

# **AWEL-Y-MOR, ST DOGMAELS: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**



Prepared by Dyfed Archaeological Services  
For: Obsidian Developments Ltd.



**Heneb**

# **HENEB – DYFED ARCHAEOLOGY**

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## **AWEL-Y-MOR, ST DOGMAELS HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

by

**Jessica Domiczew and Philip Poucher**



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**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

<b>Client</b>	Obsidian Developments Ltd
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**Event Record No** 130826

<b>Report No</b>	2024-33
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<b>Report Prepared by</b>	Jessica Domiczew and Philip Poucher
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**CONTENTS**

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>1 INTRODUCTION</b>	<b>2</b>
1.1 Project Proposals and Commission	2
1.2 Scope of the Project and Methodology	2
1.3 Abbreviations	4
1.4 Illustrations	4
1.5 Timeline	4
<b>2 POLICES AND GUIDANCE</b>	<b>6</b>
2.1 The Historic Environment (Wales) Act	6
2.2 Planning Policy Wales	6
2.3 Technical Advice Note 24: The Historic Environment	6
2.4 Local Development Plan	7
<b>3 LOCATION, TOPOGRAPHY AND GEOLOGY</b>	<b>8</b>
<b>4 DESIGNATED HISTORIC ASSETS</b>	<b>11</b>
4.1 General	11
4.2 Scheduled Monuments	11
4.3 Listed Buildings	13
4.4 Conservation Areas	16
4.5 Registered Historic Parks and Gardens	16
4.6 Registered Historic Landscapes	17
<b>5 NON-DESIGNATED HISTORIC ASSETS</b>	<b>21</b>
5.1 General	21
5.2 Palaeolithic, Mesolithic and Neolithic	21
5.3 Bronze Age	21
5.4 Iron Age	21
5.5 Roman	22
5.6 Early Medieval and Medieval	22
5.7 Post-Medieval and Modern	23
<b>6 ASSESSMENT OF EVIDENCE</b>	<b>28</b>
6.1 General	28
6.2 Previous Archaeological Work	28
6.3 Historic Mapping	29
6.4 Aerial and Historic Photography	32
6.5 LiDAR	34
6.6 Site Visit	35

<b>7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING</b>		43
<b>7.1</b>	<b>Potential</b>	44
<b>7.2</b>	<b>Setting</b>	45
<b>8 IMPACT ASSESSMENT</b>		48
<b>8.1</b>	<b>Development Proposals</b>	48
<b>8.2</b>	<b>Impact Assessment Criteria</b>	48
<b>8.3</b>	<b>Physical Impacts upon Historic Assets</b>	51
<b>8.4</b>	<b>Impacts to the Settings of Surrounding Designated Assets</b>	52
<b>9 CONCLUSIONS</b>		54
<b>9.1</b>	<b>Archaeological Potential and Impact Assessment</b>	54
<b>9.2</b>	<b>Mitigation</b>	56
<b>10 SOURCES</b>		57
<b>FIGURES</b>		
<b>Figure 1</b>	Location of proposed development area	9
<b>Figure 2</b>	Detailed location plan	10
<b>Figure 3</b>	Map showing scheduled monuments	18
<b>Figure 4</b>	Map showing listed buildings and conservation areas	19
<b>Figure 5</b>	Map showing historic landscapes and historic parks & gardens	20
<b>Figure 6</b>	Non-designated historic assets in 250m search area	27
<b>Figure 7</b>	1810 early Ordnance Survey drawing	29
<b>Figure 8</b>	1838 parish tithe map	30
<b>Figure 9</b>	1890 Ordnance Survey map	31
<b>Figure 10</b>	LiDAR data at 0.25mDSM	34
<b>Figure 11</b>	Photo location plan	42
<b>Figure 12</b>	Proposed development plan	49
<b>Figure 13</b>	Proposed development sections	50
<b>TABLES</b>		
<b>Table 1</b>	Archaeological and historical timeline for Wales	5
<b>Table 2</b>	Listed buildings within the 1km of the proposed development	14
<b>Table 3</b>	Historic assets recorded on the HER and other databases	24
<b>Table 4</b>	Site potential definitions	43
<b>Table 5</b>	Site importance definitions	43
<b>Table 6</b>	Assessment of impacts	55
<b>PHOTOS</b>		
<b>Photos 01–03</b>	Historic aerial photographs	33-34

<b>Photos 04–15</b>	Site visit photographs	36-41
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## **AWEL-Y-MOR, ST DOGMAELS: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

### **EXECUTIVE SUMMARY**

*Dyfed archaeological services, a contracting arm of Heneb: The Trust for Welsh Archaeology was commissioned by Obsidian Developments Ltd to prepare a historic environment desk-based assessment for a proposed residential development north of Awel-y-Mor, St Dogmaels, Pembrokeshire (NGR SN 16720 45680).*

*The assessment has identified a slight to moderate adverse impact upon archaeological potential associated with early medieval and medieval monastic land, a post-medieval mansion and grounds and a post-medieval sand pit. A neutral to slight adverse impact has also been identified to the setting of one scheduled monument, two listed buildings, a conservation area and a landscape of special historic interest. Proposals to mitigate the impact upon the archaeological resource are suggested.*

### **CRYNODEB GWEITHREDOL**

*Gwasanaethau Archeolegol Dyfed, cangen contractio Heneb: Comisiynwyd Ymddiriedolaeth Archaeoleg Cymru gan Obsidian Developments Ltd i baratoi asesiad desg amgylchedd hanesyddol ar gyfer datblygiad preswyl arfaethedig i'r gogledd o Awel-y-Môr, Llandudoch, Sir Benfro (NGR SN 16720 45680).*

*Mae'r asesiad wedi nodi effaith andwyol fach i gymedrol ar botensial archeolegol sy'n gysylltiedig â thir mynachaid canoloesol cynnar a chanoloesol, plasty a thiroedd ôl-ganoloesol a phwll tywod ôl-ganoloesol. Mae effaith niwtral i fach hefyd wedi'i nodi ar leoliad un heneb gofrestredig, dau adeilad rhestredig, ardal gadwraeth a thirwedd o ddiddordeb hanesyddol arbennig. Awgrymir cynigion i liniaru'r effaith ar yr adnodd archeolegol.*

## **1 INTRODUCTION**

### **1.1 Project Proposal and Commission**

- 1.1.1 Dyfed Archaeological Services, a contracting arm of Heneb: The Trust for Welsh Archaeology, was commissioned by Obsidian Developments Ltd to prepare a historic environment desk-based assessment for a proposed residential development north of Awel-y-Mor, St Dogmaels, Pembrokeshire (centred on NGR SN 16720 45680, Figure 1).
- 1.1.2 The proposed residential development lies to the southeast of St Dogmaels on the edge of a residential area (Figures 1 and 2). The development is around 1.69 hectares and located 250m south of the River Teifi and 1km southwest of Cardigan.
- 1.1.3 The proposed development includes the construction of 34 residential properties with associated works including access, drainage, landscaping and biodiversity enhancement.
- 1.1.4 A planning application for the development (ref. 23/1100/PA) has been submitted to the local planning authority, Pembrokeshire County Council. The area is known for its historical and archaeological importance, located on the edge of the medieval settlement of St Dogmaels and 230m east of St Dogmaels Abbey, which is a scheduled monument (PRN 1090; SM PE073). Due to the close proximity to these archaeological remains there is potential for the proposed residential development to impact the historic environment and therefore, in response to the planning application, the Development Management section of Heneb, in their role as archaeological advisors to the local planning authority, have recommended that an archaeological desk-based assessment should be undertaken.
- 1.1.5 This historic environment desk-based assessment is a primarily desk-based study of the site area and provides an indication of the archaeological potential of the development area, highlighting possible issues in relation to the impact of the development on the historic environment.

### **1.2 Scope of the Project and Methodology**

- 1.2.1 A Written Scheme of Investigation (WSI) has been produced, detailing the methodology by which this assessment would be carried out. The WSI was submitted to the Development Management section at Heneb for comment and approval in their capacity as archaeological advisors to the local planning authority.
- 1.2.2 The scope of the assessment follows the *Standard and Guidance for Historic Environment Desk-Based Assessment* as defined by the Chartered Institute for Archaeologists (CIfA 2014). The standard is stated by CIfA as:

*Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.*

- 1.2.3 A desk-based assessment is defined by CIfA as:

*.....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed*



*research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely historic assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of historic assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*

- 1.2.4 The desk-based assessment of the area identifies known archaeological sites within the proposed development site and its environs, and assesses the potential for hitherto unknown remains to be present. This helps inform future decision making, design solutions and potential mitigation strategies, including the potential for further archaeological works.
- 1.2.5 The report also includes a brief assessment of the impact on the settings of any surrounding designated historic assets, including scheduled monuments, listed buildings, historic landscape character areas and undesignated archaeological sites. This utilises the best practice guidance in *Setting of Historic Assets in Wales* (Cadw 2017).
- 1.2.6 The report presents relevant information from a number of sources including:
- Regional Historic Environment Record (HER) data and other relevant information;
  - National Monuments Record of Wales information as held by the Royal Commission on Ancient and Historic Monuments of Wales (RCAHMW) in Aberystwyth;
  - Identification of any scheduled monuments, listed buildings, historic parks and gardens, historic landscape character areas, or conservation areas within or in the vicinity of the site area;
  - Accessible bibliographic, cartographic and photographic information held at the National Library of Wales and regional archives;
  - Historic and current aerial photographs;
  - Relevant web-based information, including cartographic information, satellite imagery, geological information and LiDAR data;
  - Relevant information held by the landowner/developer;
  - Site visit and walkover survey;
  - Assessment of the archaeological potential of the area; and
  - Assessment of likely impacts on any identified remains (or potential remains) and likely requirements, if any, for further stages of archaeological work.
- 1.2.7 An initial search area of 250m from the boundary of the development area has been used to identify sites recorded on the HER and other sources that may be directly impacted and provide an indication of the archaeological potential of the area. A wider 1km search area from the development boundary was used to examine the potential impact on the setting of high status, designated, historic assets in the surrounding landscape. Where potential wider ranging impacts on designated historic assets beyond the 1km search area have been identified, these have been included within the assessment as well.
- 1.2.8 For the purposes of planning policy in Wales, the historic environment is defined as:

*all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset* (Welsh Government 2024)

Examples of what can constitute an historic asset include (ibid):

- *Listed buildings;*
- *Conservation areas;*
- *Historic assets of special local interest;*
- *Historic parks and gardens;*
- *Townscapes;*
- *Historic Landscapes;*
- *World Heritage Sites; and*
- *Archaeological remains (including scheduled monuments).*

### **1.3 Abbreviations**

- 1.3.1 All sites recorded on the regional Historic Environment Records (HERs) are identified by a Primary Reference Number (PRN) and located by their National Grid Record (NGR).

Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN).

References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

### **1.4 Illustrations**

- 1.4.1 Printed map extracts are not necessarily reproduced to their original scale.

### **1.5 Timeline**

- 1.5.1 The following timeline gives date ranges for the various archaeological periods that may be mentioned within this report.

**Table 1:** Archaeological and historical timeline for Wales

Period	Approximate Date	
Palaeolithic	c.450,000 – 10,000BC	Prehistoric
Mesolithic	c.10,000 – 4400 BC	
Neolithic	c.4400 – 2300 BC	
Bronze Age	c.2300 – 700 BC	
Iron Age	c.700 BC – AD 43	
Roman (Romano-British) period	AD 43 – c. AD 410	Historic
Post-Roman / early medieval period	c.AD 410 – AD 1086	
Medieval period	1086 – 1536	
Post-medieval period <sup>1</sup>	1536 – 1750	
Industrial period	1750 – 1899	
Modern	20th century onwards	

Note: <sup>1</sup>The post-medieval and industrial periods are combined as the post-medieval period on the regional HERs.

## **2 POLICIES AND GUIDANCE**

### **2.1 The Historic Environment (Wales) Act**

2.1.1 The *Ancient Monuments and Archaeological Areas Act 1979* was previously the primary legislation for protecting archaeological remains and scheduled monuments. This has been amended by *The Historic Environment (Wales) Act 2016* which has three main aims as defined by Cadw:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.1.2 The Act also amends the *Planning (Listed Buildings and Conservation Areas) Act 1990* and is supported by a number of planning guidance documents. The Act most specifically provides better safeguards for the protection of scheduled monuments, listed buildings and historic parks and gardens. It also includes further guidance on place names.

### **2.2 Planning Policy Wales**

2.2.1 *Planning Policy Wales* (Ed.12, 2024) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes to the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation.

2.2.2 Chapter 6, 'Distinctive and Natural Places', explains how planning systems must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic environment assets.

### **2.3 Technical Advice Note 24: The Historic Environment**

2.3.1 This technical advice note provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building consent applications. It also provides specific guidance on how the following historic environment assets should be considered:

- Scheduled monuments
- Archaeological remains
- Listed buildings
- Conservation areas
- Historic parks and gardens
- Historic landscapes
- Historic assets of special local interest
- World Heritage Sites

2.3.2 The technical advice note usefully gathers together the selection criteria employed in the designation of scheduled monuments and listed buildings, and the registration of historic parks and gardens and historic landscapes.

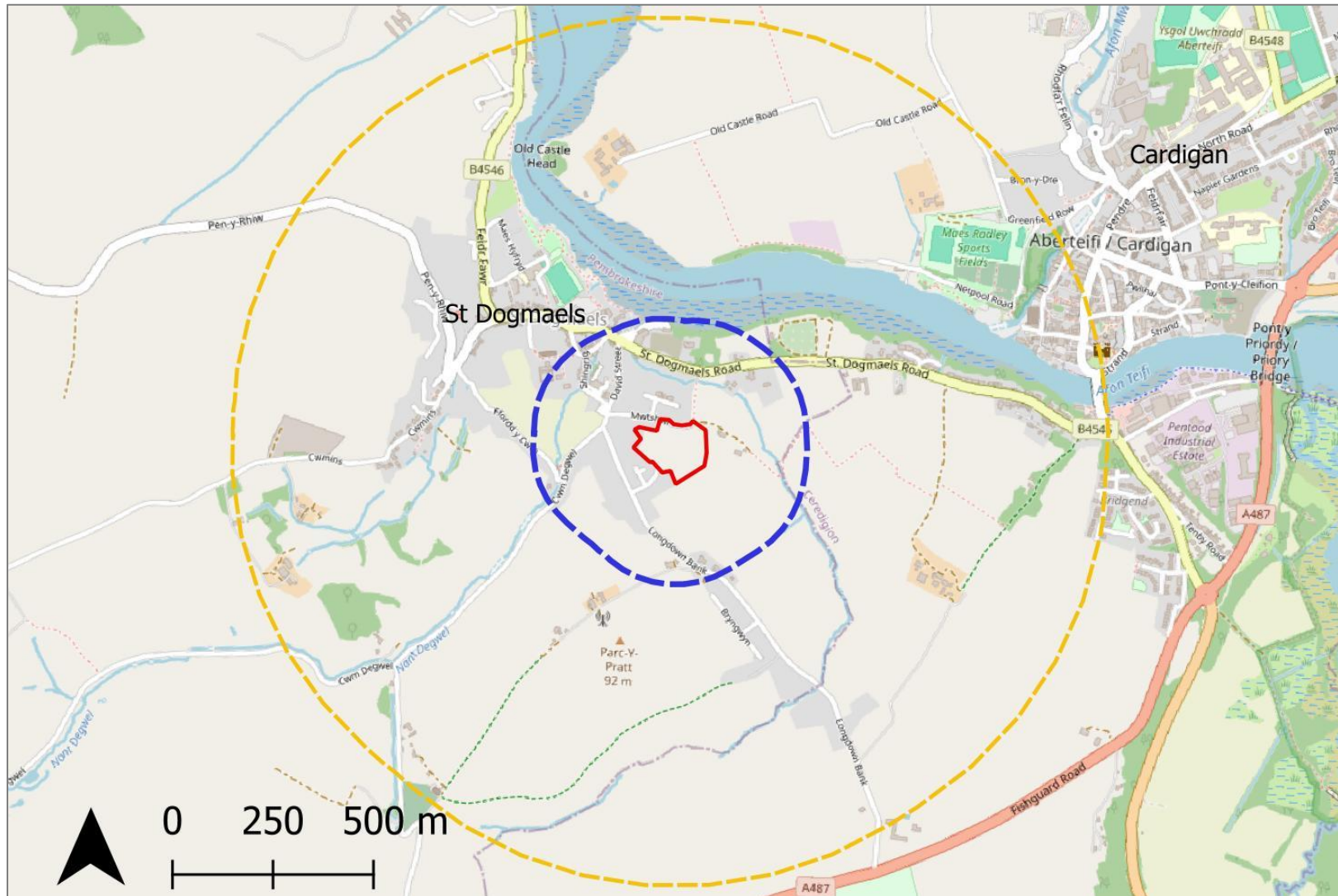
- 2.3.3 Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic environment assets) is provided by Cadw acting on behalf of the Welsh Government.
- 2.3.4 This report will also make reference to other guidance documents published by Cadw, namely:
- *Conservation Principles* (March 2011);
  - *Heritage Impact Assessment in Wales* (May 2017);
  - *Managing Historic Character in Wales* (May 2017); and
  - *Setting of Historic Assets in Wales* (May 2017).

## **2.4 Local Development Plan**

- 2.4.1 The historic environment is subject to the relevant policies and procedures as laid out in the Pembrokeshire County Council (PCC) Local Development Plan (LDP). A revised LDP is currently being prepared but the date when this will be published for public consultation is not currently available. Until the revised LDP is adopted, the LDP adopted on 28.02.2013 remains in place.
- 2.4.2 The historic environment is referenced throughout the document in numerous policies, emphasising its significance to the county. The main policy references to the historic environment are outlined in the general policy GN 38: Protection and Enhancement of the Historic Environment. This states that:
- Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity (PCC 2013, 127)*

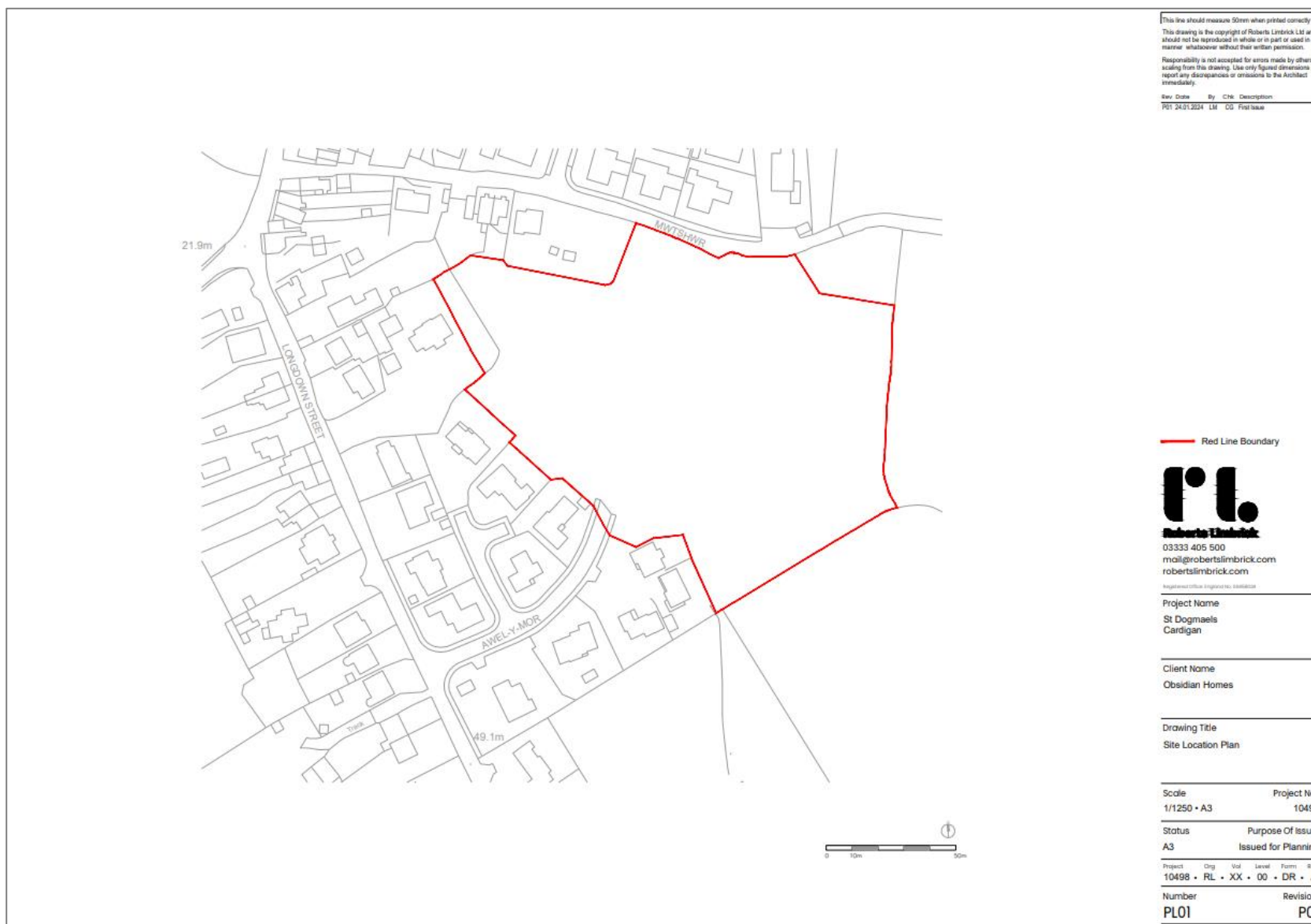
### **3 LOCATION, TOPOGRAPHY AND GEOLOGY**

- 3.1 The proposed residential development lies to the southeast of St Dogmaels on the edge of a residential area (Figures 1 and 2). The residential area surrounds the north, south and west of site with fields to the east. The development is around 1.69 hectares and located 1km southwest of Cardigan.
- 3.2 The site is currently unused and has areas of dense vegetation with a clearing in the middle for storage containers. The site is bound by a mixture of hedgerows and mature trees.
- 3.3 The site slopes from 38m AOD in the south to 25m AOD in the north towards the Afon Teifi which lies 250m to the north. The river flows a further 3km northwest to where it reaches Cardigan Bay.
- 3.4 The underlying geology of the development area comprises bands of mudstone from the Dinas Island Formation in the centre, Cwm Degwell Mudstone Member to the southeast and Netpool Mudstone to the northwest (BGS 2024). Superficial deposits are recorded as landslide deposits covering the centre of the site over Devensian Till and the western and eastern boundaries are recorded as Devensian Glaciofluvial Deposits. The site is located in a landslip zone. A significant landslip occurred approximately 350m west of the site in 1994 (Terra Firma Wales 2023).



**Figure 1:** Proposed development area in red. 250m (blue dashed line) and 1km (orange dashed line) archaeological and historical impact search radius's.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 11/06/24



**Figure 2:** Detailed location of proposed development (Plan provided by client).



## 4 DESIGNATED HISTORIC ASSETS (Figs 3 - 5)

### 4.1 General

- 4.1.1 A search of data held on several databases was made of historic assets within a 250m and 1km radius search area from the edge of the proposed development boundary. Designated assets beyond this search area were also considered for potential wider-ranging impacts, as outlined below. These designated assets are described first, as they largely comprise assets with some form of statutory protection.

### 4.2 Scheduled Monuments (Fig 3)

- 4.2.1 Scheduled monuments are historic and archaeological sites considered to be of national importance. They are given legal protection, and the impact of development upon these sites and their settings are considerations of the planning process.
- 4.2.2 There are no scheduled monuments within the proposed development area. There are four scheduled monuments within the 1km search area surrounding the site.
- 4.2.3 The closest scheduled monument is **St Dogmaels Abbey (PE073)** which lies around 250m northwest of the development boundary. The following is the Cadw description:

*The monument consists of an abbey, a Christian monastery under the government of an Abbot, dating to the medieval period. St Dogmael's was founded by Robert fitz Martin, the Norman lord of Cemais in 1115 as a priory for the Tironensian monastic order, a movement with a simplified liturgy and austere life-style based on the rule of St Benedict. The site is likely to have originated as the celtic church clas (or monastery) of Llandudoch as early Christian inscribed stones now in the parish church are presumed to have belonged to it. Thirteen monks were originally brought from France and within five years St Dogmael's was made an abbey. The buildings follow the usual claustral layout with the abbey church to the north, the cloister to the south with a west range to house the Abbot's apartments, the monk's refectory to the south and the sacristy, vestibule and chapter house to the east.*

*The church was originally planned to have an aisled nave, transepts with apsidal chapels and a short presbytery with an eastern apse but before it was completed was remodelled in the early 13th century to a simple nave and square-ended presbytery over a crypt. To achieve this arcade of the southern aisle was blocked to become the new nave south wall with the cloister then extended further north to disguise the asymmetry. The monk's choir lay in the crossing, separated from the nave by a stone screen or pulpitum. In the 14th century, perhaps to repair damage after the Edwardian conquest of Wales, a major rebuilding programme to the church was undertaken. The nave was remodelled with a large west window and fine decorated door. The vaulting in the crypt was rebuilt over capitals with reeded and stiff-leaved foliage decoration. The crypt vaulting rose above the floor of the presbytery so the high altar must have been on a raised floor of some kind, at this time substantial alterations were also saw the cloister and refectory. Later in the 14th century or possibly the 15th a plain tiled pavement was added to the church and the pulpitum strengthened possibly for the insertion of an organ in the gallery above. A final and major series of alterations were carried out in the 16th century when the north transept was extensively modified and given an elaborate vaulted roof with decorated corbels to support the timbers: an angel for St Matthew, a lion for St Mark, the archangel St Michael, an eagle for St John an example of which was found during excavations. Elements of the earlier transept can still be seen, including the piscine on the east. There is the base of a small stone altar against the east wall and there are two tombs recesses in the north*

east corner. After the Dissolution the church was altered to become the parish church. The rood screen was given a central door and new walls blocked off the west end of the nave to form a porch.

The remaining walls of the cloister date to the 13th century and held arcades to support a timber pent roof over the pavement. The sacristy is fragmentary and lies between the church and the chapter house vestibule. The chapter house was rebuilt in the 14th century at an angle to conform with an infirmary built to the south east which stands to roof level. Little remains of the refectory, and masonry remains to the south west represent a 16th century rector's house built after the Dissolution which incorporated parts of the kitchen and the abbot's house. The west range has a projecting west wing built in the 14th century for guest accommodation.

The monument is of national importance for its potential to enhance our knowledge of the organisation and practice of medieval Christianity. The site forms an important element within the wider medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques.

- 4.2.4 The following scheduled monuments are located on the northern side of the River Teifi. The closest is **Old Castle Mound (CD116)** which lies around 650m northwest of the site boundary. The following is the CADW description:

*The monument comprises the remains of a well preserved castle-ringwork, which dates to the medieval period (c. AD 1066 - 1485). Old Castle Mound occupies a substantial rocky promontory jutting into the estuary of the Teifi and would be admirably placed to monitor water traffic on the river. It consists of a rocky knoll defended on the west by natural cliffs and on the east or landward side by a bank and ditch, which meets the coastline at either end. It might equally be classified as a motte or as a coastal promontory fort. The enclosed summit is only c.60m north-south by c.24m, tapering towards the north. The defensive bank rises up to 1m above the level of the interior, and there is a fall of c.7m externally to the base of the ditch, which is c.2m below the level of the surrounding field. There may be a causewayed entrance near its southern end. A further bank up to c.0.8m high appears to join the eastern side of the ditch about halfway along, and then to curve round towards the south to form a further enclosure, but this may be natural in origin. The site has been identified with Din Geraint, mentioned in 1093.*

*The monument is of national importance for its potential to enhance our knowledge of medieval settlement, organisation and defence. The site forms an important element within the wider medieval landscape. It is well preserved and retains considerable archaeological potential. There is a strong probability of the presence of evidence relating to chronology, layout, building techniques and functional detail.*

- 4.2.5 On the edge of the 1km search radius to the northeast of the development site lie **Cardigan Castle (CD123)** and **Cardigan Bridge (CD003)**. Both scheduled monuments date to the medieval period. Cadw description of Cardigan Castle is as follows:

*The monument comprises the remains of a Medieval castle built by the Norman lord, Gilbert de Clare around 1110. The castle is located at the southern end of the town of Cardigan, on a rocky spur overlooking the river Teifi. Below the castle, the ground drops precipitously to the east and south.*

*Lord Rhys captured the castle for the Welsh in 1164 and rebuilt it in stone in 1171, although nothing remains of this earlier phase. By 1240 Walter Marshal, brother of the earl of Pembroke captured and rebuilt the castle, however a major phase of rebuilding took place in about 1244-54 under Robert Waleran, who became*

*constable in 1248. Most of the medieval fabric that remains probably dates to this period. A keep on the north curtain wall was built in 1246-52 (completed in about 1261) and three towers were built in the south-east, east and north of the site. The outer ward is roughly oval in plan enclosing approximately 3 acres. In 1279 Edward III made the castle the administrative centre for the new shire of Cardigan.*

*Further repairs and building works continued into the fourteenth century, but after this the castle appears to have been neglected. By 1343 the curtain wall was in ruins and by 1610 the Great Tower (north tower), was partially ruined. Excavations in 1984 revealed that there had been a ditch, 7m wide, north of the tower, with a counterscarp bank about 7m wide and 1.5m high. In the Civil War the castle was damaged further during a siege of Cardigan by Parliamentary forces in December 1644; the curtain wall between the east and south-east towers was partially destroyed.*

*The monument is of national importance for its potential to enhance our knowledge of Medieval social, domestic and political life and warfare. Notably, the first Eisteddfod was hosted here in 1176.*

#### 4.2.6 Cadw description of Cardigan Bridge is as follows:

*The monument consists of a bridge, dating to the medieval and post-medieval period. Cardigan Bridge, carrying a road across the river Teifi, is thought to have been initially constructed in the 13th century; it was partly rebuilt in 1726 and widened in 1872-3. The bridge is built of blue lias rubble stone, and has five main arches, graduated in size, and a much smaller flood arch at the south end, which is now visible only on the east face. It has recessed cut-stone voussoirs to the arches and cutwaters on both sides, those on west obscured by the widening in 1872-3. On the east side the cutwaters are carried up to full height to form pedestrian refuges, except for one to south of centre which is capped off at the level of the arch top, with a plaque above which reads 'This arch was built in the year 1726 W Jones'. On the west side the original arches can clearly be seen behind the more elliptical arches of the 1872-3 widening. A separate modern pedestrian bridge has been provided alongside the west face of the structure.*

*The monument is of national importance for its potential to enhance our knowledge of medieval and post-medieval construction techniques and transportation systems. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques.*

### 4.3 Listed Buildings (Fig 4, Table 2)

- 4.3.1 Listed buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the list are given one of three grades which denote their level of importance (Grade I, II\* and II), Grade I being the highest. A listed building may not be demolished, extended or altered without special permission from the local planning authority.
- 4.3.2 There are no listed buildings within the proposed development area. There are however 70 listed buildings within the 1km search radius, the large number due to the fact the search area includes the historic core of St Dogmaels to the west, and part of the historic core of Cardigan to the northeast.
- 4.3.3 The closest listed buildings are The Old School (LB:10554) and the Old School Cottage (LB:10553), both grade II listed early 19<sup>th</sup> century buildings lying just over 100m to the northwest of the proposed development boundary. The listed buildings also include two Grade I listed buildings, namely the Ruins of the Abbey of St Mary (LB:13102) 250m to the northwest, and Cardigan Castle (LB:10458)

980m to the northeast. These buildings correspond the scheduled monuments mentioned above. Three grade II\* listed building also lie in this area (Cardigan Bridge LB:10456, The Old Shire Hall LB:10488, and Y Felin LB:13096). The remaining buildings are all grade II listed.

**Table 2:** List of Listed Buildings within 1km of the proposed development

Reference	Name	Grade	Easting	Northing
10456	Cardigan Bridge	II*	217778	245818
10457	Ty Castell	II	217757	245920
10458	Cardigan Castle	I	217792	245907
10460	Gatepiers & Gates to Castle Green House	II	217763	245924
10463	The Grosvenor Hotel	II	217718	245898
10464	Castle Chambers (Previously listed with the Grosvenor Hotel)	II	217720	245909
10465	Glenroy House	II	217721	245921
10466	Dudley House	II	217721	245927
10467	Manchester House	II	217723	245941
10468	No 1 Cambrian Quay including area railings	II	217671	245910
10469	Pantywyllan	II	217693	245890
10472	The Castle Inn Ph	II	217796	245775
10473	Bridge Warehouse	II	217773	245769
10474	Bridgend Warehouse	II	217731	245781
10485	No.35 High Street	II	217756	245995
10486	No.36 High Street,	II	217757	245990
10487	No.37 High Street,	II	217757	245982
10488	The Old Shire Hall	II*	217731	245978
10489	Ty Mawr	II	217734	245988
10490	National Westminster Bank	II	217731	246012
10491	No.9 High Street,	II	217733	246050
10492	No.10 High Street,	II	217737	246055
10493	Midland Bank	II	217739	246065
10514	No.16 Quay Street,	II	217650	245969
10515	No.17 Quay Street,	II	217658	245969
10516	No.20 Quay Street,	II	217689	245966

Awel-y-Mor, St Dogmaels:  
Historic Environment Desk-Based Assessment

10517	No.20a Quay Street,	II	217694	245966
10518	No.21 Quay Street,	II	217699	245964
10519	No.22 Quay Street,	II	217705	245963
10520	No.23 Quay Street,	II	217710	245962
10521	No.24 Quay Street,	II	217718	245961
10522	No.25 Quay Street,	II	217724	245960
10523	No.26 Quay Street	II	217730	245959
10524	No.1 Quay Street,	II	217709	245948
10525	1 Rook Terrace including forecourt walls railings & gates	II	217676	245952
10526	2 Rook Terrace including forecourt walls railings & gates	II	217671	245952
10527	3 Rook Terrace including forecourt walls railings & gates	II	217664	245952
10528	4 Rook Terrace including forecourt walls railings & gates	II	217659	245954
10549	Limekiln to SW of Old Castle Farm	II	216515	246307
10551	Outbuilding to W of Parc-Y-Pratt	II	217265	244750
10552	Warehouse at Messrs. Jewson's Premises	II	216640	245951
10553	Old School Cottage	II	216567	245818
10554	The Old School	II	216557	245807
10555	Plas Newydd	II	216833	245378
13085	Church House	II	216469	245929
13086	Church Of Saint Thomas	II	216406	245910
13087	Lychgate and steps to churchyard at St Thomas Church	II	216471	245911
13088	Former Bier House beside steps to lychgate	II	216474	245907
13089	Wall along S side of churchyard	II	216450	245883
13090	No.3 Finch Street (S side)	II	216497	245967
13091	Princess Villa	II	216349	246549
13092	Mount Pleasant	II	216459	245992
13093	Brynivor	II	216236	245985
13094	Tyrhedyn	II	216377	245998
13095	Cannon House	II	216315	245993
13096	Y Felin	II*	216527	245912
13097	Sincerity	II	216301	246565
13098	Maesyrafon and attached cottage to S. Pentre	II	216218	246548

13099	Llys Teify	II	216320	246559
13100	Heathfield	II	216303	246553
13101	Clydfan	II	216247	246531
13102	Ruins Of Abbey of St Mary	I	216404	245855
13103	The Vicarage Stables	II	216496	245853
13104	The Vicarage	II	216456	245831
13105	Wall attached to rear of vicarage stables and running to N of Vicarage	II	216473	245842
13110	Pencwm	II	215995	245202
21391	Old Sail Loft (Drawbridge Warehouse)	II	217662	246070
85294	Blaenwaun Baptismal Pool	II	216023	245094
87473	1&2 Green Street, including attached stable and boundary wall	II	217760	245932
87485	Quay Walls	II	217575	245943

#### 4.4 Conservation Areas (Fig 4)

- 4.4.1 Conservation areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The purpose of designating a conservation area is to provide the planning authority with an additional measure of control over an area it considers to be of special historic and/or architectural value.
- 4.4.2 The proposed development area does not lie within a conservation area, however it does border the **St Dogmaels conservation area**, which lies to the west. The conservation area is drawn around areas considered to be the most historically and architecturally important and interesting part of the town. A Conservation Area Character Appraisal has not yet been adopted for St Dogmaels. The boundary of this area includes some of the properties along Longdown Street and Mwtshwr which form the western boundary to the proposed development area.
- 4.4.3 Over 800m to the northeast lies the **Cardigan conservation area**. This is drawn around the historic core of the town, focused on High Street, Priory Street and St Mary's Street, including the castle, bridge and Bridgend area.

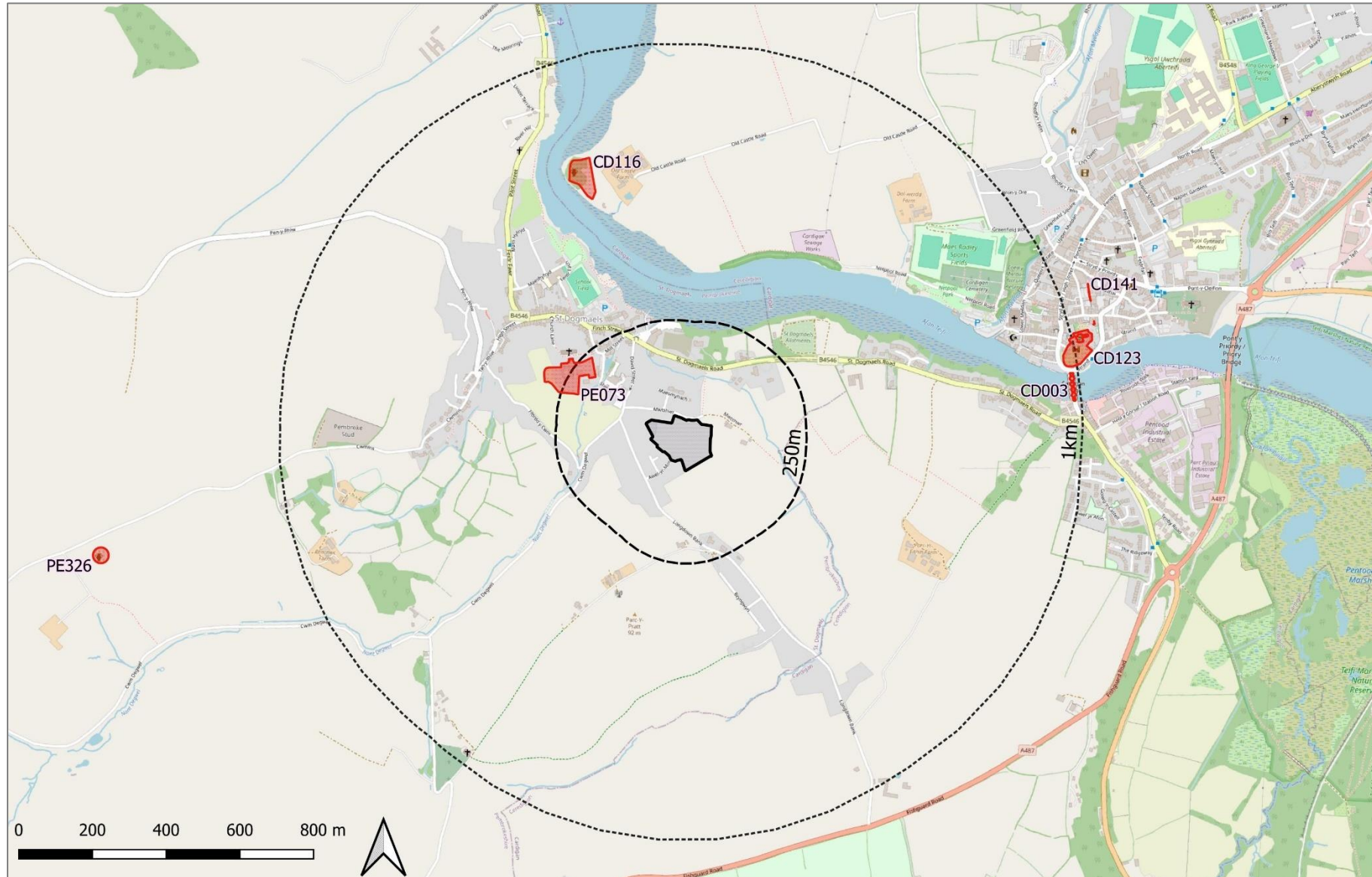
#### 4.5 Registered Historic Parks and Gardens (Fig 5)

- 4.5.1 Parks and gardens of special historic interest in Wales are included on a Register of Historic Parks and Gardens, designed to provide comprehensive information to assist decision makers help protect and preserve essential features of these parks and gardens, and enable their significance and character to be protected through the planning system.
- 4.5.2 There are no registered historic parks and gardens within the proposed development area.
- 4.5.3 Just under 1km to the northeast Cardigan Castle includes a grade II listed garden (**PGW(Dy)72(CER)**). This comprises an unusual and interesting regency-period garden set within the castle grounds, incorporating a pleasure garden and kitchen

garden that has group value along with the listed buildings of Castle Green House (LB: 10459), Cardigan Castle (LB: 10458; scheduled monument: CD123) and the outbuildings at the rear entrance drive to Castle Green House (LB: 10461). The gardens also have extensive views south over the Teifi and beyond.

#### 4.6 Registered Historic Landscapes (Fig 5)

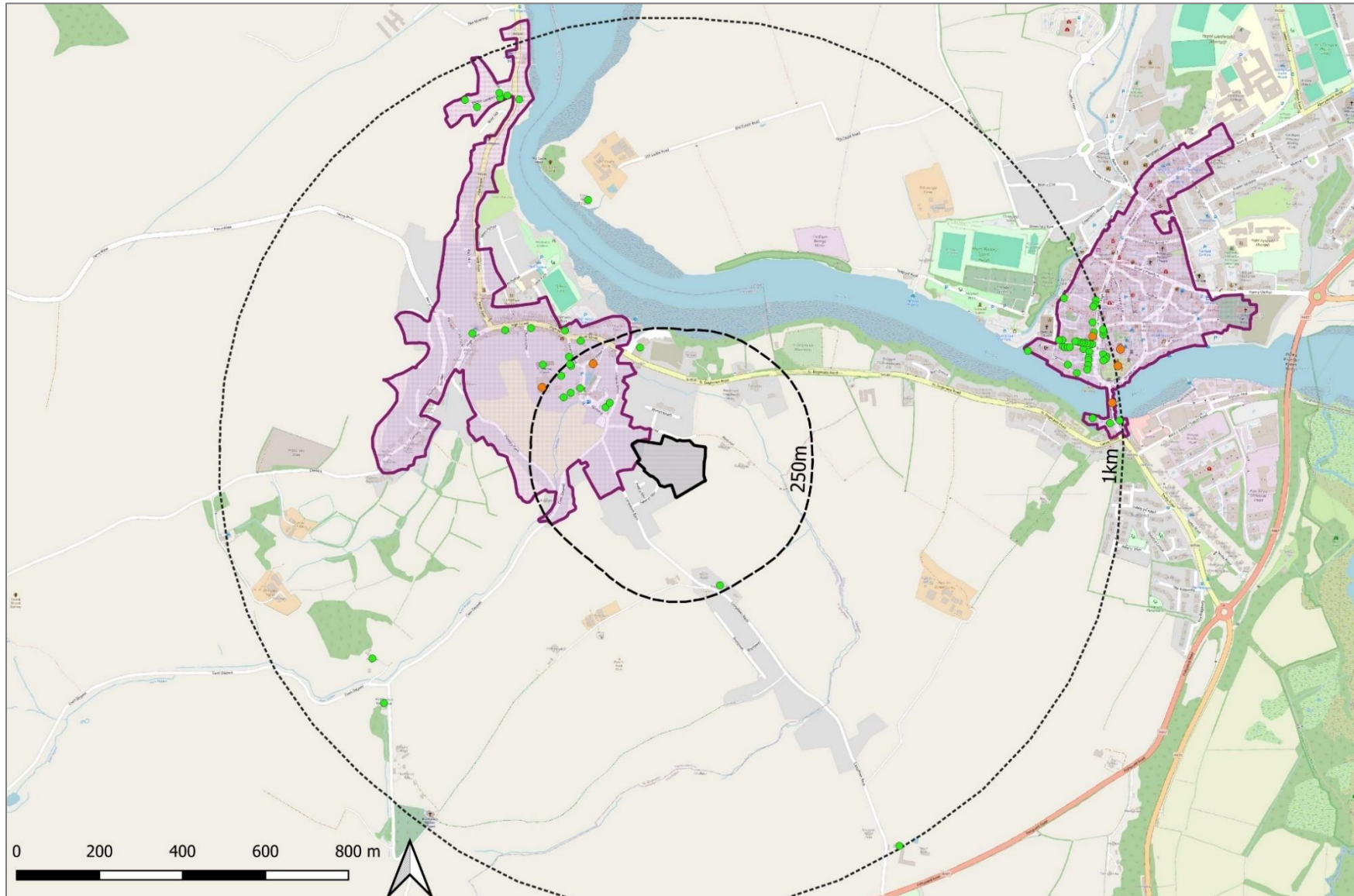
- 4.6.1 Registered historic landscapes are landscapes of historic interest included on the Register of Landscapes of Historic Interest in Wales (Cadw 1998). The landscape boundaries and associated details have been created as non-statutory advice to assist decision makers and landscape managers ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.
- 4.6.2 The proposed development area lies within the **Lower Teifi Valley Landscape of Special Historic Interest (HLW (D) 14)**. This area encompasses the Teifi Valley from Cenarth to the southeast, all the way downriver to the estuary. The area is summarised thus:
- The River Teifi is one of Wales's principal and most historically famous rivers and the estuary and lower valley sections identified here contain diverse and significant evidence for continuity of land use and activity from the prehistoric period to the recent past, including: Bronze Age ritual and funerary monuments; early medieval and medieval, secular, ecclesiastical and defended sites; recent gentry houses and industrial archaeological remains of quarrying, early industry and transport systems; several important historic literary, artistic and cultural associations.*
- 4.6.3 The registered Historic Landscape is subdivided into a number of Historic Landscape Character Areas (HLCA) in order to better understand and characterise the historic environment. The proposed development area lies within **HLCA 413 Crossway – Glanpwllafon**. This is a large area, described as overwhelmingly agricultural, with farms ranging from small gentry holdings with Georgian houses to cottages. The fields are generally larger and more regular than normal for the lower Teifi valley, bounded by hedges and banks, and the settlement pattern is largely one of dispersed farms and cottages.
- 4.6.4 The HLCA above does not have particularly well-defined boundaries, with the exception of where it meets the river and nucleated settlements. One such settlement is St Dogmaels immediately to the west of the proposed development area, which forms **HLCA 411 St Dogmaels**. This is described as an old, unplanned settlement centred on the remains of a ruined abbey. The houses date mainly to the 19<sup>th</sup> century, and while many are stucco over stone or brick, a significant number are of banded stone.



**Figure 3:** Map showing scheduled monuments (red) within the local area.

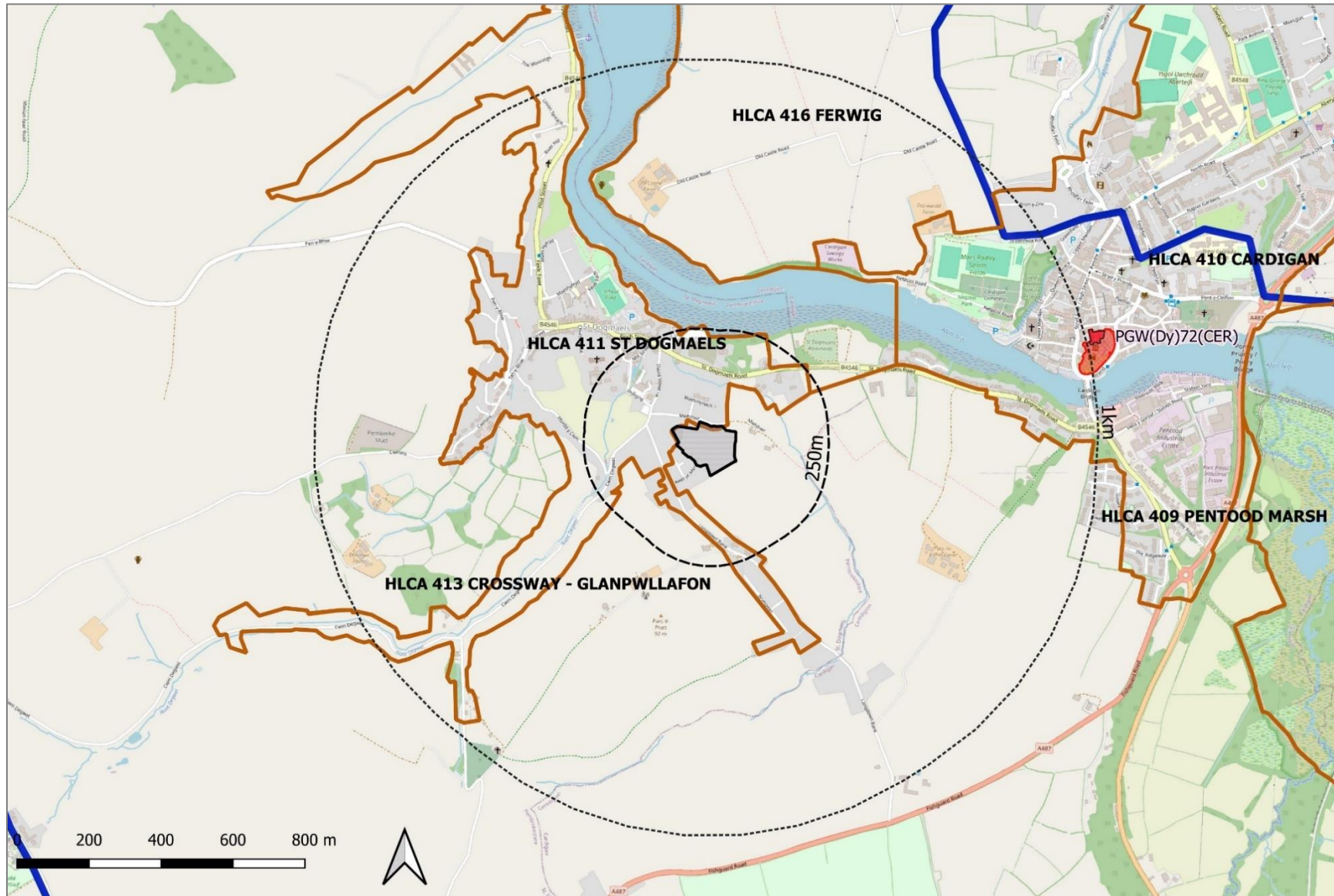
Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 26/06/24





**Figure 4:** Map showing grade II listed buildings (green dots), grade I and II\* listed buildings (orange dots) and conservation areas (purple) within the local area.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 26/06/24



**Figure 5:** Map showing the boundary of the registered historic landscape (blue), historic landscape character areas (brown) and registered parks and gardens (red) within the local area.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 26/06/24

## **5 NON-DESIGNATED HISTORIC ASSETS**

### **5.1 General**

- 5.1.1 A search of the regional HER and other databases was made within the 250m search area (Table 3 and Fig 6). The HER records 41 historic assets within the search area. The NMR database, held and maintained by the RCAHMS, includes five sites within the same search area, all of which are also included within the HER. Four additional objects are also included within the Museum of Wales database. None of these sites are located within the proposed development area, the closest being PRN 117078, a sand pit on the southwest border of the proposed development area, and PRN 11446, an area of monastic land in the locality.
- 5.1.2 The following information is laid out chronologically to provide a brief archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries pertaining to that period.

### **5.2 Palaeolithic, Mesolithic and Neolithic**

- 5.2.1 Sites of a Palaeolithic and Mesolithic date are rare in the general archaeological record of this area and the potential within the immediate vicinity of the proposed development area appears to be negligible.
- 5.2.2 There are no records of Neolithic date within the 1km search area, although a small number of flint and stone tools dated to the Neolithic period have been recovered from various sites in the surrounding area. The closest such site is a record of a polished stone axe from within St Dogmaels itself, this however was discovered in topsoil that had been imported from an unknown location. The remaining artefacts do not appear to be indicative of particular concentrations of activity, therefore the archaeological potential for the Neolithic period also appears to be negligible.

### **5.3 Bronze Age**

- 5.3.1 There are no records of a Bronze Age date within the search area.
- 5.3.2 Within the wider landscape there is increasing evidence of activity, largely in the form of barrows, sites of funerary and ritual activity, on hilltops such as Pant-y-Groes and Foxhill to the west, Manian to the north and Crug Mawr to the northeast. Burnt mounds are also a feature of the historic landscape character area (HLCA 413) within which the site lies. A variety of artefacts, including stone mace heads and axe-hammers, have been discovered in the Teifi-side area, but areas of settlement remain uncertain. Despite this increasing activity, there is little indication in these recorded Bronze Age sites of any significant Bronze Age archaeological potential within the proposed development area itself or its immediate locality.

### **5.4 Iron Age**

- 5.4.1 There are no records of an Iron Age date within the search area.
- 5.4.2 Within the wider landscape there is continued evidence of activity, but the nature of the recorded archaeology changes from the funerary and ritual sites typical of the Bronze Age, to defended enclosures. These enclosures are surrounded by one or more lines of banks and ditches, often sited in locations that take advantage of naturally defensive topographical features. These enclosures can vary in size, and likely also varied in function, from individual and communal settlement areas to animal enclosures and military sites. The closest such sites to the proposed development area lie at Plas Waun 1.2km to the south, Waunwihod 2km to the west and Forest 2.5km to the southeast. There is currently no recorded evidence

to suggest any significant Iron Age archaeological potential within the proposed development area itself.

## **5.5 Roman**

- 5.5.1 Activity in the Cardigan area during the Roman period has often been speculated but other than the occasional artefact little conclusive archaeological evidence of this has come to light. There is however a record of a hoard of Roman coins (PRN 39179) from land to the northeast of the proposed development area. The local newspaper reported the discovery of a hoard of some 200 Roman coins during ploughing on Panteg lands, which lies on the lower slopes around 150m to the northeast of the proposed development area. No further information around the discovery is noted, and the current location of these coins is unknown. This hoard hints at the possibility of activity in the area during the Roman period, but the nature of this activity remains unclear.

## **5.6 Early Medieval and Medieval**

- 5.6.1 Documents relating to the confirmation of St Dogmaels Abbey (PRN 1090) in the 12<sup>th</sup> century indicate that the site was established on that of an earlier church, called Llandudoch (PRN 1222). The traditional name has led to the suggestion that the early medieval church and ecclesiastical settlement here may have been dedicated to two saints, Dogmael/Dogfael and Tudoch/Tydecho, or that the names referred to two separate sites. George Owen, writing in the 16<sup>th</sup> century, recorded a local tradition that the original abbey was located around 1m mile away, close to a place called *Caer*. Subsequent antiquarians have linked this to earthworks at Manian Fawr to the northwest, where a later medieval chapelry may have stood, or to an Iron Age hillfort at Caerau Gaer further to the west, where another possible medieval chapel and cemetery once stood. It has been suggested however that Tudoch may simply have derived from the addition of the honorific 'ty' to Dogmael (Baring-Gould and Fisher 1908). The suggestion that the names actually refer to a single saint and a single ecclesiastical site has been favoured more recently (Pierce 2000, Ludlow 2022), suggesting the site at St Dogmaels has a long history stretching through the early medieval and medieval periods.
- 5.6.2 The presence of a number of early medieval inscribed stone associated with the present Abbey site further strengthens the suggestion that this was an early medieval ecclesiastical site of importance and longstanding. These include the Sagraus stone (PRN 1215), engraved with a Latin and Ogham inscription and dated to the late 5<sup>th</sup> or early 6<sup>th</sup> century, a cross-carved slab of probable 8<sup>th</sup> century date (PRN 1216), a carved pillar of probable 8<sup>th</sup> to early 9<sup>th</sup> century date (PRN 1217), a possible inscribed Latin cross of uncertain date (PRN 1218), another cross carved pillar of 8<sup>th</sup> to 9<sup>th</sup> century date (PRN 1219) and a further carved pillar believed to have been used as an altar stone (PRN 1221).
- 5.6.3 It is suggested (Ludlow 2022) that the early medieval ecclesiastical site was surrounded by a large circular enclosure, typical of such sites, the boundaries of which have been preserved in the curving line of High Street to the north and a section of Ffordd-y-Cwm to the southwest. To the east the boundary may have run as far as Church Street and the mill stream watercourse. This enclosure may have included a variety of activities alongside the main church, including burials and garden plots. It may also have defined an area of sanctuary, or *noddfa*, which is attested to in later medieval documents.
- 5.6.4 There is an alternative suggestion that the *noddfa* associated with the early medieval ecclesiastical site actually lay to the east and may have incorporated the proposed development site. This is suggested by the name *Mwtshwr*, given to a dwelling and road to the north (PRN 11446) and an outlying inscribed stone of probable 7<sup>th</sup> to 9<sup>th</sup> century date (PRN 1105). 'Mwtshwr' is thought to be an old Welsh corruption of the Latin *monasterium*. The site appears too close to St



Dogmaels Abbey to represent a second early medieval monastery site, but it does suggest a link between the two, with the road and track potentially representing a boundary. The inscribed stone was discovered in use as a gatepost at Plas Newydd to the south, and also appears to be marked close to the site on early Ordnance Survey maps, near the junction of Longdown Street and a local road to the southwest. It is suggested that this was used as a boundary marker in association with the early medieval abbey. To the southeast, further down Longdown Street and close to its junction with a footpath that continues the line of Mwtshwr, lies a second inscribed stone (PRN 35362), of 8<sup>th</sup> to 10<sup>th</sup> century date. Taken together these sites suggest Mwtshwr and Longdown Street may indeed enclosure monastic land. Whether this represents a noddfa, or some other association, remains more open to debate.

- 5.6.5 During the early 12<sup>th</sup> century this area was brought under Anglo-Norman control by Robert Fitzmartin, and reconstituted as the Barony of Cemais. This lordship was initially administered from Nevern Castle, and subsequently Newport. This area of Cemais remained part of the 'Welshry' of the Barony, and retained Welsh law, custom and tenurial patterns throughout much of the medieval period.
- 5.6.6 Robert FitzMartin established a Tironian (Benedictine) abbey at St Dogmaels (PRN 1090) in around 1113, on the site of the pre-existing ecclesiastical settlement. The abbey church was never completed to its original extensive plan, but it formed part of a complex of abbey buildings occupying a precinct of at least 4 hectares in extent, which is still a dominant element of the current landscape.
- 5.6.7 A settlement developed outside the abbey, concentrated largely to the north along High Street, with possibly more sporadic development to the east along David Street. The settlement appears to have been a deliberate plantation of the early abbots (Ludlow 2022) who were the lords of the manor. By the later medieval period a market had been established in the town, and salmon fishing is also noted on the Teifi. The town was described as one of the three 'corporate towns' of Cemais (HLC description) governed by a portreeve. A charter does not appear to exist, or survive, but it was defined as a borough in 1600 (Owen 1897). The abbey, and presumably the settlement as well, was served by a mill (PRN 9661 / 12610 / 12962) to the east of the abbey. Examination of late medieval rents suggests the settlement included 105 burgage plots (Charles 1948), and although not all may have been occupied it still suggests a reasonably sized town by regional medieval standards, and larger than any other in Cemais (Ludlow 2022).
- 5.6.8 The proposed development site lies away from the centre of the medieval settlement. Properties on David Street are not laid out in the same typical medieval-style burgage plots that can be identified on High Street, which would suggest activity in this area was more piecemeal and generally later than that to the north of the abbey. If the proposed development lay within part of the lands associated with the early medieval ecclesiastical site, as suggested above (5.6.4) then it is likely the abbey retained some degree of control over activity in this area. The nature of that activity is unknown, although as with most abbey sites agricultural activity would have formed the basis of much of the associated activity.

## **5.7 Post-Medieval and Modern**

- 5.7.1 St Dogmaels Abbey was dissolved in 1536. The abbey and manor was leased to John Bradshaw, who converted the conventual buildings into a mansion house. In 1646 the manor was bought by David Parry and brought into the Neuadd Trefawr estate. The manor remained in the estate until 1862, when it was sold to David Davies of Castle Green, Cardigan.
- 5.7.2 During the 18<sup>th</sup> century an important herring fishery industry developed and an increase in coastal trade resulted in a port being established at St Dogmaels (PRN

31986 and 31988), including several warehouses (e.g. PRNs 31987, 31990 and 57415), a number of limekilns (PRN 31989), a boat house (PRN 31991) and a shipyard (PRN 31992). The development of this river trade, alongside Cardigan to the east, meant the 2<sup>nd</sup> half of the 19<sup>th</sup> century was a period of rapid growth for St Dogmaels. Much building was carried out within the village during this period, including expansion into former peripheral land such as former common land in Cwm Degwel and higher ground to the south. Many of the sites recorded on the HER relate to this period of 19<sup>th</sup> century building (e.g. PRNs 15546, 39182, 57416, 59221 and 120394). Settlement and activity around the mouth of the Teifi had become significant enough to warrant the construction of a coastal gun battery in the 1880s just to the north of the village.

- 5.7.3 Outside the main settlement post-medieval mapping indicates that the outlying land had become divided up amongst a number of different farms, based on a scattering of farmsteads (PRNs 117730, 117731 and 120395). The associated farmland may have included the proposed development area, however, one of these farmsteads (PRN 117730) is associated with Plas Newydd, a Georgian gentry house (PRN 16731), and it is possible the grounds associated with the house extended around the east side of Longdown Street to incorporate the proposed development area. Plas Newydd is a site of some longstanding and was reputedly the home to descendants of the Lords of Towyn in the 16<sup>th</sup> century, and then the Parry family from the late 16<sup>th</sup> century through to 1786. During the 17<sup>th</sup> century it had become part of the Neuadd Trefawr estate along with the rest of St Dogmaels manor, but by the mid-18<sup>th</sup> century this estate was being broken up due to mounting debts (NLW – Noyadd Trefawr Estate Records). The house was sold to Sir Watkin Lewes, a former lord mayor of London, in 1786. At some point in the late 18<sup>th</sup> or early 19<sup>th</sup> century he rebuilt the mansion. Letters to William Pitt would suggest this was done prior to 1797 (Thorne 1986), and Fenton, writing in circa 1811, describes it as 'being a late creation'. It is assumed that this rebuilt mansion was located on the current site of Plas Newydd, but that the original mansion was not necessarily at this same site, Francis Jones (2001) suggesting there was no trace of the original mansion site.
- 5.7.4 There are no records of a modern date within the search area. During the 20<sup>th</sup> century the industrial and maritime activity within St Dogmaels declined but it became a popular holiday destination. The abbey ruins had come into the care of the state in 1934, and has since become one of the main visitor attractions in the region.

**Table 3:** Historic assets recorded on the HER within the 250m radius study area.

PRN / Ref.	Name	Type	Period	NGR
1090	St Dogmaels Abbey; St Mary's Abbey; St Martin's Monastery	Abbey	Medieval	SN16414586
1105	Bryngwyn Fawr Stone; Plasnewydd Wheel Cross	Inscribed Stone	Early Medieval	SN16774537
1215	Sagranus Stone	Inscribed Stone	Early Medieval	SN16404591
1216	St Dogmaels	Inscribed Stone	Early Medieval	SN16404591

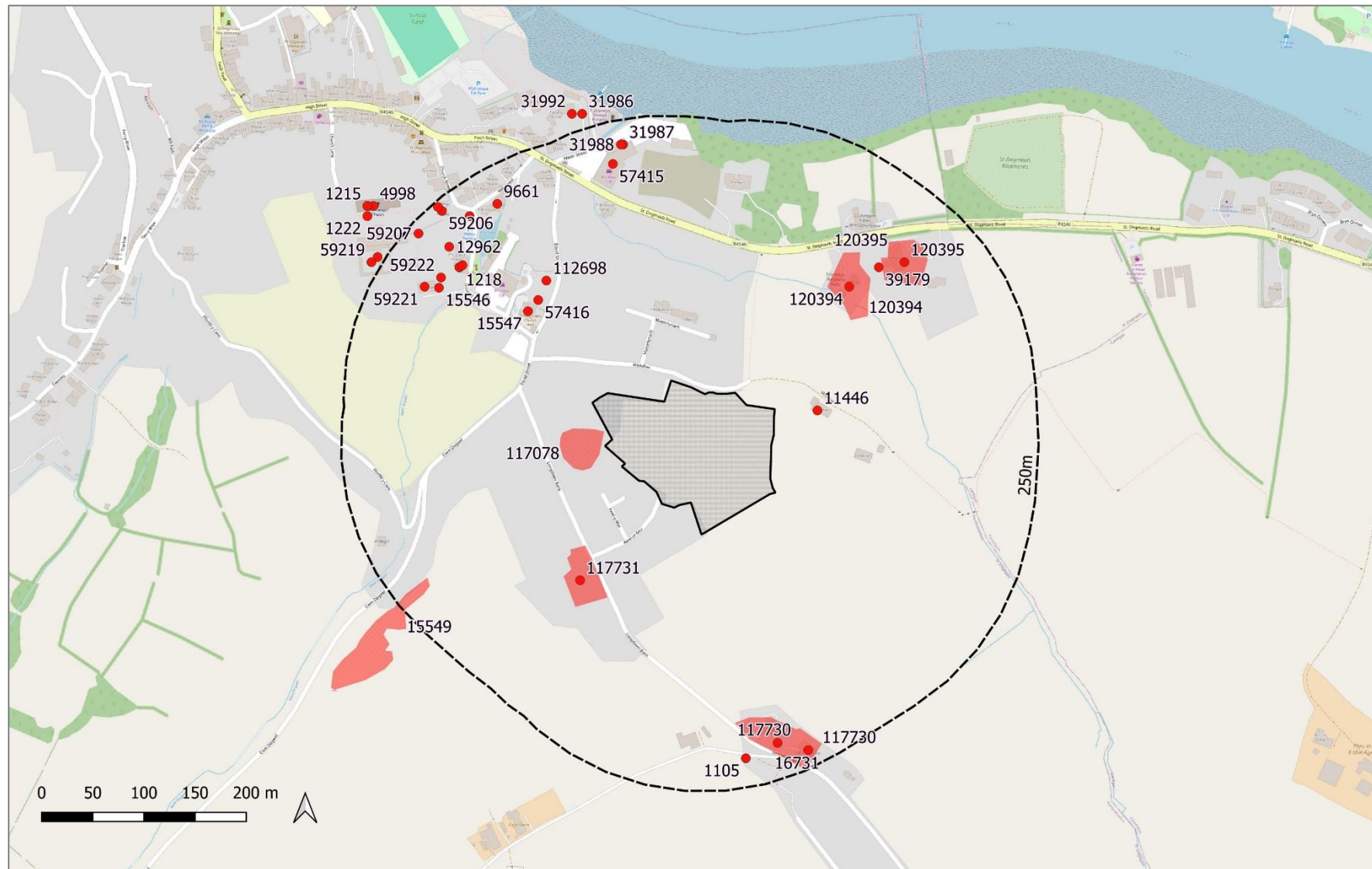
Awel-y-Mor, St Dogmaels:  
Historic Environment Desk-Based Assessment

1217	St Dogmaels	Inscribed Stone	Early Medieval	SN16404591
1218	St Dogmaels	Inscribed Stone	Early Medieval; Medieval	SN16494585
1219	St Dogmaels	Inscribed Stone	Early Medieval	SN16494585
1221	St. Dogmaels	Inscribed Stone	Early Medieval	SN16494585
1222	St Dogmaels; Llandudoch	Ecclesiastical Enclosure; Monastery	Early Medieval	SN16404590
4998	St Dogmael's; St Thomas the Martyr's	Church	Post Medieval	SN1640645910
9661	Y Felin; St Dogmaels Mill	Corn Mill	Medieval; Post Medieval	SN1652745912
11446	Mwtshwr	Monastic Land; Unknown	Unknown; Medieval	SN16844571
12610	Cwmffrwd	Fulling Mill	Medieval	SN165459
12962	St Dogmaels Mill	Fulling Mill	Medieval	SN1648045870
15546	St Dogmaels Vicarage	Vicarage	Post Medieval	SN16474583
15547	St Dogmaels Church School	School	Post Medieval	SN1655745807
15549	Cwm Degwel	Quarry; Slate Quarry	Post Medieval	SN1640845482
16731	Plas Newydd	Mansion	Post Medieval	SN1683145378
31986	Port of St Dogmael's	Port	Post Medieval	SN16614600
31987	Port of St Dogmael's; Jewsons	Warehouse	Post Medieval	SN16654597
31988	Port of St Dogmael's; Jewsons	Quay	Post Medieval	SN1664845970
31989	Port of St Dogmael's	Lime Kiln	Post Medieval	SN1664845970
31990	Port of St Dogmael's	Warehouse	Post Medieval	SN1664845970
31991	Port of St Dogmael's	Boat House	Post Medieval	SN1664845970
31992	Port of St Dogmael's	Shipyard	Post Medieval	SN166460

Awel-y-Mor, St Dogmaels:  
Historic Environment Desk-Based Assessment

39179	Panteg Hoard	Hoard	Roman	SN16904585
39182	The Coach House	Coach House; Stable	Post Medieval	SN16494585
57415	Warehouse at Messrs. Jewson's Premises, St. Dogmaels	Warehouse	Post Medieval	SN1664045951
57416	Old School Cottage, David Street, St. Dogmaels	Cottage	Post Medieval	SN1656745818
59205	Lychgate and steps to Churchyard at St. Thomas Church	Lychgate	Post Medieval	SN1646945909
59206	Former Bier House beside steps to Lychgate	Outbuilding	Post Medieval	SN1647345905
59207	Wall along S side of Churchyard	Wall	Post Medieval	SN1645045883
59219	Ruins of Abbey of St Mary, Shinrig	Abbey	Post Medieval	SN1640445855
59220	The Vicarage Stables, Shinrig	Stables	Post Medieval	SN1649345852
59221	The Vicarage, Shinrig	Vicarage	Post Medieval	SN1645645831
59222	Wall attached to rear of Vicarage Stables and running to N of Vicarage	Wall	Post Medieval	SN1647245840
112698	Brynteg	Findspot	Multiperiod	SN1657545837
117730	Plas-newydd	Farmstead	Post Medieval	SN1680145385
117731	Bryn-llewelyn	Farmstead	Post Medieval	SN1660845544
120394	Pant-teg	House	Post Medieval	SN1687145831
120395	Brier Cottage	Farmstead	Post Medieval	SN1692545855





**Figure 6:** Map showing historic assets recorded in the regional HER (red), labelled by PRN within the 250m radius search area.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 04/07/24.

## **6 ASSESSMENT OF EVIDENCE**

### **6.1 General**

- 6.1.1 Sections 4 and 5 have described the known archaeological resource for the area, recorded on national and regional databases of historic assets. The following section examines some of the main sources of information that inform or could expand the current understanding of the archaeological resource and highlight any previously unrecorded historic assets.

### **6.2 Previous Archaeological Work**

- 6.2.1 There has been no intrusive archaeological investigation within the proposed development area.
- 6.2.2 There have been some intrusive archaeological investigations within the 250m search area. Approximately 120m to the northwest, on lower ground adjacent to David Street, a trenched archaeological evaluation was carried out in 2014 (Kemp 2014). Pottery fragments and features suggested some level of medieval activity on or near the site, with fragments of glazed roof tile suggesting a relatively high-status building lay close-by. The site was generally covered in dumped deposits dating from the medieval period and throughout the post-medieval period.
- 6.2.3 200m to the northwest a trenched archaeological evaluation was undertaken in 2017 (Murphy 2017) in the grounds of the vicarage, and close to the supposed site of a 16<sup>th</sup> century mansion of the Bradshaw's. No features were uncovered, although the presence of 16<sup>th</sup> to 17<sup>th</sup> century pottery suggests the mansion may indeed have been located close to the site.
- 6.2.4 In 2014 an archaeological evaluation and excavation was carried out partly on the footprint of St Dogmaels Abbey, around 270m to the northwest (Pannett 2014). This work revealed and recorded features associated with the medieval abbey and a subsequent graveyard.
- 6.2.5 Other intrusive archaeological work in the search area includes two watching briefs. One watching brief was undertaken within the Maesmynach residential development approximately 80m to the north of the proposed development site (Shobbrook 2010). A subsoil was noted, overlaid by redeposited topsoil, but no features of archaeological note were identified. The other watching brief was undertaken in 2015 on a development immediately to the north of Maesmynach, 90m to the north of the proposed development site (Wilson 2015). Late post-medieval landscaping and agricultural activities were identified, along with an upright orthostat, previously unrecorded but potentially representing a prehistoric standing stone.
- 6.2.6 Other archaeological work in the area includes an audit of known archaeological remains in the St Dogmaels area in 2000 (Sambrook 2000), which provides a useful background to the known history and development of the area, and assessments directly related to St Dogmaels Abbey (Murphy 2012, Murphy & Page 2012).
- 6.2.7 The intrusive archaeological work in the area illustrates the general expectation of archaeological potential in this area. Work closer to St Dogmaels Abbey and the centre of the medieval settlement to the northwest has uncovered evidence of activity from the medieval period onwards. To the north of the proposed development site there appears to be less positive evidence of medieval activity, although a potential for prehistoric activity is highlighted by the discovery of an upright orthostat. It may also be of significance that other similarly-sized orthostats on the east side of St Dogmaels proved to be early medieval inscribed stones, although no such inscription was noted on this orthostat.

### 6.3 Historic Mapping

*Thomas Budgen - Ordnance Survey original surveyor's drawing (Cardigan) 1810 (Fig.7)*

- 6.3.1 Early Ordnance Survey drawings of the area do not show much detail for the proposed development area, although they do indicate that both Longdown Street to the southwest, and Mwtshwr to the north, had been established by the early 19<sup>th</sup> century, although it is suspected that these routes may be much older anyway (see 5.6.4). The map marks the site of Plas Newydd (PRN 16731), a 16<sup>th</sup> century mansion house that was rebuilt supposedly in the late 18<sup>th</sup> century. The current mansion is located 230m to the south of the proposed development, at the junction of Longdown Street and a local road, but the location of the earlier mansion is unknown. This 1810 map however places the mansion site on the roadside further north of the present site. The location is difficult to pinpoint precisely but appears to be under the current Awel-y-Mor housing development, and potentially within 50m of the current proposed development site. The different location may suggest this map shows the site of the earlier, potentially 16<sup>th</sup> century mansion, although it is thought that the new Plas Newydd mansion had been built prior to 1810. Further downslope the map also indicates that the dwelling at Mwtshwr (PRN 11446) was in place by the early 19<sup>th</sup> century.
- 6.3.2 The settlement of St Dogmaels is relatively sizable for an early 19<sup>th</sup> century settlement, only slightly smaller than the town of Cardigan to the east. The settlement is still focused around the former abbey, with houses largely arranged along High Street, Finch Street and David Street, but including outlying housing on the higher ground of Pen-y-Rhiw and Tan-y-Rhiw to the west.

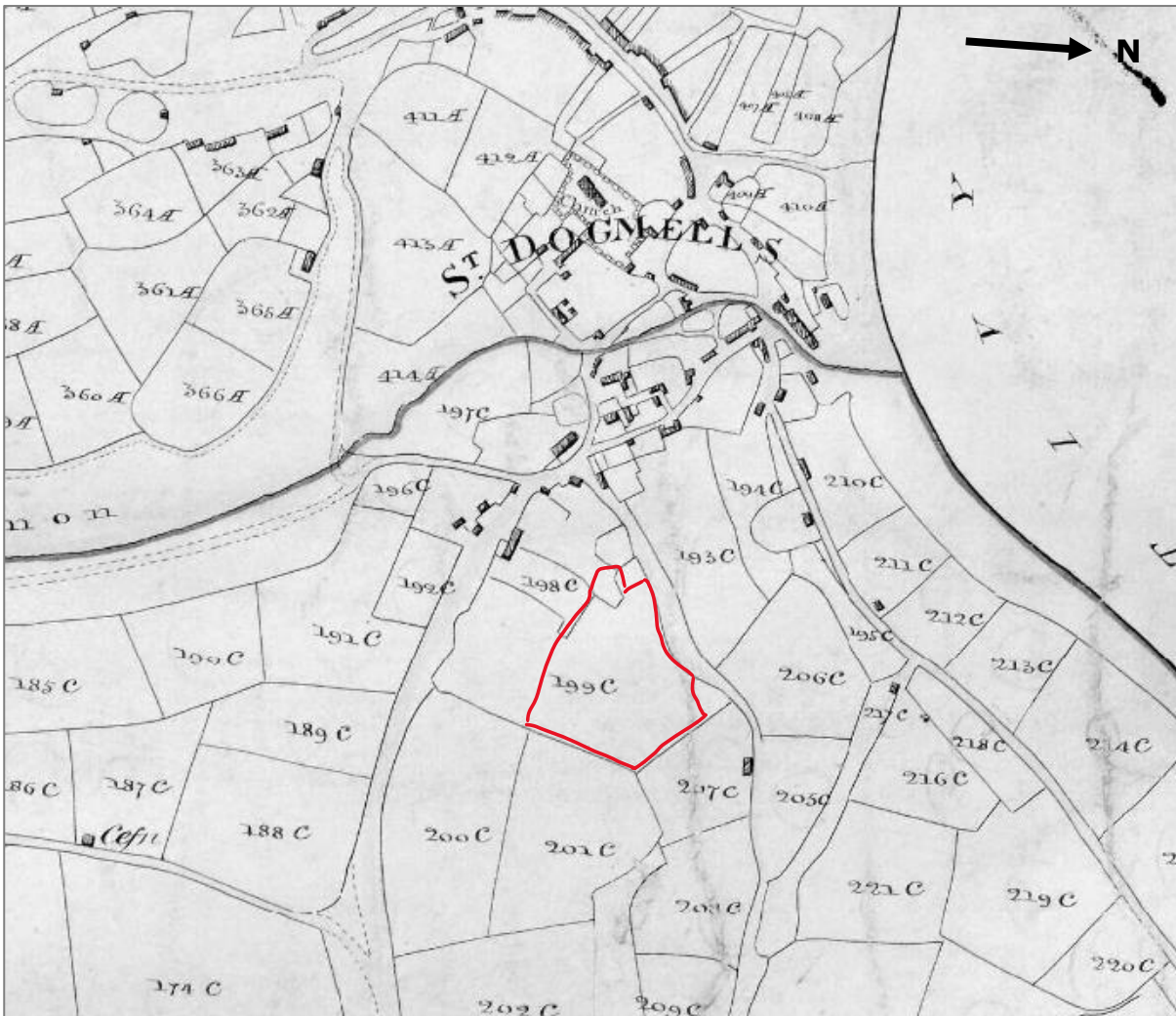


**Figure 7:** Extract from Budgen's early Ordnance Survey drawing of 1810. The approximate location of the proposed development site is marked in red.



Bartley, S – St Dogmells [sic] Parish tithe map 1838 (Fig 8)

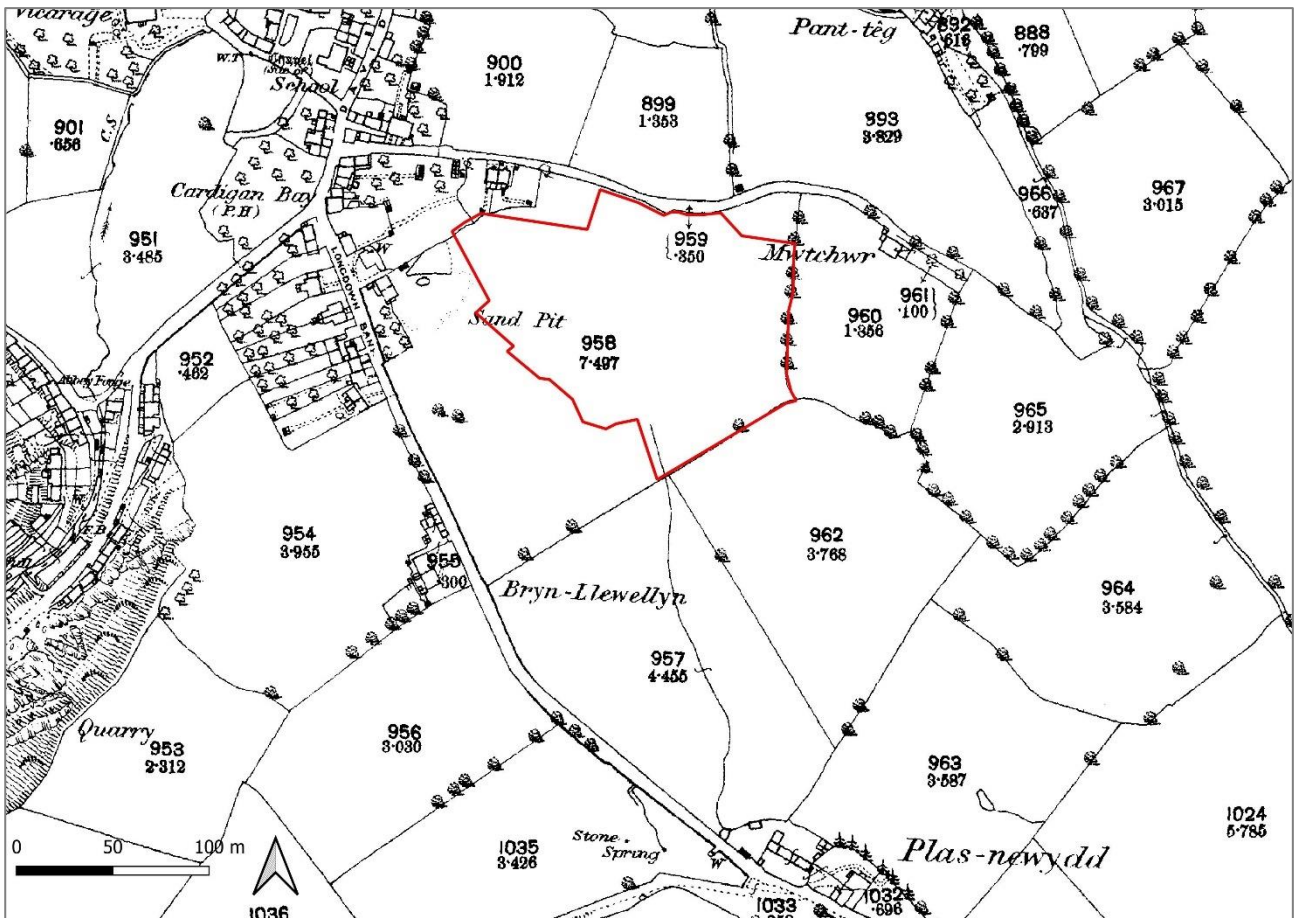
- 6.3.3 The parish tithe map of 1838 depicts the site in some detail, marking field boundaries and local structures. At this time the proposed development area lies largely in agricultural land to the southeast of St Dogmaels. The east and southeast boundary of the proposed development area aligns with field boundaries marked on this tithe map. The western edge of the proposed development may extend into the rear enclosures of properties fronting Longdown Street. The accompanying tithe apportionments provide little extra information about this land, describing it all as 'Pt of Plasnewydd and Mismaed', owned and occupied by Captain David James. No further records of Captain James or Mismaed have come to light during this assessment.
- 6.3.4 Although Plas Newydd is named on the tithe apportionment the house itself does not appear to be marked on the map. The unusual boundary between the field edge and Longdown Street does suggest some activity along the street, possibly an indication of the location of the building marked on the previous map of 1810.
- 6.3.5 The tithe map suggests that with the exception of High Street the houses appear more scattered than they seem on the previous map, and the settlement less intensively developed. However, as suggested with Plas Newydd above, not all houses are necessarily marked on the map.



**Figure 8:** Extract from the 1838 St Dogmells parish tithe map showing the approximate location of the proposed development area in red. NB North is to the right.

Ordnance Survey 1:2500 map, 1890 (Fig 9)

- 6.3.6 The first 1:2500 edition Ordnance Survey map of 1890 shows a relatively densely packed settlement at St Dogmaels, with particular expansion around Feidr Fawr to the north and Ffordd-y-Cwm to the west. The west side of Longdown Street appears more developed at the lower (west) end, with Bryn Llewellyn farm (PRN 117731) midway along and the new mansion of Plas Newydd (PRN 16731) marked in its current location. There is no indication of the previous location of the mansion.
- 6.3.7 The proposed development area occupies the northern half of a large field, fed by a stream from the southeast which may suggest relatively wet ground. A sand pit (PRN 117078) has developed immediately to the west, but no features of archaeological interest are noted within the boundary.



**Figure 9:** Extract from the first edition Ordnance Survey map of 1890. The proposed development site is outlined in red.

Ordnance Survey 1:2500 map, 1906

- 6.3.8 By the subsequent Ordnance Survey map of 1906 a southeast to northwest aligned field boundary had subdivided the field within which the proposed development site lies into two, but otherwise little change is noted.

Ordnance Survey 1:10000 map, 1948, 1953 & 1963

- 6.3.9 No change is noted on the subsequent Ordnance Survey maps through to 1963.

Ordnance Survey 1:2500 map 1965

- 6.3.10 By the mid 1960s the field had been re-amalgamated as a single unit, and the watercourse is marked running north through the centre of the proposed development area. The beginnings of development on the east side of Longdown Street had started with Crud-y-Awel, and the former sand pit (PRN 117078) had been infilled with buildings. No features of archaeological interest are noted within the proposed development area.

## **6.4 Aerial and Historic Photography**

- 6.4.1 A search was made of available historic and modern aerial photographs. Aerial photographs taken by the RAF between 1946 and 1953 and modern aerial and satellite imagery from the last 20 years were examined, and one late 19<sup>th</sup> century photograph of the area is available in the National Library of Wales archives.
- 6.4.2 The photograph available in the National Library of Wales archives (John Thomas 1838-1905) purportedly shows a view from Plas Newydd towards St Dogmaels in *circa* 1885. Although difficult to locate, the presence of a building on the corner of the shot would suggest it is perhaps taken from a vantage point above (west) of Bryn-Llewellyn, looking north, and therefore both slightly further west of Plas Newydd and not including the proposed development site.
- 6.4.3 Aerial images from 1946 (Photo 1) show the site prior to any development. It appears as a field of pasture, bounded by hedgerows and bisected by a watercourse, as depicted on early 20<sup>th</sup> century mapping. To the west the sand pit (PRN 117078) is clearly visible. A curvilinear earthwork also appears to run to the immediate west of the site. Given the local topography, it is suggested that this may represent the edge of a slightly more level platform along the line of Longdown Street. Within this there appears to be a faint square enclosure against the roadside, occupied by a mature tree. The trees are marked on historic mapping, but no enclosure is. It is possible therefore that this represents the location of the Plas Newydd mansion (PRN 16731) as marked on the 1810 map.
- 6.4.4 Images from 1954 catch the site in low light (Photo 2), often useful for identifying earthwork features. Possible earthworks associated with Plas Newydd mansion (PRN 16731) are faintly visible. A curvilinear feature is visible to the southeast, although as it appears to closely correspond to the subsequent road development it may just indicate an established farm track into the site. The proposed development area lies to the east of this, with watercourses visible crossing the site. A curvilinear feature is visible on the lower slopes at the east end of the site, but this appears to fit with the general pattern of watercourses cutting across the site.
- 6.4.5 Modern aerial images from 2006 (Photo 3) show a degree of construction activity within the proposed development area. The neighbouring Awel-y-Mor residential development appears to have developed in a piecemeal fashion around the turn of the century (removing any remains of the potential Plas Newydd PRN 16731 site), and this aerial image suggests site clearance, trackways, compounds and storage areas were established within the proposed development area. From around 2008 onwards the site appears to have gradually reverted to scrub.





**Photo 01:** Extract from an RAF aerial photograph taken in 1946. The proposed development site is approximately marked in red, the possible earthwork remains of Plas Newydd PRN 16731 marked by the arrow.



**Photo 02:** Extract from an RAF aerial photograph taken in 1954. The proposed development site is approximately marked in red.



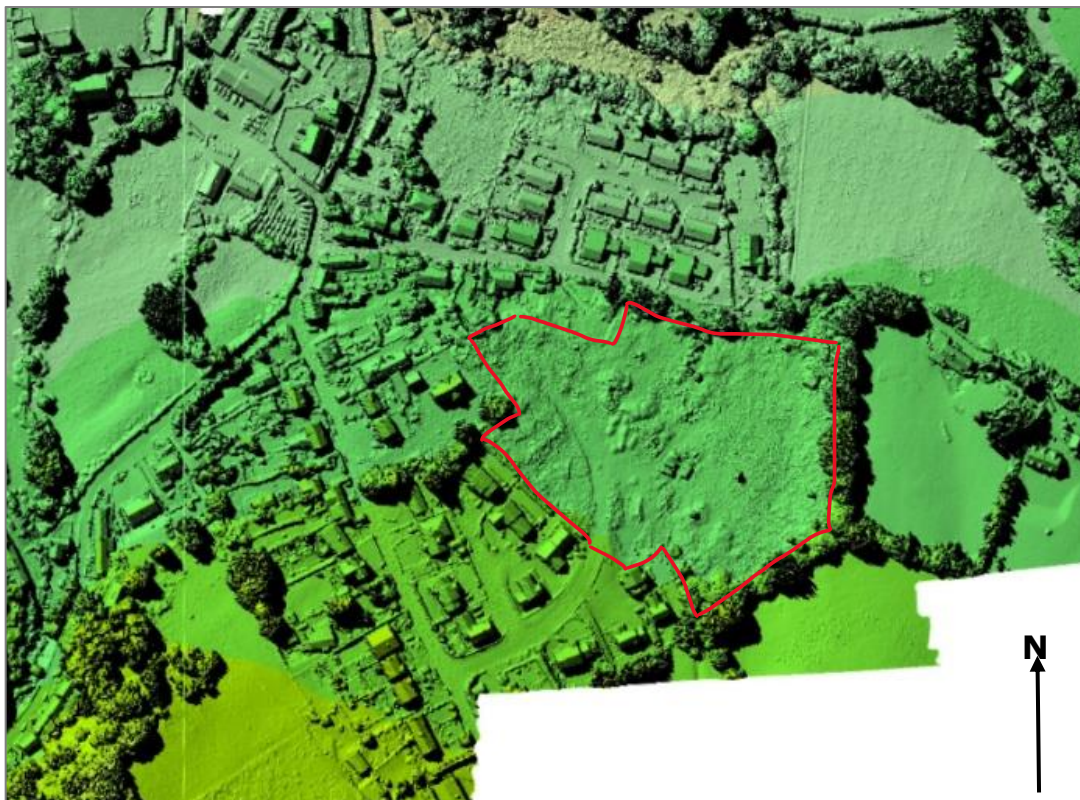


**Photo 03:** Satellite image from 2006 with approximate area of proposed development marked in red, showing the extent of previous development within the site.

© Bluesky, Infoterra Ltd, COWI A/S and Google Earth

## 6.5 LiDAR (Fig 10)

- 6.5.1 Archive LiDAR data at 0.25mDSM and DTM is available for the site area. The previous development of the proposed development area is visible, in particular the continuation of the road into the site. These works largely obscure any other details within the site, although potential undisturbed ground lies around the periphery.



**Figure 10:** LiDAR data at 0.25mDSM. The proposed development area is marked in red.

Contains public sector information licensed under the Open Government Licence v3.0.



## **6.6 Site Visit (Photos 04-15)**

- 6.6.1 A site visit was undertaken on the 28<sup>th</sup> June 2024. The weather conditions were bright with some high cloud cover and good visibility. Open access was possible to the proposed development area, however the area was covered in dense scrub which limited access to all areas and obscured potential surface features.
- 6.6.2 The site lies on northerly sloping ground with access via a modern road from the Awel-y-Mor development to the southwest (Photo 4). The pre-existing road noted in the aerial photograph and LiDAR data is not visible at ground level due to the extensive scrub cover. Areas of small trees growth have developed throughout the area (Photos 5 – 9), particularly to the east along the existing high hedge boundary. Some piles of stone and gravel, abandoned site cabins and sewerage manhole covers are indications of previous groundworks across the site. No built or surface features of archaeological note were visible amongst the scrub cover.
- 6.6.3 The site is overlooked by modern development to the southwest (Photo 5). Further development borders the site to the west and northwest (Photos 7 – 9), lying on falling ground but the boundary to most of these areas was inaccessible. A high mature hedgeline fronted by scrubland tree growth borders the site to the east. A band of tree growth borders the lower lying northern boundary (Photo 10). Water and sewerage management works are visible amongst the trees. A stone wall runs along the boundary with Mwtshwr to the north.
- 6.6.4 Due to the scrub cover it was difficult to ascertain a full range of views from the site. Views south are blocked by rising ground and adjoining development. There are some partial oblique views of Plas Newydd LB 10555 to the southeast (Photo 11). The main views from the site are largely south and southwest towards the Teifi estuary and across the lower-lying areas of St Dogmaels (Photos 5 – 9). Scheduled monuments were difficult to identify, and individual listed buildings appear largely lost within the general housing stock. There were no views towards Cardigan identified.
- 6.6.5 Views around St Dogmaels were visited. To the north the ground falls away towards Maesmynach and then rises again with the St Dogmaels Road running along a more elevated area with better views of the proposed development area (Photo 12), however no designated assets lie in this area. Views from Warehouse LB 10552 are largely northward, with views towards the proposed development area restricted by the modern attached car showroom and housing on the opposite side of the road. There are some partial views from the east end of Finch Street (Photo 13), around the White Hart Inn, but again, no designated assets lie in this area. Within much of St Dogmaels, such as along David Street, upper Finch Street and High Street the housing stock is closely packed with few identified viewpoints that incorporate the proposed development area (Photo 14). St Dogmaels Abbey PE073 lies on slightly elevated ground on the southwest side of St Dogmaels. This offers views across St Dogmaels and although difficult to identify amongst the distant mature tree growth, likely includes potential roof top elements within the proposed development area (Photo 15). No views from Cardigan were identified.



**Photo 04:** View northeast along the site access road from the Awel-y-Mor development. The proposed development area is the tree-covered site beyond the blue car.



**Photo 05:** View west from within the proposed development area, looking at the edge of development along Awel-y-Mor overlooking the site.





**Photo 06:** General view NNW from the higher southern end of the proposed development site.



**Photo 07:** General view northwest across the upper southern part of the proposed development area.





**Photo 08:** View NNW across the centre of the proposed development area, a mound of imported stone lies in the foreground.

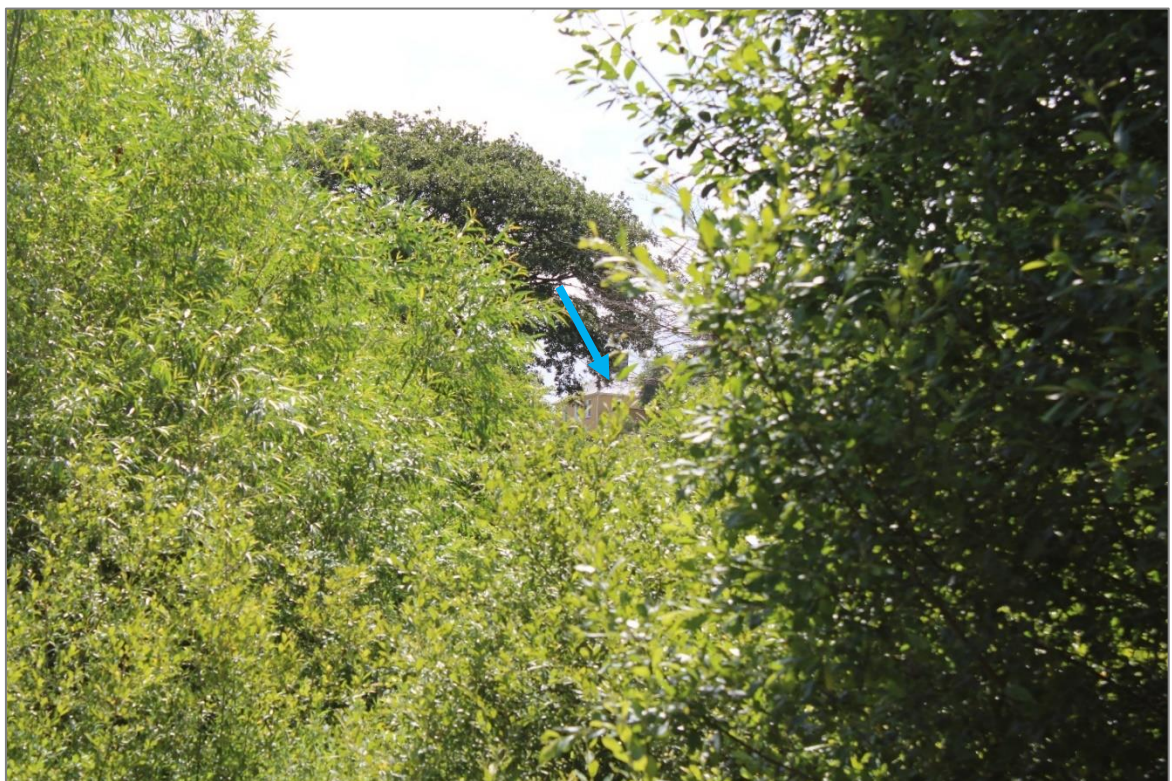


**Photo 09:** View NNW from the lower northern boundary of the proposed development, with garden building of a property fronting Mwtshwr in the foreground.





**Photo 10:** View west along Mwtshwr, with the proposed development boundary on the left.



**Photo 11:** View SSE from the eastern part of the proposed development area, with Plas Newydd (LB 10555) partially visible between the trees (arrow).





**Photo 12:** View south from St Dogmaels Road, showing the scrub-covered proposed development area (arrow).



**Photo 13:** View southeast from in front of the White Hart Inn on Finch Street, with the scrub-covered proposed development area (arrow) partially visible behind the current housing.

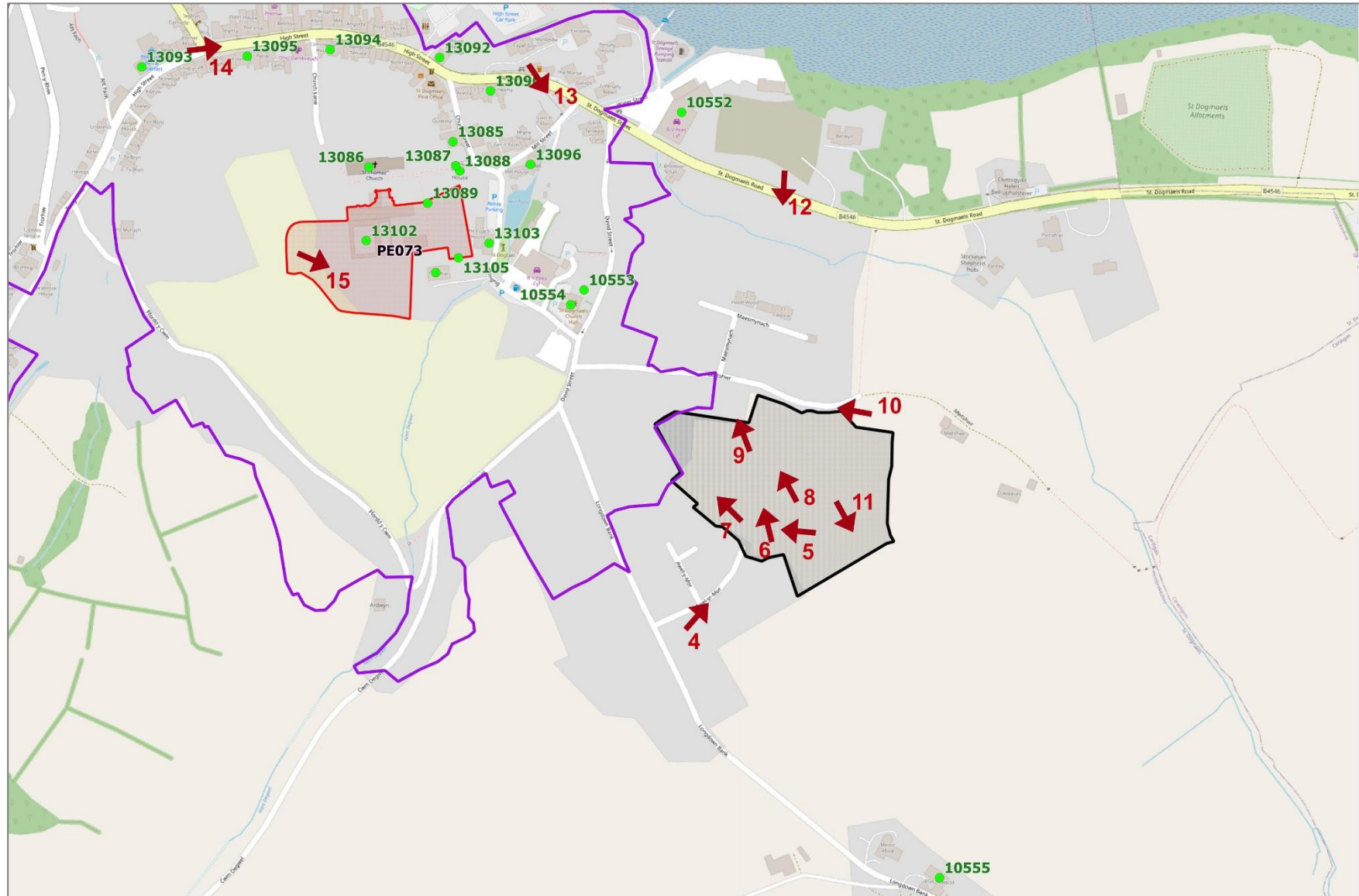




**Photo 14:** View east down High Street, St Dogmaels.



**Photo 15:** View southeast from within St Dogmaels Abbey PE073 towards the proposed development area (arrow).



**Figure 11:** Map showing the location and direction of photos used in the text, including scheduled monuments (red), listed buildings (green) and conservation areas (purple).

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 26/06/24



## 7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING

**Table 4:** Site potential definitions

Archaeological Potential	Definition
<b>High</b>	Known archaeological remains of the period within the site area or an abundance of remains of the period within the near vicinity
<b>Medium</b>	A number of archaeological remains of the period are present in the vicinity or wider area and/or the topography or location of the site would be typical for remains of that period
<b>Low</b>	Few sites of a specific period are known in the wider area, or where the topography of the site is unlikely to contain remains of that period, or where no archaeological records of a certain period are present but the location of the site is one that would be considered suitable or typical for remains of that period to exist
<b>Negligible</b>	Where there is no evidence for archaeological remains of a certain period to be present and the location/topography is most unlikely to contain remains of that period or where a site area has already been totally disturbed

**Table 5:** Site importance definitions

Site Importance (SI)	Definition of Site Category
<b>High</b>	Features of national importance - scheduled monuments, listed buildings Grades I and II*, well preserved historic landscapes, registered parks and gardens and historic battlefields
<b>Medium</b>	Non-scheduled sites of regional or county importance. Listed buildings Grade II, reasonably preserved historic landscapes
<b>Medium / Low</b>	Features of district or local importance but generally common features at a national or regional level
<b>Low</b>	Minor sites or sites so badly damaged that too little now remains to justify their inclusion in a higher grade
<b>Uncertain</b>	Features about which insufficient is known to attribute them to a higher rank or which cannot be sufficiently accurately located to justify their consideration
<b>Negligible</b>	Where a site area has already been totally disturbed by previous development or natural processes

## 7.1 Potential

- 7.1.1 The proposed development area currently comprises scrub, but appears to have been used as agricultural land, likely pastoral, in its more recent history. The neighbouring residential area of Awel-y-Mor appears to have been developed in a piecemeal fashion throughout the 1990s and 2000s. Aerial images and research indicates that associated development works extended into the proposed development area, including the construction of a road, sewerage, clearance and possible landscaping. Planning permission for 20 dwellings appears to have been granted in 2008, but not taken forward. The visible development works are likely to have adversely impacted on archaeological remains in the area, if any such remains existed.
- 7.1.2 No previously recorded archaeological site lie within the proposed development area.
- 7.1.3 Three sites lie in close proximity that may be of relevance. The earliest is that of Mwtshwr (PRN 11446). The site is associated with a dwelling and former farm building, but actually refers to the name itself, which it shares with the road and track that passes the building and forms the northern boundary to the proposed development area. Mwtshwr is thought to be an old Welsh corruption of the Latin 'Monasterium' (Ludlow 2022), which has led to a tradition that an early medieval monastic site was established here. This would appear unlikely given its proximity to the early medieval monastery a short distance away in St Dogmaels. An alternative explanation has been that the name was a reference to the noddfa, or sanctuary land, associated with the abbey, and that the road and track therefore marked the boundary of this land, along with some inscribed stone markers to the south, both of which lie on the line of Longdown Street. Whether this does indeed represent the noddfa remains uncertain, as such an area is suggested around the abbey site, formed by High Street to the north and the mill stream to the east (Ludlow 2022). Mwtshwr may simply refer to one of the traditional routeways to the abbey, although the presence of the early Christian monuments to the south does still suggest that it forms the boundary to some form of monastic land, within which the proposed development lies. The nature of activity within such an area is also unclear, and may simply have been undeveloped agricultural land, but the potential for early medieval and medieval archaeological remains is therefore enhanced in this general area, and alongside the known early medieval and medieval ecclesiastical and settlement activity at St Dogmaels there is considered to be a **Medium archaeological potential** for early medieval and medieval remains. There is no current indication of any specific structural remains or significant sites associated with this activity and given the topography of the site and the impact of previous modern development the site importance is therefore considered to be **Low**.
- 7.1.4 The next site is the former location of Plas Newydd mansion (PRN 16731). Plas Newydd was reputedly the home to descendants of the Lords of Towyn in the 16<sup>th</sup> century, and the Parry family from the late 16<sup>th</sup> century through to 1786, when it was then sold to Sir Watkin Lewes, a former lord mayor of London, in 1786. At some point in the late 18<sup>th</sup> or early 19<sup>th</sup> century he rebuilt the mansion. Letters to William Pitt would suggest this was done prior to 1797 (Thorne 1986), and Fenton, writing in circa 1811, describes it as 'being a late creation'. It is assumed that this rebuilt mansion was located on the current site of Plas Newydd, but that the original mansion was not necessarily at this same site, Francis Jones (1996) suggesting there was no trace of the original mansion site. The early Ordnance Survey drawings of 1810 suggest a mansion site closer to the proposed development site (at approximately SN 166 456), although Lewes's new mansion may have been built by that time. Aerial photographs of the 1940s and 1950s also suggest a possible enclosure at this point that may represent the mansion site.

The appearance and layout of this original mansion is unknown, as is the extent of its associated grounds, and there is therefore the potential that this extended into the proposed development area. However, the modern residential development of Awel-y-Mor now lies on this site, and topography suggests the dwelling and its immediate grounds are unlikely to have extended into the proposed development area. There is therefore considered to be a **Low potential** for associated archaeological remains, which as outlying features are likely to be of **Low importance**.

- 7.1.5 The final site is a 19<sup>th</sup> century sand pit PRN 117078. This appears to have been a relatively large area of quarrying, active in the late 19<sup>th</sup> and early to mid 20<sup>th</sup> century. The boundaries of this extraction appear relatively well-defined on contemporary mapping and aerial photographs, suggesting they did not extend into the proposed development area, although the potential for associated remains and spoil to spread into the area is possible. The sand pit was redeveloped in the mid 20<sup>th</sup> century. Given the known boundaries there is a **Low potential** for associated remains within the proposed development area, and any such remains are likely to be of **Negligible importance**.

## 7.2 Setting

- 7.2.1 *Setting of Historic Assets in Wales* (Cadw 2017a) offers guidance on defining and analysing the setting of designated heritage assets to allow the impact of development to be appropriately assessed. The setting of such assets includes “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’ (Cadw 2017a). As such it often extends beyond the physical boundaries of the monument itself. This may include physical elements in its surroundings such as boundaries and other monuments, relationships with other historic assets and natural features, or associated agricultural, industrial or other surroundings. Less tangible elements are also included such as function, sensory perceptions, historical, artistic, literary and scenic associations.
- 7.2.2 There are no scheduled monuments, listed buildings, historic parks and gardens or conservation areas within the proposed development area but it does lie within a registered Historic Landscape, borders the St Dogmaels Conservation Area, and a number of scheduled monuments and listed buildings have been identified in the surrounding landscape that may share some form of relationship to the proposed development area. These are listed in section 4, and the settings of these assets are discussed in turn below.

### Scheduled monuments

- 7.2.3 **PE073 St Dogmaels Abbey** is a medieval monastic site lying around 250m to the northwest. The site includes visible standing and surface remains of monastic buildings including the church, cloisters, chapter house, infirmary and abbots house amongst others. The site is maintained by Cadw and is a popular tourist attraction. The monastery itself is contained within a former precinct which can largely be identified on the ground and forms the extent of the scheduled area. Monastic sites such as this would however have links and connections to a much larger area. Research suggests a larger enclosure may have surrounded a pre-existing ecclesiastical site, extending up to High Street to the north, curving boundary to the west, the mill stream to the east and rising topography to the south. There is also a suggestion of an associated enclosure to the east, the boundary represented by Mwtshwr to the north, and early medieval inscribed stones along the line of Longdown Street to the south. This potential associated

enclosure is ill-defined but may include the proposed development area within it. The abbey was also closely associated with St Dogmaels itself, which it is suggested began as a planned medieval settlement established by the abbots of the monastery as the local lords of the manor. This initial settlement was focused on High Street to the north, with possible outlying elements around David Street to the east, and presumably some form of river access in the Water Street area. The abbey no doubt controlled agricultural produce and other rents and revenues from the surrounding landscape, but these areas are ill-defined. The abbey site occupies a slightly elevated platform on the southwest side of St Dogmaels, although ground continues to rise to the west, south and southeast so views from the site are generally more extensive to the north, looking out over the Teifi Estuary. Views from the site do also encompass the whole of the St Dogmaels settlement but are otherwise relatively restricted by the surrounding topography. Topography and surrounding housing also restrict significant views towards the site, with the exception of some elevated routes such as Pen-y-Rhiw to the northwest and Ffordd-y-Cwm to the south. Significant contemporary views, now obscured by vegetation and housing, are likely to have largely been from the main seaward approach via the Teifi to the north, and along the route of the St Dogmaels Road to the east.

- 7.2.4 **CD116 Old Castle Mound** is a medieval castle ringwork approximately 650m to the north of the proposed development. The site occupies a rocky promontory jutting into the Teifi to take advantage of the natural defences provided by the rocky cliffs to the west and offering extensive views across the Teifi estuary to the north and along the river to the south. The site is defended by a bank and ditch across the promontory to the east, with a possible entranceway towards the southern end. The site has been associated with the initial castle site established during the Anglo-Norman incursions into the area in the late 11<sup>th</sup> century. It also appears to be referenced as 'Din Geraint', a name that suggests it has earlier, potentially early medieval, origins as a seat of local power. As such it may have had links with the early medieval ecclesiastical settlement at St Dogmaels Abbey, and the two sites may have been intervisible. Significant views of the site appear relatively restricted by the current tree-cover and lack of public access, although private dwellings on the opposite banks of the river are likely to have the best views of the site.
- 7.2.5 Other scheduled monuments were identified within the search area, but no potential links between the areas around the proposed development site and these sites could be established.

Listed buildings

- 7.2.6 A large number of listed buildings lie with the search area, but only a small number have any potential links to the proposed development site, these are described below.
- 7.2.7 **Plas Newydd LB 10555**, a grade II listed early 19<sup>th</sup> century gentry house. Research suggests that the proposed development occupies farmland formerly associated with Plas Newydd, and may be located close to the site of an earlier house bearing the same name. The current house occupies a prominent position, no doubt built to enjoy views northward across the Teifi estuary. These views incorporate St Dogmaels and partial views to and from the proposed development area have been identified.
- 7.2.8 **Ruins of the Abbey of St Mary LB 13102**, grade I listed structure, as described under scheduled monument PE073 above.
- 7.2.9 **Church of St Thomas LB 13086**, grade II mid-19<sup>th</sup> century parish church. It was built close to the abbey ruins, potentially on the site of an earlier medieval church serving the town and parish. The church is surrounded by an associated walled

graveyard to all sides. The location, and the presence of early medieval inscribed stones discovered within the church attests to its close links to the adjacent abbey site, which forms an important element of its setting to the south. The church was probably positioned on the main entrance to the abbey from the north. The church has two approaches, one from High Street to the north, and one via an associated lych gate to the east. The original plans included a tower and although this was not built it indicates the church was sited to be deliberately visible, largely from the north and east as topography rises to the west and abbey ruins obscure the site from the south. Development on High Street now restricts views to and from the north, which leaves views to and from the east as the most significant. Vegetation restricted an assessment of current views to and from the proposed development area, but partial views are possible.

#### Conservation Areas

- 7.2.10 **St Dogmaels conservation area** borders the site to the west. A Conservation Area Character Appraisal has not yet been adopted for this area, therefore the main character elements have not been identified. The area does however enclose the historic core of the village, and includes 23 listed buildings and one scheduled monument. This includes medieval remains at St Dogmaels Abbey, the layout of the medieval settlement of St Dogmaels, and traditional buildings of 18<sup>th</sup> and 19<sup>th</sup> century date. The proposed development area does not contain any identified elements of the medieval settlement or any existing structures and routeways.

#### Historic Parks and Gardens

- 7.2.11 A registered regency period garden lie around 1km to the east, within the grounds of Cardigan Castle. No potential links to this site were identified.

#### Historic landscapes

- 7.2.12 The proposed development lies within **HLCA 413 Crossway – Glanpwllafon**, part of the Lower Teifi Valley Landscape of Special Historic Interest (HLW (D) 14). The main character elements of this area comprise medium-sized, fairly regular fields, largely improved pasture, bounded by well-maintained hedges on earth banks. There is some woodland on steeper slopes, but this is not a characteristic element. The settlement pattern is largely one of dispersed farms, lower Teifi slate being a dominant building material, with north Welsh slate roofs. Good quality 19<sup>th</sup> century buildings often demonstrate a characteristic slate coursing. Building styles can vary, although Georgian styling is a characteristic feature. Scattered early working cottages and modern housing lie closer to St Dogmaels and Cardigan. There is a wide-range of archaeological sites of all periods with no particular distinctive element to this area. Boundaries are also indistinct, other than where it meets urban development around St Dogmaels, Cardigan and Cilgerran.
- 7.2.13 The proposed development site borders **HLCA 411 St Dogmaels**. This encompasses the built up area of St Dogmaels, including the significant medieval site of St Dogmaels Abbey. The buildings can be tightly packed, and other than the medieval abbey remains, include a large number of 19<sup>th</sup> century buildings with Teifi valley slate a dominant building material, and the use of slate banding is a distinctive characteristic element. Peripheral modern housing and single dwellings are included within this area, as is river access onto the Teifi. Standing structures of medieval and post-medieval date form the main archaeological element, along with some early medieval inscribed stones.

## **8 IMPACT ASSESSMENT**

### **8.1 Development Proposals (Fig 12 and 13)**

- 8.1.1 The proposed development is for 34 residential properties with associated works including access, drainage, landscaping and biodiversity enhancement (Figs 12 and 13). Dwellings are a mix of detached and semi-detached properties, from one to three storeys in height. Designs are based on piled foundations and terraced platforms. The main access from the site will be from an existing road to the south. The northern and eastern boundaries of the site will be maintained as wooded areas, with some additional planting proposed.
- 8.1.2 Generally, any of the following activities typically associated with a development of this type could have a physical impact upon historic assets by potentially exposing, damaging or destroying archaeological remains:
- Clearance, landscaping and terracing works;
  - Enabling works, such as the construction of compounds, parking and storage areas, associated services;
  - Surface stripping and levelling;
  - Excavations for structural foundations;
  - Excavations for services;
  - Any other ground disturbing works
- 8.1.3 Physical impacts of the development are discussed in section 8.3. Development in this area may also have the potential to generate impacts upon historic assets by altering elements of their setting. This is discussed in section 8.4.

### **8.2 Impact Assessment Criteria**

- 8.2.1 The criteria for the assessment of impacts, both direct and indirect, on historic assets is based on The Department for Transport's '*Transport Analysis Guidance*' (TAG), Unit A3 '*Environmental Impact Appraisal: Section 8 Impacts on the Historic Environment*', of May 2019, with additional information based on professional judgement. In addition however, the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017a) has been utilised.
- 8.2.2 The TAG criteria divides the impacts into seven categories:
- Large Adverse (negative)
  - Moderate Adverse (negative)
  - Slight Adverse (negative)
  - Neutral
  - Slight Beneficial (positive)
  - Moderate Beneficial (positive)
  - Large Beneficial (positive)







**Figure 13:** Proposed development sections, as submitted with planning application 23/1100/PA. Not reproduced to scale.



### 8.3 Physical Impacts upon the Historic Assets

- 8.3.1 There is considered to be a medium potential for early medieval and medieval archaeological remains in the general area, particularly in association with possible monastic land referenced in **PRN 11446**, although no specific archaeological remains have been identified. It is likely previous development works could have impacted on any such archaeological remains, but there is the potential that further groundworks associated with the proposed development may impact below-ground archaeological remains, should they exist, which is considered to have a **Slight to Moderate Adverse impact**.
- 8.3.2 The former location of a 16<sup>th</sup> to 18<sup>th</sup> century mansion house (**PRN 16731**) has been suggested close to the proposed development area, with possible associated remains extending into the proposed development area. However, there is considered to be a low potential for any significant associated remains to extend into the proposed development area, and although groundworks may impact on any such remains this is likely to be a **Slight Adverse impact**.
- 8.3.3 The proposed development site borders a 19<sup>th</sup> to 20<sup>th</sup> century former sand pit (**PRN 117078**). There is a low potential for associated remains to extend into the proposed development area, and although groundworks may impact on any such remains this is likely to be a **Slight Adverse impact**.

### 8.4 Impacts to the Settings of Surrounding Designated Assets

- 8.4.1 The definition of setting, how it contributes to the significance of a historic asset, and why it is important are outlined in *Setting of Historic Assets in Wales* (Welsh Government 2017a; available online) as follows:

*The setting of a historic asset includes 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, negative or neutral contribution to the significance of an asset.*

- 8.4.2 Section 7.2 highlights the designated assets that may be impacted and outlines some of the main characteristics of their setting. No designated asset will be physically impacted by the proposed development.

#### Scheduled monuments

- 8.4.3 **PE073 St Dogmaels Abbey.** The proposed development will not affect the appearance, visibility or access to the monument. There is a potential historic link between the abbey and the proposed development area, with the possibility that the proposed development lies within the bounds of the noddfa, or sanctuary land, associated with the early medieval ecclesiastical site. The suggested boundaries of this area remain unaffected however and no specific associated features have been identified within the proposed development area, therefore the significance of the association between this area and PE073 is unlikely to be significantly affected. More positively identified relationships between the abbey and the settlement of St Dogmaels and its layout will remain unaffected by proposed development. The abbey includes views over much of St Dogmaels, and it is likely the rooftops of the proposed development will be visible from PE073. This will extend the area of urban development visible from within PE073, but this continues the current urban environment in these views and does not affect views of associated or contemporary sites, or any other identified significant view. Views of PE073, both current and contemporary, will remain unaltered. Impacts to the setting of PE073 are therefore considered to be **Neutral to Slight Adverse**.
- 8.4.4 **CD116 Old Castle Mound.** No identified links between CD116 and the proposed development site have been established. There is a potential visual link between

CD116 and PE073, and it is possible that the proposed development may feature within these views. However, the topography, surrounding vegetation and buildings would suggest the proposed development would not be prominent within such a view, and impacts to the setting of CD116 are considered to be **Neutral**.

Listed Buildings

- 8.4.5 **Plas Newydd LB 10555.** The proposed development will occupy land formerly associated with this house, potentially associated with an earlier version of the dwelling but likely mainly used as associated agricultural pasture. These links have clearly been lost prior to the current proposed development, with the two sites now in separate ownership, and the land does not appear to have been used as agricultural pasture since the late 20<sup>th</sup> century. Plas Newydd was clearly sited, and potentially re-sited, to take advantage of views across the Teifi and St Dogmaels. A partial inter-visibility has been identified between the house and the proposed development area, but the proposed development will largely be screened by the pre-existing hedgeline on its eastern boundary, which will be retained, and views from the house across the Teifi and St Dogmaels will not be impeded. Impacts are therefore considered to be **Neutral to Slight Adverse**.
- 8.4.6 **Ruins of the Abbey of St Mary LB 13102.** This listed building coincides with the scheduled area of PE073, and impacts will therefore be the same (see 8.4.3).
- 8.4.7 **Church of St Thomas LB 13086.** The immediate setting of the church will remain unaffected, including its relationship to the abbey to the south and the settlement to the north and east. No clear link to the proposed development area has been established. Views of the church were clearly significant, and although it is possible that rooftop elements of the proposed development may be visible from the church grounds, views of the church from the proposed development are likely to be partial at best. Views from the proposed development area are not considered to be significant viewpoints either, and no other significant views of the church are impeded by the proposed development. Impacts are therefore considered to be **Neutral**.

Conservation Areas

- 8.4.8 **St Dogmaels conservation area.** The proposed development area lies outside the conservation area and does not contain any known elements that would appear to define the current conservation area. It clearly increases the extent of modern development immediately bordering the conservation area, which currently encloses the majority of the St Dogmaels settlement, but it does not remove or directly affect the buildings and layout of the conservation area. This increase of modern development enclosing the conservation area and change to its current hinterland is considered to be a **Slight Adverse** impact.

Historic Landscapes

- 8.4.9 **HLCA 413 Crossway – Glanpwllafon** is a large area of largely pastoral fields and dispersed settlement. The proposed development will alter the appearance of one field, although this would be a very small proportion of the entire area and current boundary layouts will be maintained. At present the field adds little characteristic value to the landscape area and has been out of agricultural use for some years. The proposed development is not a characteristic feature of this landscape, but as it lies in the immediate vicinity of the urban development of St Dogmaels it will fit into the adjoining character area. The impact to HLCA 413 is therefore considered to be **Neutral to Slight Adverse**.
- 8.4.10 **HLCA 411 St Dogmaels** is the adjoining character area. The proposed development will increase the boundaries of this historic landscape, but as this area includes both the historic core of St Dogmaels and more modern peripheral

development the proposed development will fit into the typical characteristics of this area. The impact is therefore considered to be **Neutral**.

## **9 CONCLUSIONS**

### **9.1 Archaeological Potential and Impact Assessment**

- 9.1.1 The proposed development may lie within an area of monastic land (PRN 11446) associated with the early-medieval ecclesiastical site at St Dogmaels Abbey, and there is a corresponding medium potential for early medieval and medieval archaeological remains in the area. Given the topographic nature of the site and previous development the importance of these potential remains is considered to be low. Groundworks associated with the proposed development could have a slight to moderate adverse impact should archaeological remains be present.
- 9.1.2 The proposed development may also include grounds associated with a 16<sup>th</sup> to 18<sup>th</sup> century mansion (PRN 16731). The topography of the site and previous development suggests there is a low potential for associated archaeological remains, likely to be of low archaeological importance. Groundworks associated with the proposed development could have a slight adverse impact should archaeological remains be present.
- 9.1.3 A 19<sup>th</sup> to mid-20<sup>th</sup> century sand pit (PRN 117078) lies adjacent to the site, with a low potential for associated remains to exist within the proposed development area. Any such remains however are considered to be of negligible archaeological importance. Groundworks associated with the proposed development could have a slight adverse impact should archaeological remains be present.
- 9.1.4 A potential impact on the setting of scheduled monument PE073 St Dogmaels Abbey has been identified, a site of high archaeological importance. There is a potential historic link between PE073 and the possible monastic land (PRN 11446) on which the proposed development lies, and proposed development may feature in views from PE073. The impact on the possible monastic land is not considered significant however, and visual impacts are also minor, overall a neutral to slight adverse impact is suggested. These impacts also apply to the grade I listed remains of St Dogmaels Abbey (LB 13102).
- 9.1.5 A potential impact on the setting of the grade II listed building of Plas Newydd (LB 10555) has been identified, also a site of high archaeological importance. The impact is based on the development of land formerly associated with Plas Newydd and views from Plas Newydd. However, relationships between Plas Newydd and the proposed development area have already been severed and visual impacts are minor. Overall a neutral to slight adverse impact is suggested.
- 9.1.6 The proposed development lies adjacent to the St Dogmaels conservation area. The conservation area itself will not be altered, although development will alter the current hinterland and increase the sense of modern development surrounding the conservation area. This is considered to be a slight adverse impact.
- 9.1.7 The proposed development will affect two historic landscape character areas, both part of the Lower Teifi Valley Landscape of Special Historic Interest (HLW (D) 14). The proposed development lies within HLCA 413 Crossway – Glanpwllafon, with modern residential development not being a characteristic feature of this area. The proposed development area has already lost some of its characteristic elements and represents a very small part of this overall area. The impact is therefore considered to be neutral to slight adverse. The proposed development will increase the area of the adjoining HLCA 411 St Dogmaels, but this is considered to be a neutral impact.
- 9.1.8 The potential impact on the setting of other identified scheduled monuments, listed buildings and historic parks and gardens has been assessed, but no further significant impacts have been identified.

**Table 6: Assessment of impacts**

Site	Ref. No.	Potential	Value	Site Status	Physical Impact	Setting Impact
Mwtshwr monastic land and early medieval to medieval potential	PRN 11446	Medium	Low	-	Slight to Moderate Adverse	-
Plas Newydd mansion and lands	PRN 16731	Low	Low	-	Slight Adverse	-
Sand Pit	PRN 117078	Low	Negligible	-	Slight Adverse	-
St Dogmaels Abbey	PE073	-	High	Scheduled Monument	-	Neutral – Slight Adverse
Old Castle Mound	CD116	-	High	Scheduled Monument	-	Neutral
Plas Newydd	LB 10555	-	High	Grade II listed building	-	Neutral – Slight Adverse
Ruins of the Abbey of St Mary	LB 13102	-	High	Grade I listed building	-	Neutral – Slight Adverse
Church of St Thomas	LB 13086	-	High	Grade II listed building	-	Neutral
St Dogmaels conservation area	-	-	High	Conservation area	-	Slight Adverse
Crossway – Glanpwllafon	HLCA 413	-	High	Pt of Lower Teifi Valley Landscape of Special Historic Interest (HLW (D) 14)	Neutral – Slight Adverse	Neutral – Slight Adverse
St Dogmaels	HLCA 411	-	High	Pt of Lower Teifi Valley Landscape of Special Historic Interest (HLW (D) 14)	Neutral	Neutral

## **9.2 Mitigation**

- 9.2.1 The general archaeological potential identified within the proposed development area, although often uncertain and potentially impacted by previous development on the site, may still require further archaeological mitigation. Other recent developments in the locality have also generally required further archaeological mitigation prior to, or during development works. Any recommendation for archaeological mitigation rests with the archaeological advisor to the local planning authority and the following mitigation options are suggestions only.
- 9.2.2 The identified archaeological potential within the proposed development site does not appear significant or specific enough to require intrusive archaeological investigations prior to development, and the site is unsuitable for other non-intrusive pre-development methods such as geophysical surveying.
- 9.2.3 The archaeological monitoring of ground-disturbing works associated with the proposed development should assist in identifying and recording any archaeological remains present. Development plans would need to accommodate, particularly in terms of time and resources, the potential requirement for further archaeological works should significant remains come to light during an archaeological watching brief.
- 9.2.4 A potential impact to the setting of some high-status historic assets has been identified. Generally this impact is considered slight, and archaeological monitoring of ground-disturbing works should also assist in reducing the potential impact by allowing any archaeological remains to be appropriately recorded. Further impacts are largely visual, but areas of mature hedgerows and trees are already included within the design proposals to reduce this potential impact, and no further specific mitigation measures are suggested here.

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