's objectives for the historic environment are outlined. Of these, the following are of relevance to the current assessment. These seek to '*conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy*'; and '*safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved*'.
- 3.15 At Paragraph 6.1.7, it is stated that:

'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic

asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'

- 3.16 As such, with regard to decision making, it is stated that: *'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.'*

- 3.17 Regarding listed buildings, PPW 2018 states, at Paragraph 6.1.10, that:

'...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' and then adds that *'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses'*.

- 3.18 It then adds that: *'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use'*.

- 3.19 Regarding conservation areas, it is stated at Paragraph 6.1.14 that: *'There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings.'*

- 3.20 Paragraphs 6.1.15 and 6.1.16 state that:

'There will be a strong presumption against the granting of planning permission for development, including advertisements, which damage the character and appearance of a conservation area or its setting to an unacceptable level. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest', and that: *'Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance, or leaves them unharmed.'*

- 3.21 It is apparent the PPW does not state that any damage to the character and appearance of a conservation area would result in the refusal of planning permission. It is only damage that is of an *'unacceptable level'* which would result in a strong presumption against the granting of planning permission. The required judgement is concerned with what constitutes an *'unacceptable'* level of harm not whether there is any harm at all.

- 3.22 Regarding archaeological remains, PPW Paragraph 6.1.23 notes that: *'The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not'*. It then adds at Paragraph 6.1.24 that:

'...Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical

protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).’ At Paragraph 6.1.25 it states that: ‘In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.’

3.23 Paragraph 6.1.26 recommends that:

‘...Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.’

3.24 In situations where planning approval would result in archaeological remains being lost or destroyed, at Paragraph 6.1.27, PPW (2018) states the following in respect of the Local Planning Authority’s obligations:

‘If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and in such circumstances scheduled monument consent must be required before works can continue.’

Technical Advice Note 24 (TAN 24)

3.25 Additional heritage guidance in Wales is set out in *Technical Advice Note 24: The Historic Environment* (Welsh Government, 2017).

3.26 TAN 24 sets out that it provides *‘guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications.’*

3.27 It clarifies the policies and distinctions made in PPW. A definition for a ‘historic asset’ is given as: *‘An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and*

garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.'

- 3.28 Effects through changes within the setting of a designated historic asset are covered in TAN 24 at Paragraphs 1.23 to 1.29. These paragraphs define the setting of an historic asset as comprising:

'...the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. 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. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.'

- 3.29 TAN 24 also identifies factors to consider when assessing effects on setting. Paragraph 1.26 requests that it is: *'...for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings.'*

- 3.30 Paragraph 1.29 goes on to state that:

'The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.'

- 3.31 Of particular relevance is **Section 6**, which is concerned with conservation areas. Within this section, Paragraphs 6.6 and 6.7 are most relevant. These discuss *Planning within Conservation Areas* although, as the site is not within a conservation area, they do not directly apply to the site.

- 3.32 Paragraph 6.6 reiterates the policy that *'development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document.'*

- 3.33 Paragraph 6.7 states that development control within conservation areas should have *'an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities.'* It also states that *'Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.'*

- 3.34 Also of relevance to the application is **Section 4**, which is concerned with archaeological remains. This section outlines advice regarding consultation, archaeological assessment and the preservation, recording and understanding of archaeological evidence.

Local Planning Policy

- 3.35 Local planning policy for Monmouthshire County Council (MCC) is currently set out in the *Monmouthshire County Council Adopted Local Development Plan 2011-2021* (LDP) that was adopted on the 27 February 2014.
- 3.36 The Plan sets out the vision, objectives, strategy and policies for managing development in Monmouthshire. It contains local planning policies and moreover makes provision for the use of land through its allocation for new development.
- 3.37 The following policies within the LDP include elements which are relevant to the historic environment and therefore are potentially relevant to the proposed development at the site. These include an overarching Strategic Policy (S13) and an Historic Environment section including paragraphs relating to conservation areas. The policy relating to conservation areas is only relevant to development within a conservation area, and is therefore not relevant to the site, the policy does not reference the setting of the conservation area.

Policy S13 – Landscape, Green Infrastructure and the Natural Environment

Development proposals must:

1. *Maintain the character and quality of the landscape by:*
 - (i) *Identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;*
 - (ii) *Protecting areas subject to international and national landscape designations;*
 - (iii) *Preserving local distinctiveness, sense of place and setting;*
 - (iv) *Respecting and conserving specific landscape features, such as hedges, trees and ponds; and*
 - (v) *Protecting existing key landscape views and vistas.*
2. *Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network.*

3. *Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them.*
4. *Seek to integrate landscape elements, green infrastructure, biodiversity features and ecological connectivity features, to create multifunctional, interconnected spaces that offer opportunities for recreation and healthy activities such as walking and cycling.*

Historic Environment

Monmouthshire is renowned for its rich, high quality historic environment which is reflected in the wealth of conservation areas, listed buildings and scheduled ancient monuments within the County. The built environment heritage is widely recognised as one of the County's key tourism and amenity assets. These assets are irreplaceable and any detrimental impact upon them can have significant cultural, environmental, economic and social costs. It is essential therefore, that the County's historic environment is preserved and, where possible, enhanced.

Development in Conservation Areas

Given the significant number of Conservation Areas within Monmouthshire and their contribution to the County's special quality and distinctive character, it is essential to protect and enhance their character and appearance. Policy HE1 sets out detailed criteria for assessing development proposals in Conservation Areas and, where appropriate, aims to ensure that the findings of Monmouthshire's Conservation Area Appraisals are fully taken into account when considering development proposals. In the assessment of planning applications the Council will seek to preserve or enhance the special character or appearance of Conservation Areas.

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Section 4

Existing Information

Introduction

- 4.1 The site boundary does not contain any designated 'historic assets', such as scheduled monuments, listed buildings, or historic parks and gardens.
- 4.2 There are 10 designated historic assets within the 1km study area. These comprise one Grade I Listed building, six Grade II Listed buildings, the Abergavenny Conservation Area and two Historic Parks and Gardens. The location of each of these assets is shown on **Plan EDP 1**.
- 4.3 As far as 'non-designated' archaeology is concerned, there are no GGAT HER or NMRW records identified within the site boundary.
- 4.4 There are 23 HER monument records and four event records within the 1km study area. There are also nine further NMRW records. The locations of all entries are identified on **Plan EDP 1** for convenience.

Designated Assets

Abergavenny Conservation Area

- 4.5 The Abergavenny Conservation Area is focussed on the historic core of the town of Abergavenny. A conservation area appraisal was issued by Monmouthshire County Council in 2016 and describes the special interest of the conservation area, its character and appearance. The paragraphs below reference the Conservation Area Appraisal and observations made during the site visit to outline this special interest.
- 4.6 In general, the conservation area is said to comprise the historic core town centre, the Victorian/Edwardian Monmouth Road entrance, the 19th century development of Grofield, Pen-y-Pound, Castle Meadows and the 19th/20th century development in the northern suburbs. The historic character of the core is said to be derived from the strong morphology of the distinctive medieval layout of roads and burgage plots. Over time, the 18th and 19th century re-modelling and expansion of the town has created a diverse historic environment, rich in architectural features and materials.
- 4.7 Within the appraisal, the conservation area is divided into eight distinct character areas. Only the northern end of the conservation area falls into the 1km study area of the site. This is located c.600m to the south west of the site and mostly comprises Character Area 7 which includes land within the historic park and garden known as The Hill. As it is the closest to the site, Character Area 7 is therefore most likely to be affected by development within the site and the key attributes and character of this section of the conservation area will now be discussed in the paragraphs below.

- 4.8 Character Area 7 is predominantly defined by its low density and its distinctly rural qualities along the northern edges rather than any consistent design or material characteristics. These give this part of the conservation area a high sensitivity in terms of development within the conservation area or adjacent to it. Houses are generally two storey and set within generous grounds meaning that they are often partially or wholly obscured by trees, vegetation or walls.
- 4.9 The older houses within this area are large and set-back from the roadside with smaller infill houses of mostly indifferent quality. There is a group on Western Road which stands out due to its quality, consistency in materials and grand scale.
- 4.10 As mentioned earlier, the Grade II listed historic park and garden belonging to The Hill country house is located within the north of this character area. Although substantially rebuilt and extended in the 20th century, it still retains its dominance in its parkland setting. The historic significance of the historic park and garden is derived from a number of factors; these will be discussed further below.
- 4.11 Rural lanes running along the north of the conservation area maintain attractive expansive views to the north, over field gates and to the surrounding open hills and open countryside. Much of the character area exhibits strongly defined boundaries formed of long stretches of high stone boundary walls. These define and enclose the streetscape and are valuable historic assets, reinforcing the use of local materials.
- 4.12 Designated heritage assets within the conservation area represent important elements of its special interest. These consist mainly of buildings situated within the historic core of Abergavenny, from c.1.2 to c.1.8km to the south of the site. Considering the distance of these assets from the site and the intervening built form and vegetation preventing any views of the assets from the site, and visa versa, it is not considered that these assets have the potential to be affected by development within the site and they will therefore not be discussed any further within this report.
- 4.13 The setting of the northern side of the conservation area, between it and the site, comprises woodland, agricultural fields and modern 20th century development. Although the woodland and the fields immediately to the north of the conservation area contribute to the distinctly rural qualities of the conservation area, as described above, the site is so removed from the edge of the conservation area that it is not considered to fall within the agricultural fields which contribute to its rural character. Furthermore, modern development between the site and the conservation area makes no contribution to the conservation area's character and appearance.
- 4.14 The site is located c.600m to the north east of the conservation area. It is screened from the edge of the conservation area by the modern edge of Abergavenny, associated infrastructure and woodland (**Image EDP 1**). Map evidence (discussed below) suggests that the site was formerly associated with the settlement at Llantilio Pertholey rather than Abergavenny, and thus the land at the site has no historic association with the historic town at Abergavenny. Considering the lack of a visual relationship and the lack of any identifiable historical connection between the land within the site and the conservation

area, the proposed development site is not considered to comprise a part of the conservation area's setting that contributes to the character and appearance of its special interest.

Listed Buildings

- 4.15 There is one Grade I listed building and six Grade II listed buildings within 1km of the site.
- 4.16 There is one listed building located within the conservation area that is also within the study area of the site. This comprises the Grade II listed Hill Court (**86809**), located c.940m to the south west of the site. The house was built in the mid-18th century and extended in the 19th century and is constructed of rubblestone faced with cement render. The house was designated for its special interest as a handsome example of a mid-18th/19th century country house. Due to its distance from the site and the intervening vegetation, modern development and infrastructure, it is not considered that Hill Court has the potential to be affected by development within the site and it will therefore not be discussed any further within this report.
- 4.17 The closest listed building to the site comprises the Grade II listed St Teilo's House (**19320**) in Llantilio Pertholey c.550m to the north east of the site. The vicarage was built in the mid-19th century and designed either by noted architects J P Seddon or Prichard and Seddon in a Victorian Gothic style. The structure of the building is formed of squared purple/grey rockfaced sandstone rubble with yellow freestone quoins and dressings and a welsh slate roof banded in purple and grey. It comprises two storeys and attics with many projected gables and fretted bargeboards.
- 4.18 St Teilo's House is surrounded on all sides by its original formal gardens. These gardens are bounded by a thick tree line and form most of the building's setting. Significance can also be derived from these gardens as they provide a historic context within which to experience the vicarage. The site is not within the setting of the listed building, nor does it hold any known historic connections with the vicarage. It is therefore considered that there will be no effects to this listed building and it will not be discussed any further within this report.
- 4.19 There are three further listed buildings within the study area that are associated with the Church of St Teilo (**2002**). The church is located c.750m to the north east of the site along with a memorial cross (**19312**) within the churchyard and two chest tombs (**19313**) with railed enclosures.
- 4.20 The earliest parts of the church date to the 13th century although the building went through a major restoration in 1890. It is mainly built from coursed rubble composed of purple sandstone with some larger blocks of red conglomerate. The restorations of 1890 are formed of a different character of stonework and the roofs are all formed of Welsh slate.
- 4.21 The church is listed as Grade I as it is an especially fine medieval church with many features of interest and quality. In terms of its significance, the church possesses

elements of evidential, historic, aesthetic and communal value. Its evidential value is derived from the multi-phased form of the building and therefore the evidence it provides on former building practises. Its historic value is derived from its use as a place of worship since at least the 17th century, and therefore the history associated with that use and the development of the village of Llantilio Pertholey. Its communal value is also associated with this continued use and its existence as a focal point of the village. The aesthetic value of the church is evident in its architectural interest in the form of multiple stained glass windows, Victorian gable crosses and castellated tower.

- 4.22 The setting of the church comprises the surrounding churchyard, residential buildings to the north and south of the church, wooded areas to the south and east and, more widely, Pant-Skirrid wood on the hillside to the north east of the church. Elements of this setting that contribute to the church's significance include the historic residential buildings to the north and south which provide a historic context for the church and the wooded areas to the south and east of the church, emphasising its location within a small rural village.
- 4.23 The church cannot be viewed or experienced from the site, and vice-versa; nor does the site have any historic connection with the church. The site is therefore not included within the setting of the church. Considering this, there will be no effect from the proposed development on the significance of the church and it will therefore not be discussed any further within this report.
- 4.24 Further to this, the listed memorial cross and chest tombs within the churchyard can be said to comprise a similar setting as the church although their significance is more focused on the church and the churchyard itself. Considering this, neither of these listed assets will be affected by development within the site and they are not discussed any further within this report.
- 4.25 The Grade II listed Saxonbury Nursing Home (**86808**) is located c.570m to the south east of the site. It is a large rectangular block with a lower block and entrance on the north east elevation. It is built of yellow brick with red brick bands and a red tile roof. The building is designated for its special interest as a well preserved late 19th century house that retains definite character and was likely designed by the noted local architect, E.A. Johnson.
- 4.26 Its significance can be said to comprise both historic and aesthetic value. Its historic value is derived from its existence as an example of historic late 19th century architecture in the town of Abergavenny. The aesthetic value is derived from its numerous architectural features including two sets of stained-glass mullion windows, multiple examples of terracotta relief panels and shaped gables with stone dressings.
- 4.27 The elements of the building's setting that currently contribute to its significance comprise its garden and associated outbuildings and also contemporary structures in the area, for example The Grove and Hillcrest House to the north west and south east. The site is not included within the setting of the building, i.e. it cannot be experienced from the building, nor does it have any known historic association with it. Therefore, the significance of the building will not be affected through change to its setting following

development within the site and it will therefore not be discussed any further within this report.

- 4.28 There are two further Grade II listed buildings within the 1km study area. These are both located over 900m from the site. These buildings comprise Hill Court country house (**86809**) c.940m to the south west of the site and Sunnyvale Farmhouse (**86803**) c.1km to the west of the site. The proposed residential development would not be of sufficient scale to adversely affect any of these two assets and, as such, neither of them will be considered further within the assessment.

Registered Historic Parks and Gardens

The Hill Historic Park and Garden

- 4.29 The Hill Historic Park and Garden is located c.600m to the south west of the site, within Abergavenny Conservation Area. The late 18th century garden is formed around The Hill mansion and includes outbuildings, informal and formal pleasure gardens, a walled garden, wooded grounds and a small park.
- 4.30 The reasons for its designation are that the gardens, grounds and relict parkland are a rare example of a type that is not often well preserved; that type being the character of an early nineteenth-century miniature country estate.
- 4.31 The park and gardens have no historic connection with the land within the site, as is evidenced by the fact that The Hill is depicted on the 1845 Tithe Map of Abergavenny whilst the site is depicted on the 1839 Tithe Map of Llantillio Pertholey and so they historically existed in separate parishes. Furthermore, the park and garden is separated from the site by intervening vegetation and modern settlement (**Image EDP 2**) and there is, at most, only glimpsed views from the site towards the garden and no visibility of the site from the garden. Considering this, the site is not considered to have the potential to have any effects on this historic park and garden through change within its setting.

Bailey Park Historic Park and Garden

- 4.32 The edge of Bailey Park Historic Park and Garden is located c.960m to the south of the site. The park is a late 19th century urban public park that includes ornamental and sporting components and an imposing main entrance. The reasons for its designation are that it comprises a complete surviving late Victorian public park that makes an important contribution to the town of Abergavenny and was laid out by the prominent local ironmaster, Crawshay Bailey.
- 4.33 Similarly, this park and garden has no historic connection with the land within the site and they are also located within separate parishes (as mentioned above). Further to this, the park is located a good distance from the site and is separated from it by the northern edge of Abergavenny. For this reason, the site cannot be experienced from within the park, and vice-versa, meaning that there is no potential for effects on Bailey Park arising from the proposed development.

Non-designated Heritage Assets

Prehistoric (c.500,000 BC – AD43)

- 4.34 There are no heritage assets dating from the prehistoric periods recorded on the GGAT HER or NMRW within the site boundary, although three are recorded within the 1km study area.
- 4.35 An Iron Age enclosure and potential hill fort (**04356g**) was identified c.600m to the west of the site via aerial photography and a subsequent field visit in 2006 (**E001525**). The enclosure has been severely disturbed by former quarrying although above-ground earthworks are still visible.
- 4.36 Two prehistoric findspots are also located within the study area of the site. One is a surface find of a small worked flint (**04274g**) c.600m east of the site and the other comprises a stray Neolithic axehead (**03975g**) discovered c.740m north east of the site.
- 4.37 The general evidence for prehistoric activity within the vicinity of the site is scant. There are no scheduled prehistoric remains within a 5km vicinity of the site and recorded archaeology in the wider area appears to mainly comprise artefact findspots. Considering this, and the apparent lack of prehistoric archaeology within the study area, the potential for prehistoric archaeology to exist within the site is considered to be **low**. Furthermore, previous ploughing within the site is likely to have truncated or damaged any existing archaeology.

Romano-British (AD 43 – 410)

- 4.38 There are no Roman period records within the GGAT HER or NMRW database identified within the site. There are, however, three HER records recorded within the 1km study area.
- 4.39 These records are all located over 800m to the south east of the site and are all related to Roman burials. One cremation urn (**04765g**) was discovered c.820m from the site in the 1960s and two further cremation urns along with a flagon, beaker and 2 brooches (**04766g**) were discovered 50m from the first urn in 1989. A fourth cremation (**04435g**) was identified c.990m from the site in 1991.
- 4.40 In the wider area, a scheduled Roman fort is located c.1.8km to the south of the site, along the southern edge of Abergavenny. It is likely that the main focus of Roman settlement was near the centre of the town, in the vicinity of the fort, and that the cremations are associated with the outskirts of the Roman settlement edge.
- 4.41 Considering this, and the absence of evidence for any further Roman archaeology within the study area, it is considered that the site has a **low** potential to contain archaeological features, deposits and/or remains of Roman date. Furthermore, as stated above, ploughing within the site may well have damaged or destroyed any existing archaeology.

Early Medieval (AD 410 – 1066)

- 4.42 There are no early medieval records identified on the GGAT HER or NMRW within the site, although there is one record dating from the early medieval period within the 1km radius study area.
- 4.43 This entry comprises a documentary record (**08310g**) of the hamlet of Llantilio Pertholey (c.740m to the north east of the site) within the Llandaff Charters of c.600AD. Although the site is not described as an 'ecclesia' within the charters, the use of Lann with the name of Teilo strongly suggests that it was already a church at this point.
- 4.44 There are no other records for early medieval activity within the 1km study area. Further to this, the one record is located over 700m from the site boundary and therefore does not suggest any specific archaeological potential at the site for early medieval archaeology. Hence, the site's potential for early medieval archaeology is deemed to be **low**.

Medieval (AD 1066 – 1485)

- 4.45 There are no medieval records identified on the GGAT HER or NMRW within the site, although there are six records dating from the medieval period within the 1km radius study area.
- 4.46 Three of the entries relate to buildings that are no longer extant or could not be located. These include the site of a former fulling mill (**01376g**) and water mill (**01478g**) possibly located c.500m and c.630m south east of the site respectively, both of which were extant in the 14th century, and the possible site of a holy well (**01495g**) located c.840m south of the site. None of the buildings were found to be extant following site visits.
- 4.47 Maerdy Park (**01477g**) to the east of the current village of Mardy, c.510m to the north east of the site, is believed to have its origins in the medieval period. The medieval use of the word Maerdy signified either 'mayor's house' or 'slave house' and it is possible that one of these existed at Maerdy Park, although there is no further evidence to support this.
- 4.48 The two remaining records are associated with the churchyard in Llantilio Pertholey and Abergavenny. The churchyard at Llantilio Pertholey (**08213g**), c.740m north east of the site, is believed to be of medieval origin and is polygonal in shape and a medieval cross (**01334g**) now standing in Abergavenny churchyard, c.910m to the south of the site, was originally placed at a crossroads within the town centre.
- 4.49 There is no suggestion in the HER and NMRW data that the site contains any significant medieval archaeology. The boundaries surrounding the site and in the near vicinity exhibit an S shape that is typical of the enclosing of medieval furlongs. It is likely that, prior to its enclosure in the post-medieval period, the site was once part of a medieval open field associated with the settlement at Llantilio Pertholey. As such, it is considered that there is a **low** potential for the site to contain buried archaeological remains dating from this

period related to agricultural practice. Such remains would most likely comprise infilled ditches, drainage gullies or furrows and would be of limited evidential value.

Post-Medieval – Modern (AD 1485 – present)

- 4.50 No post-medieval or modern records are identified on the GGAT HER or NMRW within the site. Within the 1km study area there are ten HER records and nine NMRW records relating to the post-medieval period. There is also one NMRW record relating to the modern period.
- 4.51 The closest records to the site comprise the modern Deri View Primary School (**409547**) located c.180m south of the site and the post-medieval Majors Barn (**43297**) located c.380m south of the site. All other post-medieval records are for sites and finds located over 500m from the site boundary.
- 4.52 Four other post-medieval agricultural buildings are recorded within the study area. These comprise Cwm Mill (**413668**), c.630m to the east of the site, Brooklands Mill (**40038**) c.780m to the north east of the site, a further mill (**01496g**) and Hafod Farm (**09974g**), c.930m to the south of the site. It is not known whether any of these buildings are still surviving.
- 4.53 There are four post-medieval bridges recorded within the 1km study area. Three of these bridges are recorded in Llantilio Pertholey c.630m (**01490g**), c.810m (**01491g**) and c.930m (**01492g**) north east of the site by documentary records only and it is not known whether they are still extant. One other bridge is recorded c.700m to the north east of the site (**01482g**), having been restored, and is still extant.
- 4.54 Two post-medieval gardens are documented within the NMRW records. These comprise the garden to The Grove (**265904**) c.520m south of the site and the garden to The Hill (**407212**) c.760m to the south west of the site (as mentioned in paragraphs 4.48-4.52 above).
- 4.55 A church (**12861**) is located c.740m to the south of the site, as recorded by the NMRW, and a further chapel (**12860**) is documented (but not extant) c.820m south of the site.
- 4.56 Four further post-medieval records are located within the study area of the site. These comprise Ty-Gwyn (**01483g**), a 19th century house c.520m to the north of the site, a building (**10053g**) shown on 19th century mapping c.650m north east of the site in Llantilio Pertholey, The Hill residential college (**407212**) (located within The Hill Historic Park and Garden c.730m to the south west of the site) and the Merthyr, Tredegar and Abergavenny railway (**02499.0m**) c.780m south of the site.
- 4.57 As evidenced by historic mapping, and its current land use, the land within the site has long been utilised as agricultural land and therefore the potential for post-medieval and modern archaeology to be within the site is deemed to be **high**. However, this will most probably only comprise low value post-medieval agricultural archaeology relating to its former and current land use, such as buried infilled furrows or drainage ditches.

Undated

- 4.58 There is one record that is undated within the study area on the GGAT HER, but none are recorded within the proposed development site.
- 4.59 This record comprises the Abergavenny and Llantilio Pertholey parish boundary line (**10747g**), c.240m to the west of the site. It is unknown when the boundary was formed.

Previous Archaeological Investigations

- 4.60 As well as those that have already been mentioned, the GGAT HER records three archaeological investigations as having taken place within the 1km study area. These are all located over 500m from the site.
- 4.61 These investigations comprised two evaluations (**E004507**, **E004444**) and one watching brief (**E003657**), all of a small scale, located c.740m to the north east of the site and c.880m and c.930m to the south east of the site respectively. None of these investigations identified any archaeological features.
- 4.62 The investigations mentioned above are located well away from the site and do not indicate any significant archaeological potential within the site that has not been mentioned in the previous period-specific section.

Cartographic Sources

- 4.63 The earliest known map to depict the site in detail is the 1839 Tithe Map of Llantilio Pertholey Parish (**Plan EDP 2**). On this document, the site is depicted as three field parcels. The apportionment describes these fields as belonging to Penlanlas Farm and comprising pasture and meadow. The layout suggests that the enclosures were derived from large, open medieval fields, associated with the Llantilio Pertholey parish, before they were separately enclosed, probably in the post-medieval period. The field boundaries depicted on the tithe map are very similar in shape to the current field boundaries. Agricultural land is shown to surround the site with the Old Hereford Road depicted to the west.
- 4.64 Later depictions of the site are on historic Ordnance Survey Maps of the late 19th century. *The First Edition Map of 1881* (**Plan EDP 3**) is the next available map source, after the Tithe Map, to show the site although few changes are detailed to the site and its surroundings. Within the site, there are no obvious changes from the tithe map to the 1881 Ordnance Survey map. However, to the east of the site, the development of Mardy is depicted. The 1881 map depicts the edition of numerous residential properties, some directly bounding the east of the site, with a footpath running along the eastern boundary. No further changes are evident to the direct surroundings of the site.
- 4.65 No changes are evident within the site or its direct surroundings until the OS map of 1964-1970 (**Plan EDP 3**). This map depicts a sub-station along the northern boundary of

the site. This complex appears to have been built partly in the north western parcel of the site and therefore resulted in the moving of the north western boundary slightly to the south. A pylon is also depicted as having been built in the north of the north eastern parcel of the site. No further changes of significance are indicated within the site. However, the northern edge of Abergavenny is shown as having reached the southern boundary of the site and residential housing is depicted here.

- 4.66 There are no further changes within the site, although OS mapping from 1979 shows the expansion of Abergavenny and Maerdy to have reached the south eastern boundary of the site.
- 4.67 In summary, historic maps demonstrate that the most notable change within the site since the mid-19th century was the loss and subsequent re-configuration of the field boundary to the north west between 1938 and 1970, for the building of the sub-station to the north of the site. No other significant changes are evident within the site and it is apparent that the land within the site has remained largely the same and has comprised agricultural land from the mid-19th century to the present day. This suggests a long history of agricultural activity within the site, which may potentially have destroyed or truncated any existing archaeology.

Historic Hedgerows

- 4.68 The earliest map considered within this assessment is the 1839 Tithe Map of Llantilio Pertholey parish. The field boundaries which are illustrated on this map, most of which are still extant across the site, reflect the remains of historic field systems. Those surrounding Llantilio Pertholey appear the most complete, in that they preserve the post-medieval layout more completely than those in Abergavenny, which have been subject to development and re-arrangement and amalgamation in the 20th century. The hedgerows that are still extant are illustrated on **Plan EDP 1**.
- 4.69 As such, many of the boundaries, would be considered 'important' under the 1997 Hedgerow Regulations. This is because, with reference to Regulation 4, they have existed for 30 years or more, and satisfy one of the additional criteria given in Part II of schedule I – 5 (a) that the hedgerows are recorded on a document held at the Record Office as parts of an integral field system pre-dating the Inclosure Acts (in this case the Tithe Map described above). However, this does not indicate that the hedgerows are historic assets, which (as described in the Methodology Section above) are defined with reference to Conservation Principles (Cadw, 2011). In this respect, individual hedgerows would possess minimal evidential value, insufficient to represent heritage assets in their own right. However, as a group they are considered to possess a degree of historical value, illustrating the appearance of the post-medieval landscape, and are treated as an element of the historic landscape.
- 4.70 The hedgerows, together with other components of the post-medieval landscape such as the earthwork remains of former boundaries, historic roads and historic wooded areas, contribute to the historic value of the landscape, illustrating the post-medieval

agricultural landscape and its appearance. This, as noted above, is considered most complete surrounding Llantilio Pertholey, although areas directly to the east, south and north of the site have been subject to modern development and change, with boundaries removed and modern substation structures and residential buildings introduced. Given the extent of the modern changes within the landscape, the historic landscape value of the site is assessed as Low.

Aerial Photographs

- 4.71 A total of 26 vertical aerial photographs (covering the site and its immediate environs) were identified within the collection maintained by CRAPW in Cardiff.
- 4.72 The available images span the period from April 1946 to August 1991 and corroborate the land use and development sequence shown on Ordnance Survey maps from the mid-20th century.
- 4.73 The photographs do not show any cropmarks or soilmarks which might indicate the presence of archaeological remains within the site boundary. Some images indicate arable ploughing, suggesting that the site has been subject to intensive 20th century arable agriculture and thus that any archaeological features or remains will potentially be truncated by agricultural land use.

Site Walkover

- 4.74 The site was visited on 05 July 2019 to assess the current ground conditions and topography within it, and to identify any hitherto unknown archaeological remains of significance.
- 4.75 The site was seen to consist of two fields of pasture and one of arable. No evidence was observed for above ground archaeological remains of potential significance, i.e. no distinct earthworks were noted. The boundaries of the fields mentioned above were noted as consisting mainly of hedgerows with interspersed trees along the north and east of the site and fencing between the north eastern and north western fields.
- 4.76 No other evidence for archaeological remains, or any previously unrecorded historic assets, were identified within the site.

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Section 5 Conclusions

- 5.1 This assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered historic parks and gardens or listed buildings, where there would be a presumption in favour of their physical retention or preservation *in situ*.
- 5.2 The Abergavenny Conservation Area, two historic parks and gardens, one Grade I listed building and six Grade II listed buildings are located within a 1km study area of the site. The assessment has established that there is no potential for direct physical effects on their fabric, or for any effects upon their settings that may result in harm to their significance or harm to the character and appearance of the conservation area.
- 5.3 As such, the development of the site does not conflict with heritage legislation, the policies in PPW 10, and the *Monmouthshire County Council Adopted Local Development Plan 2011-2021* with regard to effects on designated historic assets.
- 5.4 There are 28 monument records and 16 event records recorded by the Glamorgan Gwent Archaeological Trust HER and 11 records recorded by the NMRW within the 1km study area.
- 5.5 Based on the available evidence, it has been assessed that the site contains a **low** potential for prehistoric, Roman and medieval archaeology. In terms of post-medieval activity, historic maps suggest the agricultural use of the land within the site. Considering this, the potential to encounter low value agricultural remains from the post-medieval period has been assessed as **high**. Nevertheless, as this potential archaeology is considered to be of low value, it will not form a constraint to the proposed development.
- 5.6 Historic maps also indicate that the site boundaries have remained largely the same from at least the mid-19th century to the present day. Considering this, hedgerows bounding the site and through the centre of the site have been assessed as possessing a degree of historic group value as an element of the historic landscape of the parish of Llantilio Pertholey. Given the extent of modern development surrounding the site, this historic landscape is deemed to be of low value.
- 5.7 Consultation with the Glamorgan Gwent Archaeological Trust has identified a degree of historic value associated with these hedges. It is recommended that the hedges be preserved in-situ but, should any need to be removed, that they be recorded in response to a suitably worded condition. The proposed layout (**Appendix EDP 1**) will result in the translocation of a section of historic hedgerow to the south west of the site as well as the removal or minor sections of historic hedgerow through the centre of the site. As per the response from GGAT, areas of removal will be recorded in response to a suitably worded condition. No further works should be required in support of the planning application.

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Section 6

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Welsh Government, 2017, *Planning Policy Wales Edition Ten*, Cardiff

Welsh Government, 2017, *Technical Advice Note 24: The Historic Environment*, Cardiff

List of Consulted Maps

Tithe Map of Llantilio Pertholey Parish, 1839

The First Edition Ordnance Survey Map, 1881

The 1964-1970 Edition Ordnance Survey Map

The 1979 Edition Ordnance Survey Map

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Images



Image EDP 1: Looking south from the north eastern corner of the site. Modern development bounding the site is visible on the centre left of the photo with the edge of Abergavenny just visible on the horizon.



Image EDP 2: Looking south from within the southernmost field. Modern development and trees to the south of the site screen views of the conservation area and historic park and gardens.

Appendix EDP 1 Planning Layout

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GENERAL NOTES

EXTERNAL WORKS LEGEND

APPLICATION BOUNDARY

LAND CONTROLLED BY APPLICANT

PLOT NUMBERS

AFFORDABLE UNITS

GATE POSITION

1.8 TIMBER CLOSE BOARD FENCE

1.2m BLACK HORIZONTAL RAILINGS (DEER PARK)

1.8m BRICK SCREEN WALL

0.9m STONE WALL WITH COCK & HEN CORING

1.2m TIMBER POST AND 3 RAIL FENCE

FORMAL FOOTPATH LINKS WITHIN SITE WITH LINK

PUBLIC RIGHT OF WAY

STONE DUST PATH - OPEN SPACE / GREEN AREAS

BIN COLLECTION POINT

EXTERNAL TRIM TRAIL

ACOUSTIC FENCE ON TOP OF LANDSCAPED BUND

1.0 CORNISH HEDGE

EXISTING PYLON TO BE REMOVED

PLYON GROUNDING WITH 3m EASEMENT

PROPOSED SIDE WINDOWS / FOCAL

CAR CHARGING PARKING SPACE

LANDSCAPING LEGEND

REFER TO LANDSCAPING DETAILS

OPEN SPACE / MANAGEMENT AREAS

ECO BUFFER

LANDSCAPED BUND WITH ACOUSTIC FENCE

INDICATIVE PROPOSED TREES

PROPOSED HEDGE

EXISTING TREES / HEDGE TO BE RETAINED

EXISTING TREES / HEDGE ROOT PROTECTION

EXISTING TREES / HEDGE TO BE REMOVED

ENGINEERING LEGEND

REFER TO ENGINEERING DETAILS

ROAD SIDE DRAINAGE RILL

RILL CROSSING (COVER / GRATE)

SURFACE WATER SEWER

VISION PLAY

PERMEABLE BLOCK PAVED AREAS

ATTENUATION POND

BIORETENTION RAIN GARDEN

HOUSE TYPE ACCOMMODATION SCHEDULE

House Name	Ref.	Beds	Type	Sq.ft	Number
Ashmore	Am	02	House	678	15no
Ashford	Af	03	House	775	24no
Alveston	Al	03	House	948	10no
Broughton	Br	03	House	1049	11no
Burlington	Bu	03	House	1049	02no
Carcroft	Ca	04	House	1169	07no
Burford	Bf	04	House	1382	08no
Farnham	Fa	04	House	1542	12no
Total					89no

AFFORDABLE HOUSING

House Name	Ref.	Beds	Type	Sq.ft	Number
Monnow	Mo	01-GF 01-FF	Apartment	502 605	03no 03no
Eastbourne	Ea	02	Bungalow	618	02no
Ogmore	Og	02	House	888	23no
Wyke	Wy	03	House	997	08no
Monkton	Mk	03	House	1049	04no
Idris	Id	04	House	1180	05no
Total					48no

Site Total

137no

(Affordable = 48 No @ 35 %)

Rev

Date

By

Comment

16.08.19

DA

6 three bedroom Ashford's replaced
With 6 two bedroom Ashmore's

1st Floor

Building 102

Wales 1 Business Park

Magor

NP23 30GS

Tel - 01291 874800

Project Title

Penlanlas Farm
Abergavenny

Drawing Title

Planning Layout

(Bluebell)

Drawing Status

Drawn By

Checked By

Scales

Date

Rev

DA

DA

1:500

10 Jan 2019

1

Project No.

Drawing No.

Rev

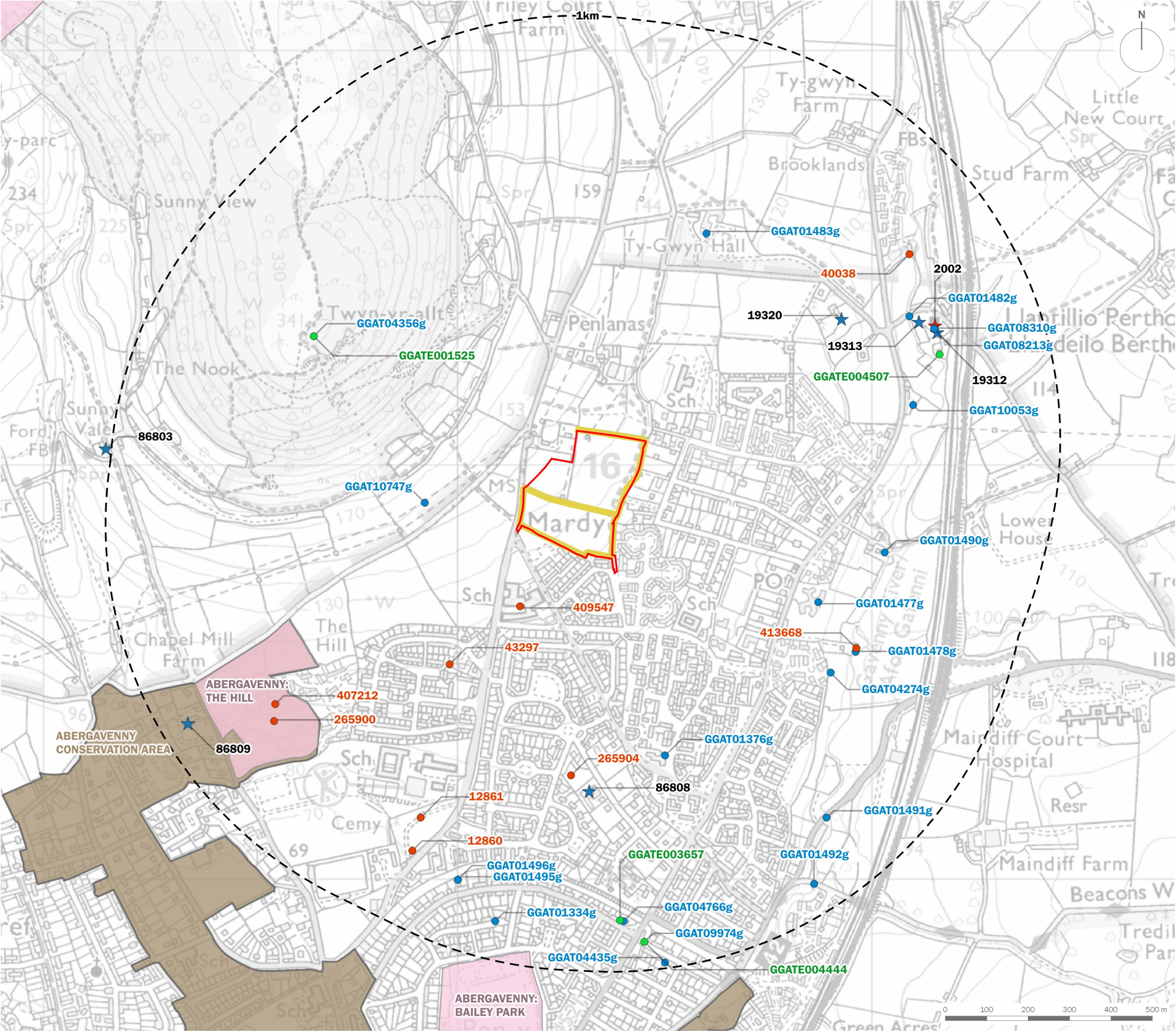
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Plans

- Plan EDP 1** Heritage Assets
(edp5126_d015a 09 September 2019 AG/HS)
- Plan EDP 2** 1839 Tithe Map of Llantilio Pertholey Parish
(edp5126_d016a 09 September 2019 AG/HS)
- Plan EDP 3** 1881 First Edition OS Map and 1964-1970 OS Map
(edp5126_d017a 09 September 2019 AG/HS)



Site Boundary

Range Ring (1km)

Listed Buildings (CADW)

I

II*

II

Conservation Areas

Historic Parks and Gardens

Historic Hedgerows

HER Core

HER Event

NMRW

DRAFT

client

Edenstone Homes

project title

Penlanlas Farm, Abergavenny

drawing title

Plan EDP 1: Heritage Assets

date

09 SEPTEMBER 2019

drawn by

AG

drawing number

edp5126_d015a

checked

HS

scale

1:9,000 @ A3

QA

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Approximate Site
Boundary

DRAFT



client

Edenstone Homes

project title

Penlanlas Farm, Abergavenny

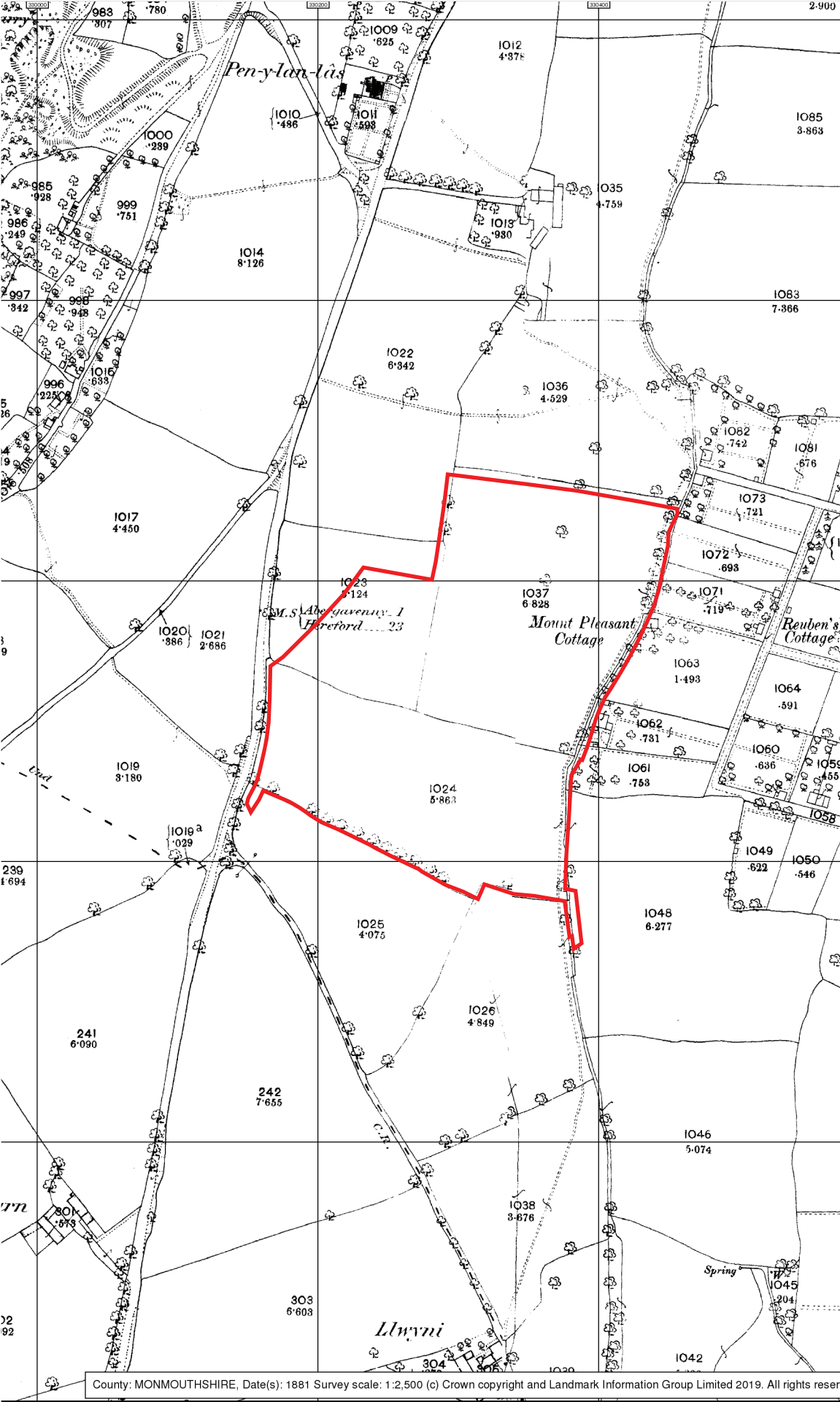
drawing title

**Plan EDP 2: 1839 Tithe Map of Llantilio
Pertholey Parish**

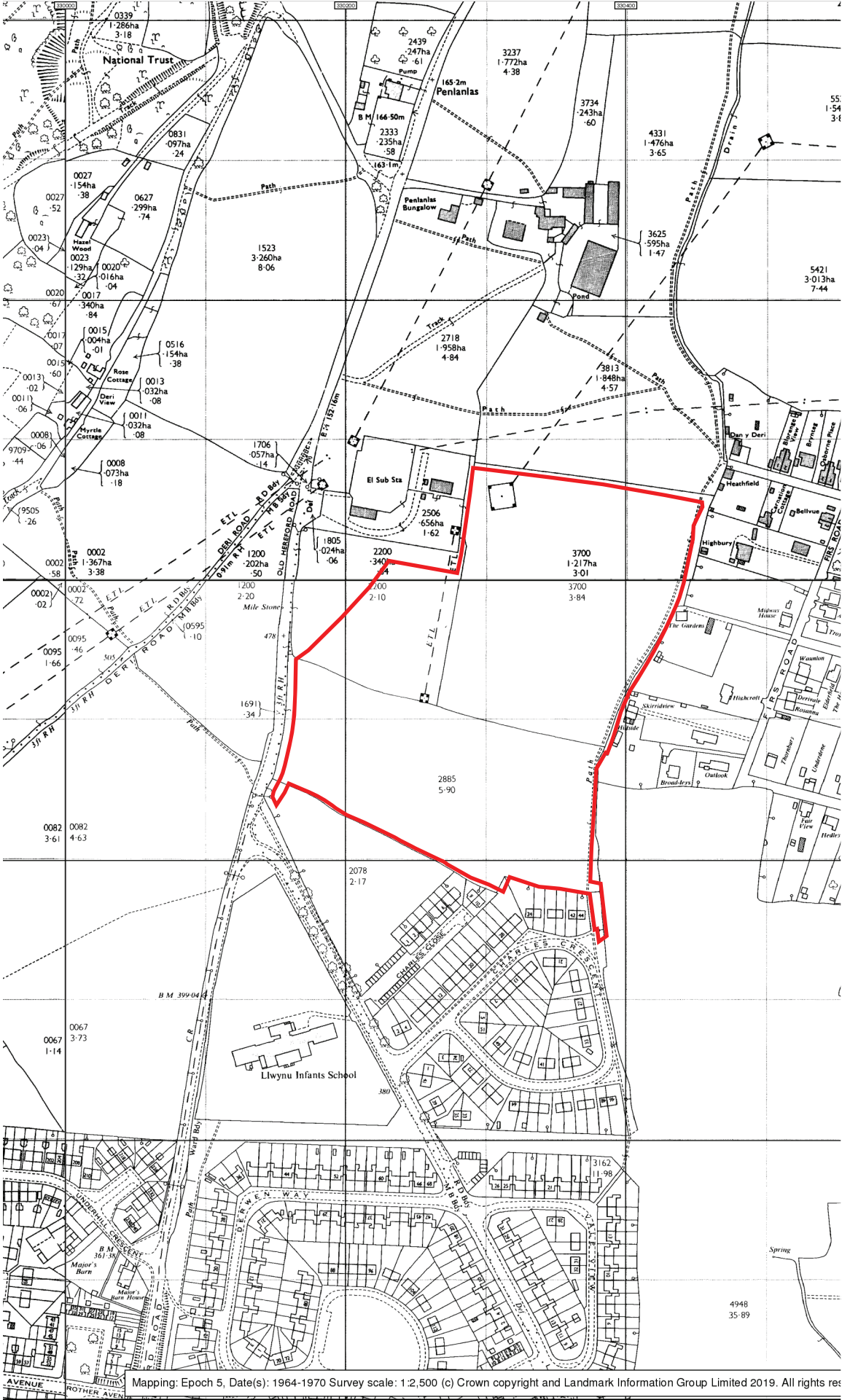
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drawing number	edp5126_d016a	checked	HS
scale	1:5,000 @ A3		QA

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a) 1881 First Edition OS Map



b) 1964-1970 OS Map

Approximate Site Boundary

DRAFT

client

Edenstone Homes

project title

Penlanlas Farm, Abergavenny

drawing title

Plan EDP 3: 1881 First Edition OS Map and 1964-1970 OS Map

date

02 SEPTEMBER 2019

drawn by

AG

drawing number

edp5126_d017a

checked

HS

scale

1:2,500 @ A3

QA

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