

Archaeological Evaluation

Introduction

Templeton is the only example of an entirely planned medieval village in South Pembrokeshire. It is the best example of a settlement of this type in south Wales and may thus be fairly described as being of national importance. The village is likely to have been founded in the early 12th century to create a "buffer zone" between the Norman seized lands to the west and the Welsh retained lands to the east. The name clearly links the village to the Knights Templar of the Order of St John of Jerusalem, but there is no documentary evidence for this. The planned layout of Templeton can be seen on early maps, particularly the second edition of the Ordnance Survey 25 inch of 1901 (See Fig. 1). A manuscript map of 1829 also shows this planned layout. Surveys carried out in 1532 and 1609 show that there has been no substantial change to the village plan in the last 400 years, but recent development has substantially altered the intact medieval plan. However it is likely that the population of the village declined in the later middle ages, resulting in vacant plots.

Archaeological Potential

The village is sited on a fairly steep slope and platforms have been cut into the slope to create level sites for houses. (see Fig 2 for profiles surveyed for this evaluation on the east side of the main street north and south of the plot adjacent to Ogmores House). The medieval (and modern) houses were built adjacent to the street frontage with standard-sized long, narrow plots, aligned at right angles to the street, behind them. These were the "burgage" plots, which could be sub-divided into narrower strips as the settlement expanded. The most significant, and sensitive areas within them are thus close to the road where the houses were sited. Those frontages which were built upon in the 12th and 13th centuries but were abandoned in the later middle ages have the greatest potential. The plot adjacent to Ogmores house is the last remaining open frontage area in Templeton. Modern development and rebuilding has covered other similar areas and no archaeological recording took place. The boundaries between plots are also of archaeological interest. Recent excavations by Dyfed Archaeological Trust at similar undeveloped frontage plots in Wiston and Newport has demonstrated that archaeological traces of marking out ditches and fences and of early timber and 'clom' buildings of the 12th century can be detected, showing the origins of the settlement. These survive below the more substantial traces in some instances of rebuilding in the 13th century and later.

Planning History and the Archaeological Evaluation:

The importance of the village plan and the sub-surface archaeology of Templeton was recognised in the Templeton Village Local Plan, prepared by South Pembrokeshire District Council in 1988. In commenting on the application for a single dwelling development (D3/52/92), the Trust referred to plan policies and to Planning Policy Guidance 16 'Archaeology and Planning'. The

Trust recommended that an archaeological evaluation of the site be carried out prior to determination of consent. This was accepted by the Council and Dyfed Archaeological Trust was approached in 1992 by Willis & Hole Partnership, architects for Mr and Mrs Morse, Ogmore House for an estimate of costs and an on-site decision on what work should be undertaken. The work was carried out in April 1993 over a period of 2 days on-site and 2 days in drawing up plans and sections and writing the report by Dr Jonathon Kissock (Project Officer, South Pembrokeshire Historic Settlements Study) and Neil Ludlow, Trust Draughtsman. A track has been constructed down the south side of the plot adjacent to Ogmore House to give access to an area of hard standing for vehicles at the rear of the plot. This has resulted in a section through the topsoil down into subsoil being exposed. Recording of part of this section provides sufficient information to assess the archaeological potential of the site. The surface of the site is at present covered by some depth of dumped materials although these will be removed down to the former ground surface before construction begins.

Fig 3: Application Block Plan.

Fig 4: Detailed Site Plan, showing position of section.

Fig 5: Reduced copy of Archaeological Section.

Archaeological Section - Description

The present surface level of the plot is formed by rough vegetation over recently dumped materials. ("Grassy slope back to crest" on section). Below this dump is a buried turfline over a varying depth of fine, dark, worm-sorted garden soil. This build up is probably the product of some centuries of use of the open plot as a garden. At the north west end of the section the topsoil directly overlays a spread of lime and mortar and soil. This may be construction debris for the east-west aligned stone wall at the north west end of the section. The wall could be of medieval date and be part of a building; it is constructed from large stones bonded with a friable mortar. The loam and mortar lies above the bedrock of Old Red Sandstone which has been cut into by the modern access track. At the south east end of the section there is a slightly more complex sequence of layers between the bedrock and the topsoil. But over both areas no trace remains of the original, 'buried' soil which would have been present over the bedrock. This suggests that the area was levelled off, perhaps for a building platform and soil scraped away to leave a clean surface of bedrock. The bedrock surface is quite degraded in places further suggesting that it was exposed for some time as a working or occupation surface.

A thin dark humic layer, extending for a metre or so over the surface of the bedrock, with some stony debris above, is likely to be an occupation deposit and of medieval date. The redeposited subsoil above the humic layer is further evidence of construction, debris from activities further north in the central area of the plot.

Archaeological Evidence - Summary

The evidence of the section demonstrates the existence of buried layers and features of possible medieval date. It also hints at two phases of occupation, that represented by the stone wall being the later.

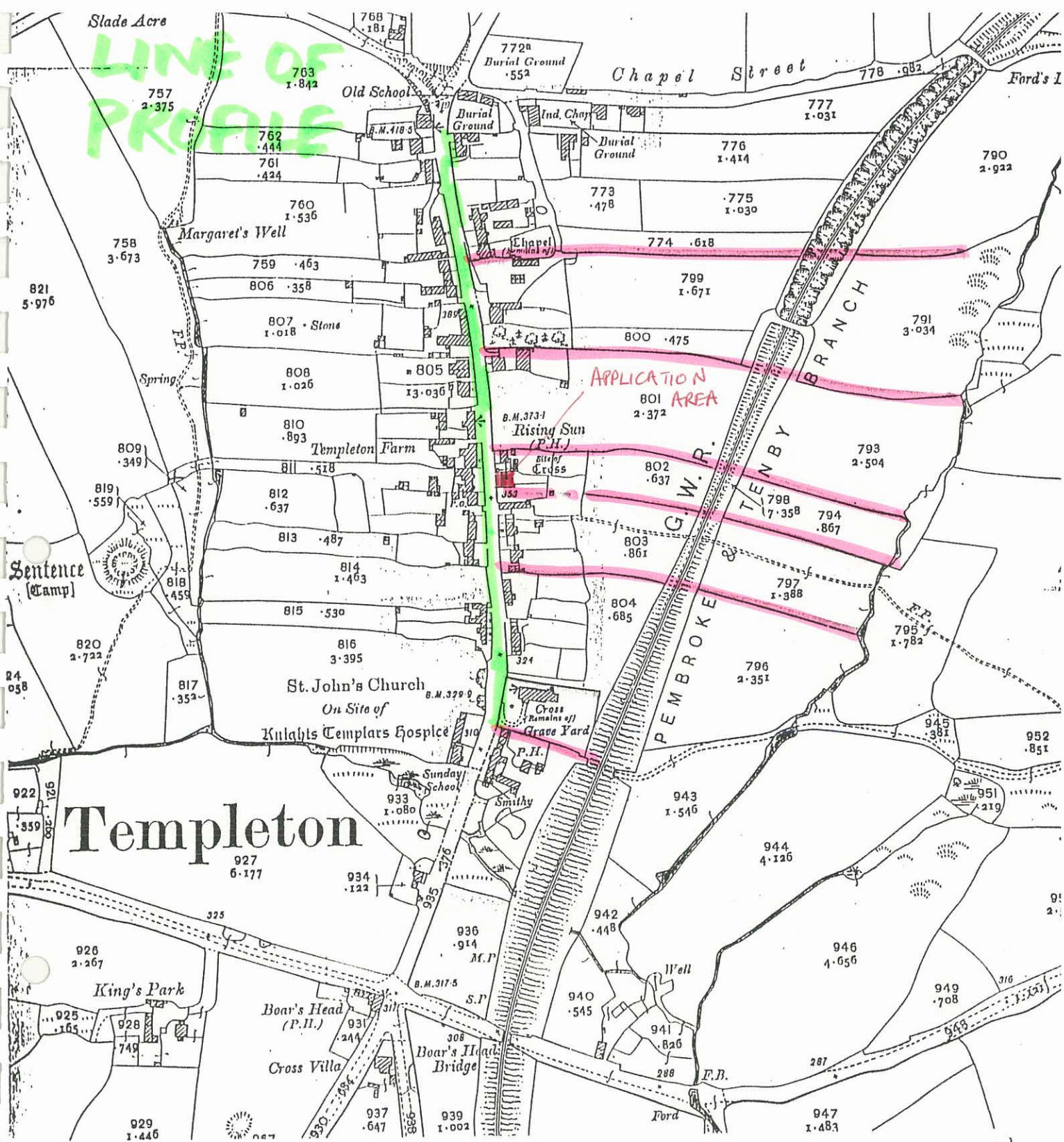
Recommendations

1. The Trust recommends that a condition be included in any consent that there should be further archaeological excavation and recording before construction takes place.

This is justified by the existence of archaeological layers and features in what is the only remaining undeveloped street frontage location in Templeton.

2. If the Planning Authority is minded to accept the Trust's recommendation and include such a condition, the Curatorial section of the Trust will draw up specifications for the work. These will be discussed with the applicant. They should form the basis of a written agreement between the applicant and the archaeological organisation responsible for the work

**3. The Trust draws the attention of the Planning Authority and applicant to para. 25 in PPG 16 'Archaeology and Planning' regarding funding support for archaeological work.
(see Appendix 1)**



Partial morphological analysis - possible medieval boundaries east of main street.

■ = Application Area

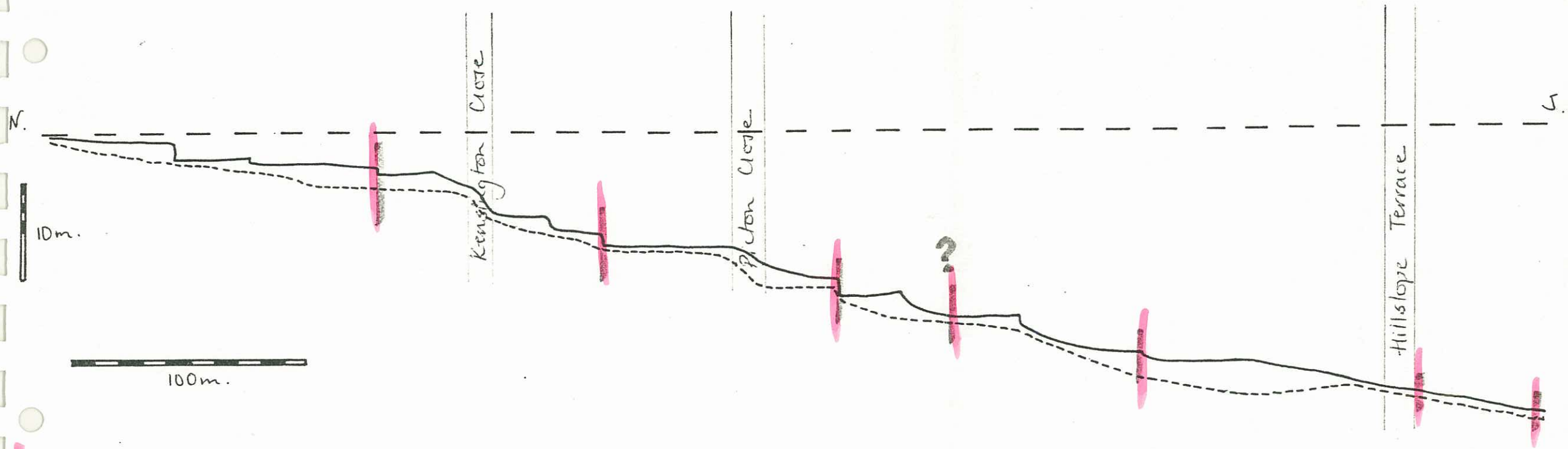
■ = Line of Profile

1401 2nd edn OS 1:2500

fig 1.

FIG 2.

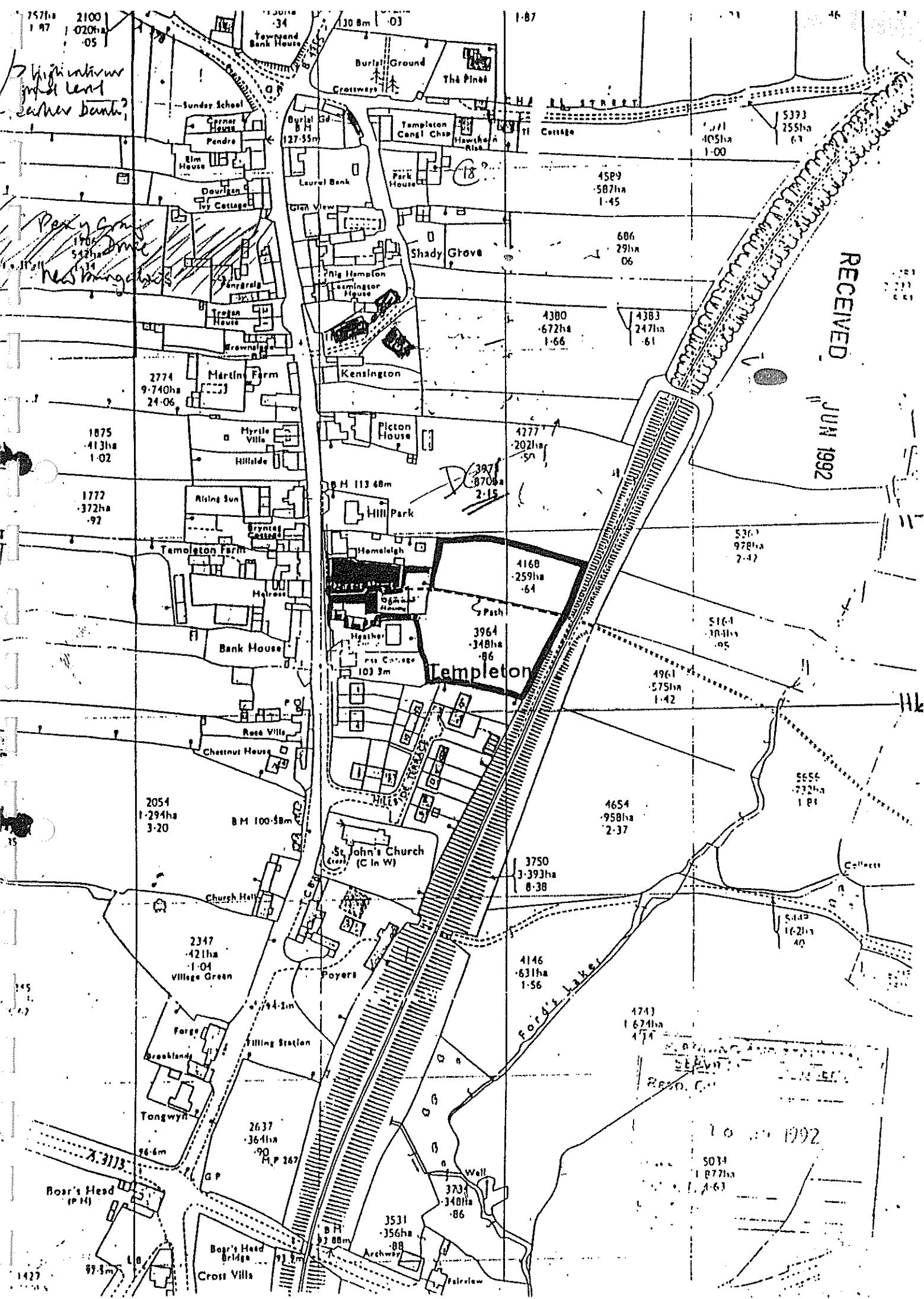
Templeton - profile of eastern side of main street, analytical.



Medieval plots boundaries
(proposed following morphological
analysis.)

high interior
not least
rather bank?

Pexy Gm
542ha
1.14
New Mangrove



MG 4.

OGMORE HOUSE

section drawn

LEIGH

gully

A 478

13.19

13.08

12.68

10.38

9.96

11.09

11.69

9.78

12.90

10.94

10.83

9.98

10.42

10.27

9.93

10.00

9.95

12.94

9.96

9.52

9.43

8.90

8.15

9.27

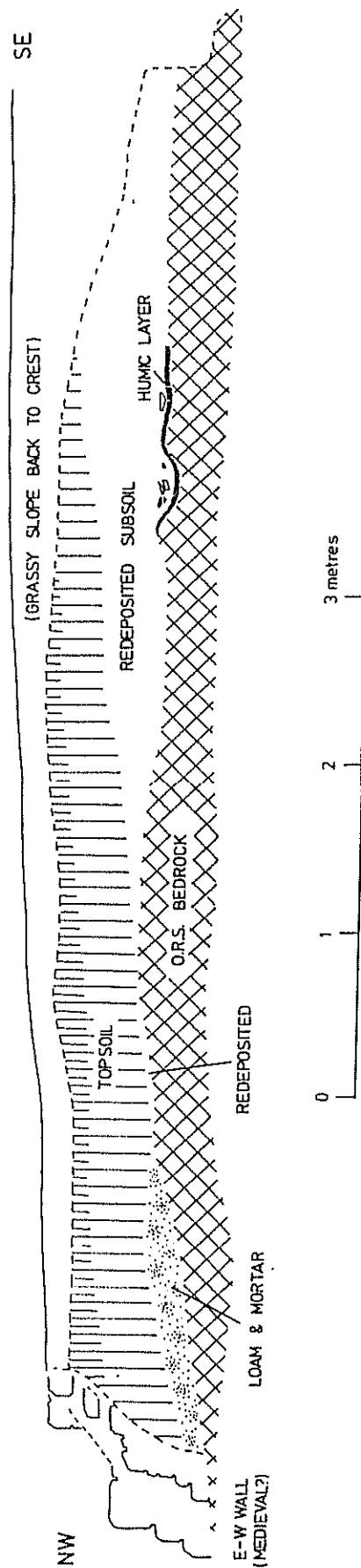
pole

	FEB 92
	1:200
	D.G.L.

[illegible]

Site adjacent to Ogmore
House - Templeton
D3./52/92.

TEMPLETON: OGMORE HOUSE SW SECTION OF BANK 1:20 21 APRIL 1993



APPENDIX 1 PPG-16

assessment by a professionally qualified archaeological organisation or consultant. This need not involve fieldwork. Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.

(b) Field Evaluations.

21. Where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist. The Institute of Field Archaeologists (see Annex 1 for address), publishes a Directory of members which developers may wish to consult. Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken.

22. Local planning authorities can expect developers to provide the results of such assessments and evaluations as part of their application for sites where there is good reason to believe there are remains of archaeological importance. If developers are not prepared to do so voluntarily, the planning authority may wish to consider whether it would be appropriate to direct the applicant to supply further information under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 and if necessary authorities will need to consider refusing permission of proposals which are inadequately documented. In some circumstances a formal Environmental Assessment may be necessary. For further details see Annex 2, paragraphs 23 and 24.

(c) Consultations by Planning Authorities.

23. When planning applications are made without prior discussion with the local planning authorities, the authorities should seek to identify those applications which have archaeological implications, and to assess their likely archaeological impact by consulting the County Archaeological Officer or

Regional Archaeological Trust whichever holds the County Sites and Monuments Record. When it is evident that a particular development proposal is likely to affect archaeological remains, applicants may need to be asked to provide more detailed information about their scheme - for example, the type of foundations to be used - or they may be asked to carry out an evaluation. Planning authorities should also ensure that they are fully informed about the nature and importance of the archaeological site and its setting. They should therefore seek archaeological advice. In the case of a development proposal that is likely to affect the site of a scheduled ancient monument Article 18(1) of the Town and Country Planning General Development Order 1988, requires local planning authorities to consult the Secretary of State (Cadw). Existing information about a site is often sufficient to allow authorities to make planning decisions which take into account all material considerations.

(d) Arrangements for Preservation by Record Including Funding

24. The Secretary of State recognises that the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavations, during which the archaeological evidence is recorded.

25. **Planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission.** By the same token developers should not expect to obtain planning permission for archaeologically damaging development merely because they arrange for the recording of sites whose physical preservation *in situ* is both desirable (because of their level of importance) and feasible. **Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains.** Such excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants. This can be achieved through agreements reached between the developer, the archaeologist and the planning authority (see following paragraph). Such agreements should also provide for the subsequent publication of the results of the

excavation. In the absence of such agreements planning authorities can secure excavation and recording by imposing conditions (see paragraphs 29 and 30). In particular cases where the developer is a non-profit making community body, such as a charitable trust or housing association, which is unable to raise the funds to provide for excavation and subsequent recording without undue hardship, or in the case of an individual who similarly does not have the means to fund such work, an application for financial assistance may be made to the Secretary of State.

26. Agreements covering excavation, recording and the publication of the results may take different forms. For example, developers or their archaeological consultants and local planning authorities may wish to conclude a voluntary planning agreement under section 106 of the Town and Country Planning Act 1990 or other similar powers. The Secretary of State is pleased to note the increasing number of agreements being reached within the terms and spirit of the British Archaeologists' and Developers' Code of Practice. Model agreements between developers and the appropriate archaeological body regulating archaeological site investigations and excavations can be obtained from the British Property Federation. These agreements can provide for the excavation and recording of sites before development work starts. Voluntary agreements are likely to provide more flexibility and be of greater mutual benefit to all the parties than could be provided for by alternative statutory means. They have the advantage of setting out clearly the extent of the developer's commitment, thereby reducing both uncertainty over the financial implications of having to accommodate any archaeological constraints and the possibility of unforeseen delays to the construction programme.

Planning Decisions

27. Once the planning authority has sufficient information, there is a range of options for the determination of planning applications affecting archaeological remains and their settings. As stated in paragraph 8, where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation *in situ* ie, a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. **The case for the preservation of archaeological remains must however be assessed on the individual merits of each case, taking into account the archaeological policies in detailed development plans, together with all other relevant policies and material considerations, including the intrinsic importance of the remains and weighing these**

against the need for the proposed development.

28. There will no doubt be occasions, particularly where remains of lesser importance are involved, when planning authorities may decide that the significance of the archaeological remains is not sufficient when weighed against all other material considerations, including the need for development, to justify their physical preservation *in situ*, and that the proposed development should proceed. As paragraph 25 explains, planning authorities will, in such cases, need to satisfy themselves that the developer has made appropriate and satisfactory arrangements for the excavation and recording of the archaeological remains and the publication of the results. If this has not already been secured through some form of voluntary agreement, planning authorities can consider granting planning permission subject to conditions which provide for the excavation and recording of the remains before development takes place (see following section). Local planning authorities may, as a matter of last resort, need to consider refusing planning permission where developers do not seek to accommodate important remains.

Planning Conditions

29. Planning authorities should seek to ensure that potential conflicts are resolved and agreements with developers concluded before planning permission is granted. Where the use of planning conditions is necessary, authorities should ensure that, in accordance with Welsh Office Circular 1/85, they are fair, reasonable and practicable. It is however open to the local planning authority to impose conditions designed to protect a monument and to ensure that reasonable access is given to a nominated archaeologist - either to hold a 'watching brief' during the construction period or specifically to carry out archaeological investigation and recording in the course of the permitted operations on site. Conditions on these lines help to ensure that if remains of archaeological significance are disturbed in the course of the work, they can be recorded and, if necessary, emergency salvage undertaken.

30. In cases when planning authorities have decided that planning permission may be granted but wish to secure the provision of archaeological excavation and the subsequent recording of the remains, it is open to them to do so by the use of a negative condition ie a condition prohibiting the carrying out of development until such time as works or other action, eg an excavation, have been carried out by a third party. In such cases the following model is suggested:

"No development shall take place within the area indicated [this would be the area of archaeological interest] until the applicant has secured the