

# HISTORIC TOWN SURVEYS OF CARDIGAN AND TREGARON

## PART 1



Paratowyd gan Archaeoleg Cambria  
Ar gyfer Cadw ac Cyngor Sir  
Ceredigion  
Prepared by Cambria Archaeology  
For Cadw and Ceredigion County  
Council



A R C H A E O L E G  
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# ARCHAEOLEG CAMBRIA ARCHAEOLOGY

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## HISTORIC TOWN SURVEYS OF CARDIGAN AND TREGARON DRAFT

Gan / By

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## **HISTORIC TOWN SURVEYS OF CARDIGAN AND TREGARON, CEREDIGION**

### **Introduction**

The historic towns of Ceredigion are a hugely significant heritage resource that are little recognised and under utilised. These key settlements have been at the hub of the county's economic and social development, their growth reflecting the rise and fall of the county's agricultural, maritime and industrial wealth.

Cardigan, founded in the 12th century and the historic county town of Cardiganshire, has also been central to the cultural history of Wales. The castle, although incorporating only limited upstanding medieval fabric, is of iconic status as the birthplace of the Eisteddfod and is a fundamental building block of the medieval town. The Medieval castle, Medieval town walls, Medieval roads and river still dominate the layout of the modern town. Further extensive evidence of the town's rich history, including Medieval and later remains, also survive as buried deposits and upstanding structures throughout Cardigan.

Efforts to protect the undeveloped parts of the Medieval town have in the past included the designation of parts of the town wall and the castle as Scheduled Ancient Monuments. This has recognised the national importance of the surviving remains both within and outside of these designated areas.

Following years of neglect, and concern both locally and more widely regarding its future, Cardigan Castle is now in the ownership of the County Council and positive options for its future preservation, conservation and presentation are now being explored.

The early medieval remains at St Caron's church suggest that there has been a community at Tregaron since before the Norman conquest, which, by the end of the 13th century had developed into a substantial settlement with a weekly market. A considerable boost was given to the town by the drovers' trade and further growth was promoted by the opening of the Milford and Manchester Railway in 1866.

The Regional Historic Environment Record includes records of all the currently available information for Cardigan's and Tregaron's archaeology. It comprises records of individual sites, features and finds noted over the last 200 or more years as well as specific information from archaeological recording work undertaken. Over the years there have been few studies of Cardigan's or Tregaron's history produced, although a study by Lewis of Cardigan was published in 1990. There is no up to date synthesis of all the available data for either Tregaron or Cardigan which brings together an understanding of all the known and potential archaeological interest of both towns.

There is no readily accessible mapped data setting out the known historic built environment, layout, topography and buried archaeology which can be used proactively to inform the on-going re-generation of these towns.

This survey is intended to inform the on-going Townscape Heritage Initiatives in Cardigan and Tregaron. Through clearly presenting an understanding of the history and development of the present urban historic character of the towns this information can be used to inform decision-making as to priorities and constraints within the schemes. It will also be available to inform future forward planning for the growth and development of Cardigan, to ensure that the physical remains of the town's past can positively contribute to the towns' economic regeneration into the future.

## Methodology

The production of the surveys has leaned heavily on best practice elsewhere but is particularly based upon the on-going work in Cornwall - 'Cornwall & Scilly Urban Survey Historic Characterisation and Regeneration Study', (<http://www.historic-cornwall.org.uk/>) and the recent survey of Carmarthen, undertaken by the Trust. The study has included the following work:-

### HER enhancement

The HER enhancement has involved validating, updating, and where required creating new HER records for the following types of data. Where spatial data is available digital mapping of sites has been undertaken. Rapid site visits were also undertaken in some instances.

- Historic settlement extent from available historic mapping
- Archaeological remains and historic structures
- Statutory & non-statutory designations

Listed building data will be used to update the currently available digital data held by CCC

Polygons will also be created/validated for all Scheduled Ancient Monuments. (It is noted that any such digital data will not be taken as definitive and will be labelled accordingly - This data will be superseded by Cadw produced SAM digital data when provided).

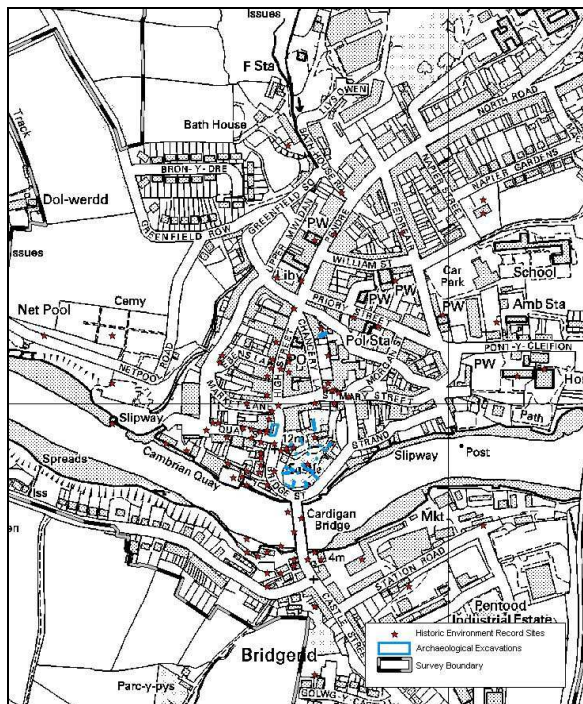


Figure 1. Cardigan Historic Core

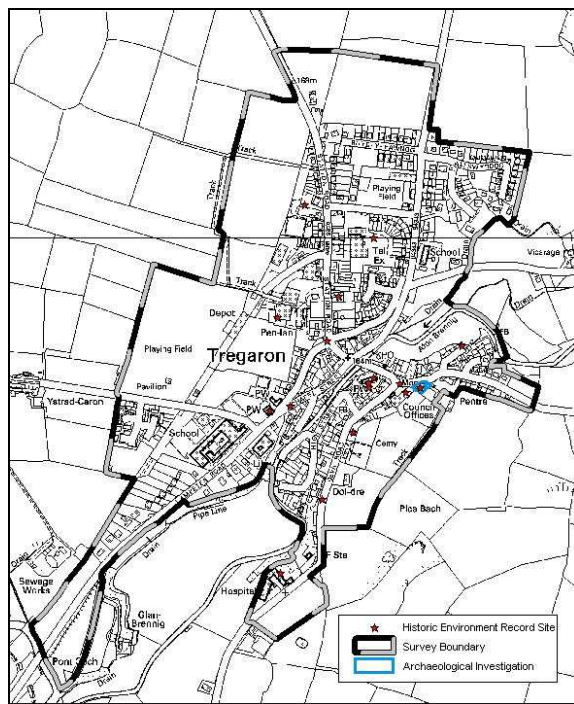


Figure 2. Tregaron

### GIS Mapping

On completion of the enhancement of the HER this data has been used to produce the following layers of digital mapping

- Areas of historic settlement phases
- Historic topography (plan-form, street pattern, relief etc)
- Known archaeological interest and archaeological potential
- Statutory and non-statutory designations
- Historic Landscape Character Areas
- Zones for planning guidance recommendations.



### *Production of report*

The report is intended to be a concise document (the GIS/HER database constitutes the detailed record for each settlement) and includes summaries of the following:-

1. Location and landscape setting.
2. History of the town from the prehistoric period to the present day.
3. Period by period description of the archaeology and historic fabric of the towns (including the extent of present archaeological knowledge, the general archaeological context and a summary of the different archaeological sites/settlement components relating to each period).
4. Buried archaeological potential (including identifying research interests, areas where there is high potential for buried remains).
5. Current statutory and non-statutory designations.
6. Recommendations for planning guidance
7. Historical & contemporary sources (including those consulted during the study and those identified but not consulted).

Maps for the report have been generated from the GIS/HER database illustrating the historic development of the town and its surviving archaeology and photographs have been included to illustrate present historic urban character.

### *Archiving*

Once the assessment has been completed, the paper and digital record generated will be archived in the following way.

- Photographs will be catalogued to enable linking in GIS.
- Paper records (written notes, photocopies, traced maps etc) will be sorted.
- Any records that duplicate information stored in the HER or any other databases will be discarded.
- The remaining paper record and photographs will be stored in the HER/NMR.

### *Regular Updating of Information*

Updating of Regular updates of data held by CCC to be undertaken on an annual basis to form part of Annual Service Level Agreement with Cambria Archaeology.

## **Report Structure**

The report has been prepared in three parts:-

**Part 1** – Introduction. This section provides an overall introduction to the study along with methodological statements. Details are also included regarding the broader conservation and management context looking specifically at archaeology within the planning process.

**Part 2 and Part 3 – Separately bound sections have been prepared for** Cardigan and Tregaron. These comprise an overview of each of the towns' historical development and provide detailed consideration of the available sources of historical and archaeological information. Urban landscape characterisation has been undertaken of the towns' historic environment and detailed descriptions of the towns' major elements are presented as an appendices. This detailed characterisation has been used to map the archaeological potential of the historic towns and detailed zoned planning information and advice regarding the planning and archaeology for each is included. A further appendix of core information from the Historic Environment Record for the study areas is also included.

## **HISTORIC LANDSCAPE CHARACTERISATION**

Twenty-four distinct urban Historic Landscape Character Areas have been identified within the development envelope of Cardigan town and seven within Tregaron as defined within the Ceredigion Unitary Development Plan. These character areas are differentiated from each other by their varied historic origins, functions and resultant urban topography, by the processes of change subsequently affecting each and the extent to which these elements and processes are evident in the current townscape.

### **Methodology**

The research and assessment undertaken has been principally desk based, drawing on "grey literature" (mainly client reports lodged with the Historic Environment Record from archaeological work undertaken as part of the planning process) as well as published, mainly secondary sources. The available historic mapping for Cardigan and Tregaron has been invaluable in addressing the later 18th and 19th century history and expansion of the towns.

#### *Sources Assessed*

Historic Maps - All of the available historic maps for were analysed and the areas of settlement at each period was defined and digitised.

Historic Environment Record information - In addition to the previously recorded individual sites and monuments further sites were identified from the historic mapping and their locations plotted as part of updating and enhancing the HER. Information from the reviewed listed building descriptions was also used to create new records.

Archaeological Information - The areas and extent of intrusive archaeological investigation undertaken were identified and digitised as a MapInfo layer. Information from these archaeological investigations has been used to help identify the extent of historic settlement through time.

Previous characterisation - There has been no previous historic landscape characterisation undertaken within the study areas. However, the Registered Historic Landscape of Upland Ceredigion (Cadw, CCW & ICOMOS, 1998) which covers a large part of rural Ceredigion has been characterised as part of the Cadw funded pan Wales project 'Historic Landscape Characterisation'.

### **GIS Mapping**

Following detailed analysis of the available sources a series of GIS map layers have been created for Cardigan.

#### *GIS mapped data*

Historic Environment Record  
Scheduled Ancient Monuments  
Listed Buildings  
Archaeological Events  
Speeds Map 1610  
Woods Map 1834  
Tithe Map 1838/9  
1<sup>st</sup> edition Ordnance Survey 1888-90  
2<sup>nd</sup> edition Ordnance Survey 1906

### **Characterisation**

The process of characterisation defines components and identifies dominant patterns. The character areas have been defined using modern mapping and these boundaries have subsequently been 'ground truthed' through site visits.

These have captured the known spatial extent of various aspects of the town's development and the locations of recorded surviving historic remains.

Through the analysis of this spatial data and the visual assessment of the standing elements of the towns built heritage the following urban historic landscape character areas have been defined.

## Individual Character Area Descriptions

### CARDIGAN TOWN



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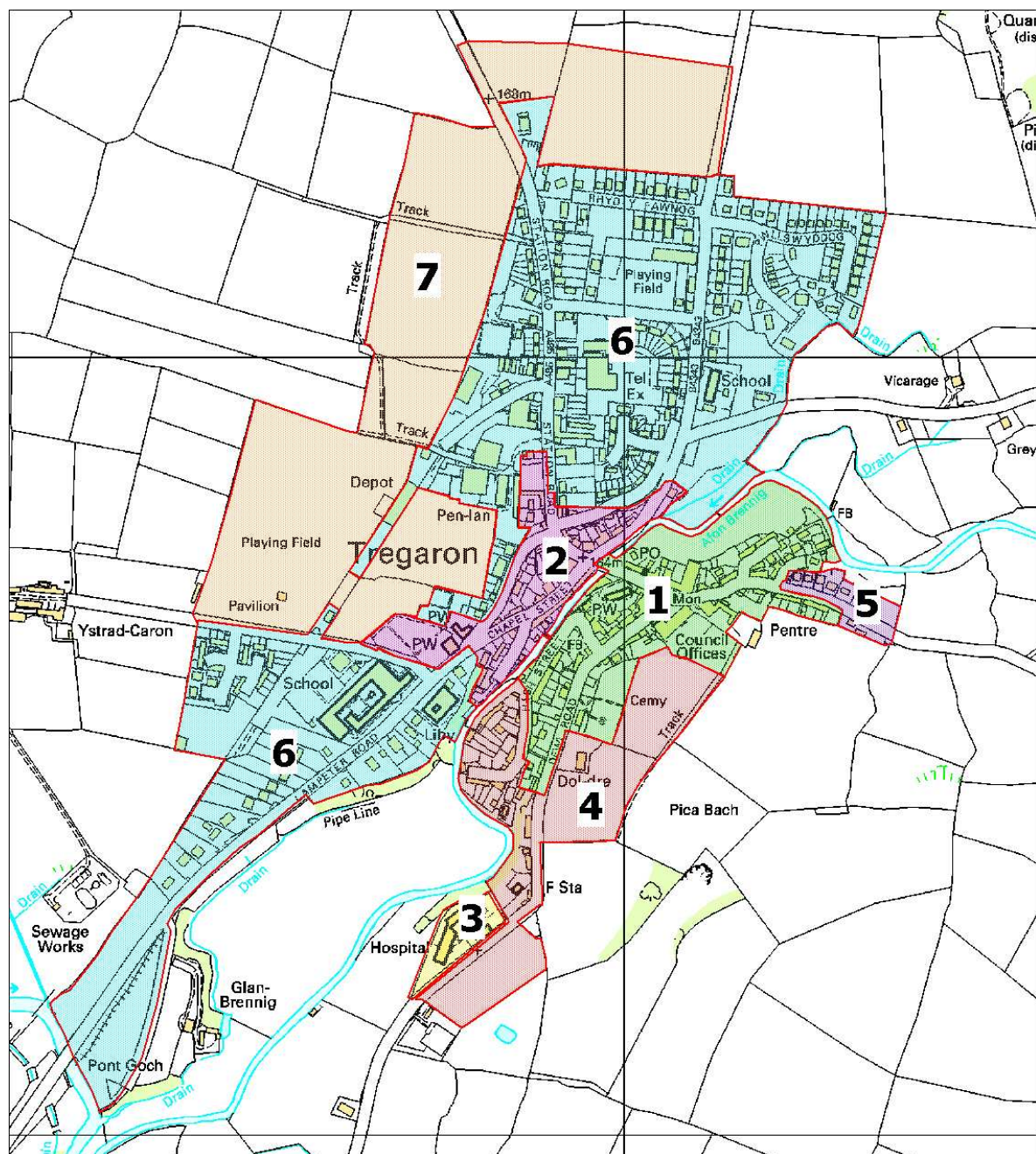
Figure 3. Historic Character Areas

A total of 24 Urban Historic Character Areas were defined within Cardigan. These are summarised in the following table.



	<b>Cardigan Town Character Area Name</b>	<b>Cardigan Town Summary Description</b>
1	Cardigan Castle	The known remains of the Medieval castle and house and grounds of the 19 <sup>th</sup> century manor house
2	Cardigan Walled Town	The extent of Cardigan contained within the limits of the 13 <sup>th</sup> century town walls
3	The Priory	The former Medieval Priory. This now includes the land around the surviving Medieval church of St. Mary's long with the adjacent hospital and grounds
4	St. Marys Street/Pont y Cleiffion	Medieval urban spread to the east of the walled Medieval town of Cardigan
5	Pendre	Area of late medieval urban settlement along Pendre, a continuation of High Street to the north of the former Medieval walled town of Cardigan
6	Mwldan	Area of industrial activity focused on the line of the Mwldan brook running down the western side of Cardigan
7	Netpool/Cambrian Quay	A riverside area of Cardigan along the north banks of the Teifi stretching downstream from the bridge
8	The Strand	A riverside area along the northern banks of the Teifi upstream of Cardigan bridge
9	North Road/Napier Street	This area is centred on North Road, Napier Street, parts of Feidr Fawr and Priory Street and is characterised by terraced rows of similar late 19 <sup>th</sup> and early 20 <sup>th</sup> century dwellings
10	Llys Owen	An area on the northern edge of Cardigan including the Theatre Mwldan, large warehouses/depots and a large single block of modern housing
11	North Cardigan	An area of 19 <sup>th</sup> and 20 <sup>th</sup> century suburban spread to the north of Cardigan.
12	Cardigan Common	A large block of mainly later 20 <sup>th</sup> century urban development on the north-east edge of Cardigan
13	Western Cardigan	An area of undeveloped land on the western side of Cardigan, in use mainly as a sports playing field and a cemetery
14	Bron-y-dre	A small area of 20 <sup>th</sup> century urban settlement on the edge of Cardigan
15	Eastern Cardigan	An area of mixed mainly late 20 <sup>th</sup> century development on the eastern side of Cardigan
16	Northern Fields	Small area of farmland remaining on the northern side of Cardigan beyond the mainly 20 <sup>th</sup> century urban expansion
17	Western Fields	An area of undeveloped land on the fringes of Cardigan, it consists of mostly farmland with fields adjacent to Cardigan County Secondary School given over as playing fields for the school
18	Eastern Fields	An area of farmland to the east of Cardigan, the western part of which has been redeveloped as Parc Teifi business park
19	Bridgend	The late Post Medieval settlement core of Bridgend, on the south bank of the Teifi opposite Cardigan
20	Mercantile Wharf	Former quayside area known as 'Mercantile Wharf', situated on the south bank of the Teifi on the downstream side of Cardigan Bridge
21	Bridgend Timber Yard & Foundry	A riverside area on the south bank of the Teifi upstream of Cardigan Bridge
22	Pentood Industrial Estate	Late 20 <sup>th</sup> century industrial estate
23	Southern Bridgend	An area of mainly 20 <sup>th</sup> century urban expansion on the southern edge of Bridgend
24	St. Dogmaels Road	An area of 20 <sup>th</sup> century urban expansion along the St. Dogmaels Road on the western side of Bridgend

## TREGARON TOWN



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Figure 4. Tregaron Historic Character Areas

	<b>Tregaron Town Character Area Name</b>	<b>Tregaron Town Summary Description</b>
1	East Tregaron	An area which encompasses the known extent of the medieval core of the town, which sprung up initially around the Church.
2	West Tregaron	This area relates to the early part of town located on the west side of the river, clustered around the crossroads, which appears as settlement on 18th century maps.

3	Tregaron Hospital	This area consists of what is currently Tregaron Hospital, located on the outskirts of town on the east side of the river.
4	Dol-dre	An area of mid-19th century development
5	Pentre	A small area of medieval settlement
6	Outer Tregaron	A large area of later 19th and 20th century development on the west side of the river, and on the western and northern edges of the town
7	Outer Fields	This area consists of undeveloped fields on the western and northern fringes of the town, which may date to the medieval period

**Further detailed descriptions and statements on the historical development of each area are provided in the appendices to Parts 1 and 2.**

## **PLANNING AND ARCHAEOLOGY**

### **Introduction**

In Planning Policy Wales (2002) the Welsh Assembly Government set out their objectives for the conservation of the historic environment in Wales.

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

Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs. This is a key aspect of local authorities' wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development control functions. (Planning Policy Wales 2002, p65)

This survey and the accompanying GIS have been designed as an enabling tool to assist planners and developers to assess the implications to the historic environment of development proposals and to simplify the processes by which the historic environment is protected.

This guidance largely relates to the buried archaeological resource though consideration also needs to be given to the significant buildings and standing structures of the town including the listed buildings, urban morphology and historic landscape of this remarkable Welsh town.

This guidance does not replace the need for the planning authority to seek the professional heritage management advice of the planning archaeologists of Cambria Archaeology – Heritage Management, the Authority's archaeological advisers, and other statutory consultees. Through the established mechanism of the statutory land-use planning process, Cambria Archaeology – Heritage Management provides a comprehensive service to the Authority's Planning Department. In these complex matters the Authority's planning officers and the Trust's archaeological staff combine and contribute to the decision making processes, which are intended to inform on the likely impact of development on the town's unique historic environment resource and on the mitigation required to protect it for the benefit of future generations. These benefits include providing a sense of place for the inhabitants of Ceredigion as well as visitor and tourist to west Wales.

Archaeology is the process by which we can understand past societies through their material remains. These archaeological remains are a finite and non-renewable resource. They are vulnerable to modern development and can within a short space of time be entirely destroyed by modern machinery and building methods. In an urban

context such as Cardigan or Tregaron the development processes of the past will have destroyed much, giving even greater significance to those past remains which do survive.

While some development will have little or no impact; others will have an archaeological dimension and may therefore be a constraint to development which needs to be assessed by the Planning Authority in their key role prior to the determination of a planning application.

### **Regional Historic Environment Record (HER)**

The most important tool we possess to inform the conservation and preservation of the physical remains of our past is our accumulated knowledge of them. Records of these remains are held in the extensive databases of the regional Historic Environment Records. On behalf of the Unitary Authorities in South-west Wales, Cambria Archaeology – Heritage Management maintains c.40,000 records of archaeological and historical interest. For Ceredigion these records have been formally adopted by resolution of Ceredigion County Council for the purposes of the Town and Country Planning (General Permitted Development) Order 1995. This legislation provides the rationale and context for deploying this important source of information in the statutory land-use planning processes.

In terms of archaeological development control the HER, together with the recommendations of this report, will be the key advisory sources for the protection of the historical and archaeological inheritance of Cardigan and Tregaron.

Early consultation by developers in advance of drawing up detailed development proposals is best practice. Developers should discuss their preliminary plans with the planning authorities or with Cambria Archaeology – Heritage Management as the Authority's archaeological adviser. A first step will be to consult the HER, which will provide information about the locations where archaeological remains are known or thought likely to exist. Professional archaeological staff in Cambria Archaeology are trained and experienced in the interrogation of these records and accordingly can provide appropriate interpretation and advice.

### **Legislative Background**

The local Planning Authorities are recognised and identified as having the key role in protecting our archaeological heritage. Government advice and planning case law clearly establish archaeology as a 'material consideration' in the planning authorities' assessment and determination of a planning application. All the Local Planning Authorities in Southwest Wales have included suitable policies in their Development Plans which acknowledge the strategic needs of preserving the archaeological resource within the broad framework of development needs.

The protection of the vulnerable historic environment falls into two broad categories:

1. Statutory protection
2. Non-statutory protection

<b>Protection</b>	<b>Legislation or Guidance</b>
Statutory protection	The Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983
	The Town and Country Planning Act 1990.
	The Planning and Compensation Act 1991
	Statutory Instrument 1199, the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988.
	The General Development Procedure Order 1995.



Non Statutory Protection	Planning Policy Wales, March 2002
	Welsh Office Circular 60/96, <i>Planning and the Historic Environment: Archaeology</i> , December 1996.
	Welsh Office Circular 61/96, <i>Planning and the Historic Environment: Historic Buildings and Conservation Areas</i> , December 1996.

The key document in Wales which expands on the legislative background and provides detailed guidance on the handling of archaeology within the planning process is Welsh Office Circular 60/96 – *Planning and the Historic Environment: Archaeology* (1996). This Welsh Assembly guidance expands on Planning Policy Wales (March 2002), Chapter 6 ‘*Conserving the Historic Environment*’, particularly paragraphs 6.5.1 to 6.5.6.

Welsh Office Circular 60/96 gives the following key detailed guidance:

Archaeological remains are a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. [Paragraph 3]

*Archaeological remains are part of our cultural heritage, not least in terms of the information they provide about the past, valuable both for their own sake, and for their role in education leisure and tourism.* [Paragraph 3]

*The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, highways, education and recreational authorities.* [Paragraph 7]

*Local planning authorities should expect developers to provide the results of such appraisals, assessments and/or evaluations as part of their applications for sites where there is good reason to believe there are remains of archaeological importance.* [Paragraph 14]

*Authorities will need to consider refusing permission for proposals which are inadequately documented.* [Paragraph 14]

*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 impact by consulting the local authority Archaeological Officer, National Park Archaeologist or regional Welsh Archaeological Trust.* [Paragraph 15]

*In the case of a development proposal that is likely to affect the site of a scheduled ancient monument, planning authorities are required to consult the Secretary of State (Cadw).* [Paragraph 15]

*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 i.e. 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.* [Paragraph 17]

*It may be possible to preserve important archaeological remains where developers prepare sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure or by careful siting of landscaped or open areas.* [Paragraph 17]

*Archaeological investigations such as excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority (with reference to their archaeological advisers).* [Paragraph 20]

*It is open to the local planning authority to impose conditions designed to protect a monument.* [Paragraph 22]

## **Unitary Development Plan Policies**

Ceredigion County Council Planning Policies within the UDP Definitive Deposit Version 2002 which specifically relate to the conservation of Cardigan and Tregaron's historic environment are as follows:-

### **ENVB1.5 Development Within Conservation Areas**

Development within or adjacent to designated conservation areas should conserve or enhance their visual, architectural and historic amenities and existing buildings and structures.

#### **Reasons for Policy ENVB1.5**

A sensitive design approach is needed for each conservation area, which reflects its particular characteristics and features of interest. Proposals should be able to enhance the special architectural or historic interest of the designated area and existing buildings and structures.

Development schemes should be designed to a high standard paying special attention to matters of detail and design. The need for a detailed assessment of proposals means that outline planning applications, submitted without sufficient illustrative material to enable the Council to properly judge its effect both on the site or building involved, and on the rest of the Conservation Area, will seldom provide sufficient information or detail to enable proper assessment of the proposals to be made.

Consent is required to demolish most buildings within conservation areas. It will be necessary to take into account the contribution that the building makes to the architectural or historic interest of the area and in particular the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

The demolition of buildings will be resisted where they make a positive contribution to the character or appearance of a conservation area. Cadw are encouraging collaboration between themselves and local authority planning and housing officers on housing group repair schemes and area renewal schemes within conservation areas. Cadw will contribute the additional costs required for grant aided work to be carried out to conservation standards.

### **ENVB1.6 Article 4 Directions**

Where appropriate within conservation areas the Council will seek Article 4 directions to control minor alterations to buildings which can be normally be undertaken as permitted development.

#### **Reasons for Policy ENVB1.6**

Even within conservation areas certain alterations and minor development can be carried out without the need to apply for planning permission. Such alterations, for example the use of non-traditional windows or the removal of railings, can adversely affect the character and appearance of the conservation area. Where appropriate the Council will remove permitted development rights to bring such minor development under planning control if such directions would help to protect features which are key elements of particular conservation areas. Article 4 directions will generally be introduced, following public consultation, as part of an overall package of enhancement, in order to ensure that the good work achieved under grant assisted schemes is not lost to unsympathetic alterations in future years.

### **ENVB1.7 Alterations to Listed Buildings**

Alterations, extensions or the change of use of listed buildings will only be permitted where proposals:

1. Preserve the special historical and architectural character of the building; and
2. Do not have an unacceptable adverse effect on the amenity of adjoining properties;
3. Do not have an unacceptable adverse effect on the setting of the building.

#### **Reasons for Policy ENVB1.7**

The Council seeks to protect and enhance Listed Buildings but buildings which have outlived their original intended use should not fall into a state of disrepair through lack of attention and use. Appropriate alterations, conversions or change of use can provide much needed investment and a new lease of life for older

buildings, so that they continue to make a valuable contribution to the needs of the community and of sustainability, and remain of architectural and historic interest to the area.

The Secretary of State for Wales compiles a list of buildings of special architectural or historical interest. The need to obtain listed building consent is a separate procedure from the need to obtain planning permission, and in some cases listed building consent may be necessary where planning permission is not. Any work, even relatively minor alterations or improvements can affect the character of a building. All buildings and structures within the curtilage of a listed building are deemed to be listed. Cadw are carrying out a resurvey of listed buildings in Wales.

Most of Ceredigion has now been resurveyed resulting in a substantial increase in the number of listed buildings in the County. The programme for the resurvey of the remaining communities has been set back because of the Foot and Mouth epidemic. The new updated lists are tending to include more vernacular buildings, whereas earlier lists concentrated on large properties and churches. The Council is in the process of carrying out a Buildings at Risk survey, which will assess the condition of all listed buildings in the County in order to identify those buildings which are in poor state of repair and invite some measure of action. Cadw is offering an 80% grant to carry out this survey work. Cadw have indicated that the surveys are likely to be used to target grants available for the historic repair and restoration of buildings, particularly their own historic grant scheme, with funds going to those buildings most in need.

Further guidance on the alteration or change of use of listed buildings, is provided by Welsh Office Circular 61/96, "Planning and the Historic Environment: Historic Buildings and Conservation Areas". There is a statutory requirement to notify the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)

of the total and partial demolition of Listed Buildings and also where the 'alteration of a building would entail the loss of significant evidence of its structural history or materially affect its special architectural or historic interest'.

#### **ENVB1.8 Development Affecting the Setting of a Listed Building**

In considering applications for new development the Council will have special regard to the desirability of preserving the setting of listed buildings in the vicinity.

##### **Reasons for Policy ENVB1.8**

If a proposed development would have an unacceptably adverse effect on a listed building e.g. would destroy the setting of a church or a prominent local building then that development should be resisted. There will be instances where new development can be accommodated alongside or near to a listed building providing that strict control is exercised over the design, scale, height, massing and use of materials in the new proposal.

#### **ENVB1.9 Demolition of Listed Buildings**

The demolition of listed buildings will only be permitted where:

1. The building is structurally unsound, incapable of repair or reuse and requires reconstruction; or
2. The building does not contribute to the visual, architectural or historic amenity of the area.

##### **Reasons for Policy ENVB1.9**

Consent for the total or substantial demolition of listed buildings will only be granted where:

- There is evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, and these efforts have failed;
- That preservation in some form of charitable or community ownership is not possible or suitable; or
- That development would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

Where consent is granted for the demolition of a building, the planning authority will consider granting consent subject to a condition that demolition shall not take place until a contract for carrying out development work has been made and planning permission granted. Wherever possible the replacement building should re-use the original materials. In determining applications for listed building consent the Council will adhere to guidance on the demolition of listed buildings and buildings within conservation areas provided by Welsh Office Circular 61/96 entitled "Planning and the Historic Environment: Historic Buildings and Conservation Areas" (aspects of which are updated in circular 1/98).

#### **ENVB1.10 Important Local Buildings**

The Council will seek to protect buildings of local character and their settings. Where focal buildings in the community are to be demolished they should be replaced by buildings of equal stature and design qualities as the original.

### **Reasons for Policy ENVB1.10**

Buildings which might not be sufficiently outstanding to merit listed building status but make an importance contribution to local architecture, or have a local historical association or local group value should be protected. Where planning permission is required, control will be exercised to prevent unsympathetic alterations to such buildings.

Unfortunately if a building is not listed or falls outside a conservation area then there is no planning control over its demolition. Control, however can generally be exercised over a replacement building. Where important community buildings such as schools, chapels, hospitals or prominent dwellings become redundant and no alternative use can be found then any replacement building erected on the site should reflect the prominence, scale and sense of place that the original building had in the community. It is proposed that a future list of buildings of local importance will be compiled and published as supplementary guidance.

### **ENVB1.12 Historic Parks and Gardens**

Development which would adversely affect the character or appearance of parks or gardens included in the Cadw/ICOMOS Register of Landscapes, Parks and Gardens will not be permitted.

### **Reasons for Policy ENVB1.12**

The country houses or their remains contain gardens, parkland, woodlands and special features which have helped to sculpture the appearance of the landscape. It is important to protect the landscape setting of these parks and gardens. Some of the properties are also of nature conservation interest and may provide limited

public access facilities. The areas and properties designated are included on Cadw's provisional register of landscapes, parks and gardens of special historical interest. No additional controls follow from the inclusion of a site on the register at present. The register for the old Dyfed area is still in preparation; once it is

complete arrangements for statutory consultation will be introduced. There are also parks and gardens, of local importance, which are not included on the Cadw/ICOMOS register. The Ceredigion Branch of the Welsh Historic Garden Trust is currently producing an inventory of local historic parks. Policy ENVL1.11 refers more generally to 'Historic landscapes'.

### **ENVB1.13 Archaeological Sites**

Proposals which adversely affect archaeological sites of national importance and their settings will not be permitted. Proposals which affect archaeological sites of regional or local importance and their settings will only be permitted where:

1. The proposals will ensure the physical preservation of archaeological remains in an appropriate setting. And/Or
2. Where physical preservation of archaeological remains is not required proposals include appropriate mitigation measures ensuring the excavation and recording of archaeological remains prior to development.

### **Reasons for Policy ENVB1.13**

Ceredigion has a rich historic environment comprising both buried and aboveground features which fit together to form the distinctive and diverse modern landscape. These sites provide evidence of past human settlement and activity and are an important part of Ceredigion's cultural heritage. All the known sites are registered on the regional Sites and Monuments Record (SMR) which is held and managed by Cambria Archaeology (formerly Dyfed Archaeological Trust). As a result of fieldwork, excavation, aerial survey, academic research and an expanding perception of what constitutes an archaeological site, the Record continues to grow both in numbers and more detailed information. The Regional Sites and Monuments Record currently includes records of approximately 8,500 unscheduled archaeological sites in Ceredigion while 143 sites are designated as scheduled ancient monuments. This record has been adopted by Ceredigion County Council as the County's archaeological record for planning purposes. These remains are a finite and non-renewable resource, often sensitive to development pressures. The need for the protection in place of regionally and locally significant archaeological sites will be weighed against other factors including the need for the development. The Council will obtain sufficient information through consultation with Cadw and Cambria Archaeology before determining proposals affecting remains.

Where development proposals may affect a site of archaeological importance, prospective developers may be required to carry out an archaeological evaluation, before any decision is taken on the planning application. This will provide adequate understanding of the archaeological remains surviving on the site to enable an assessment of the implications of the development and identify appropriate mitigation measures. Any evaluation should be carried out in consultation with professionally qualified archaeologists.

Where planning consents are granted and physical preservation on the site is not appropriate, voluntary agreements or planning conditions will be used to ensure adequate arrangements can be made for the excavation and recording of remains.

Developers are encouraged to seek advice on known and potential areas of archaeological significance from Cambria Archaeology prior to the submission of a planning application.

#### **ENVB1.14 Cardigan Castle**

Cardigan Castle is identified as a site for restoration on the Cardigan Inset Map.

Proposals for the regeneration of the site should consider:

1. The architectural, historic and cultural importance of the Castle;
2. The need to preserve the character and setting of Castle Green House, Castle remains and grounds;
3. The need for the physical preservation of archaeological remains

#### **Reasons for Policy ENVB1.14**

Cardigan Castle occupies a dominant position on the entry into Cardigan, overlooking the River Teifi. Its historic and cultural interests are recognised as being of national significance and the structure is scheduled as an ancient monument. The Castle is considered a major town asset however it is in a very poor state of

repair. Restoration of the Castle and renovation of associated buildings and grounds is seen as a priority for Cardigan. Any proposed scheme will be subject to consultation with the appropriate advisory bodies and amenity groups to ensure safeguarding of areas and features of particular sensitivity.

#### **Current Procedures**

Cambria Archaeology – Heritage Management provides Ceredigion County Council with comprehensive archaeological planning services as detailed in a Service Level Agreement. It is anticipated that these services will continue and expand as development control procedures become increasingly more demanding and time-consuming. These services, which are funded by both Ceredigion County Council and Cadw are:

1. Advice and information on archaeological matters to assist in the preparation of the Unitary Development Plan
2. General advice on archaeology in the planning process and related planning matters. Attendance at meetings.
3. Early consultation and liaison with planning officers, developers, agents, solicitors, contractors, etc in response to pre-planning enquiries or scoping for Environment Impact Assessments.
4. Check weekly planning lists against the HER to determine whether there is an archaeological dimension to a planning application.
5. Request further, detailed planning information where required, from the planning department.
6. Consider detailed development proposals against the further information contained in the HER.



7. Consult and seek information from other heritage bodies, such as Cadw and the Royal Commission on the Ancient and Historical Monuments of Wales, to further assess the impact of proposed development on the archaeological resource.
8. Notify the planning authority of any archaeological resource affected by the proposed development and make specific recommendation on the next course of action required to protect the archaeological interest as part of the planning process (as defined in Cadw's specification for Curatorial Services)
9. Provide specific briefs to carry out recommended pre-determination archaeological work such as appraisals, desk-top assessment and field evaluations.
10. Consult/liase with planning officers and developers to assist in the commissioning of archaeological work required to meet planning objectives.
11. Check and advise on developers' submitted specifications of proposed work against the briefs.
12. Attend required meetings with planning officers, developers, agents, contractors, etc to provide further detailed curatorial advice.
13. On behalf of the planning authority monitor archaeological work on site and advise on any further requirements to meet planning objectives. Circulate written reports of monitoring events. Inform LPA of satisfactory completion of fieldwork.
14. Advise planning officers on the archaeological reports submitted with planning applications for the authority's determination.
15. Advise the planning authority on the means of protecting archaeological interests should planning consent be given, such as written schemes of investigation (Section 23 of Welsh Office Circular 60/96), suitable conditions, Section 106 Agreements, etc.
16. Following planning approval monitor all archaeological work through all stages including reporting, archiving and the deposition of records and artefactual material in an agreed repository. This work will ensure compliance with planning conditions. Advise on discharging of conditions.
17. Advise on the suitability or otherwise of archaeological mitigation strategies, designed to protect archaeological interests whilst enabling permitted development.
18. Assist the planning authority in enforcement action should this prove necessary.
19. Provide information and advice and, where necessary, attend planning enquiries (attendance and provision of detailed proofs of evidence will be subject to further costs).
20. Advise on the preparation of supplementary planning guidance on the handling of archaeology in the planning process.
21. Provide information and advice relating to the Hedgerow Regulations 1997.
22. Maintain detailed logging, filing and data recovery systems. Provide reports and planning statistics as required.

Procedurally, Cambria Archaeology receives the Weekly Planning Lists via e-mail from Ceredigion County Council. Planning applications are then considered against the detail records held in the Regional Historic Environment Record. Further details are then requested from and provided by the Council where there are potential conflicts. Detailed responses are then provided to the relevant planning officers. These procedures function well with the system providing the opportunity to provide detailed responses within the required determination period.

This system will continue to apply to applications for development in Cardigan and Tregaron. The archaeological zones identified below in this report should quicken consultation procedures and provide greater consistency of advice and planning requirements.

### **Archaeological Planning Zones**

Elsewhere in Wales Unitary Authorities have identified non-statutory Archaeologically Sensitive Areas in urban contexts similar to Cardigan and Tregaron. The purpose of these areas is not to provide a further tier of heritage management control within the planning process but to establish a mechanism and procedures through which sensitive archaeology can be identified early in the planning process. These procedures will ensure that the impact on the historic environment as a result of development proposals is considered by developers, planners and their archaeological advisers, Cambria Archaeology – Heritage Management, at the earliest possible stage of detailed project design. Developers in these Archaeological Sensitive Areas are obliged to provide the results of archaeological assessment and their proposed mitigation strategy at the time of submitting their planning applications to the Planning Authority.

Archaeologically Sensitive Areas are not currently being proposed in Ceredigion. Nevertheless, the identification of Planning Zones in Cardigan and Tregaron will assist in the identification of archaeological and historic environment issues early in the planning process. Therefore a number of Archaeological Planning Zones have been identified (see table below).

**Prospective developers within these Planning Zones are advised to contact Cambria Archaeology-Heritage Management for an opinion on the archaeological potential of their proposed development sites and for advice on what additional information will need to be provided. On behalf of the Authority, Cambria Archaeology can make an initial appraisal and alert developers on the potential for an archaeological dimension with their planning application, what form of constraint may be considered by the planning authority and on an initial course of action. This might include the need to produce a desk-based assessment, and/or an intrusive archaeological field evaluation or an assessment of whether foundation design can avoid damage to buried archaeological deposits. In this way developers can ensure the protection of archaeological deposits *in situ*, whilst avoiding the unforeseen costs and delays that encountering archaeological deposits during development can cause.**

The Planning Zones have been designated to clearly define the most likely areas in which archaeology may become a dimension in the determination of planning applications and give potential developers early indications of such factors.

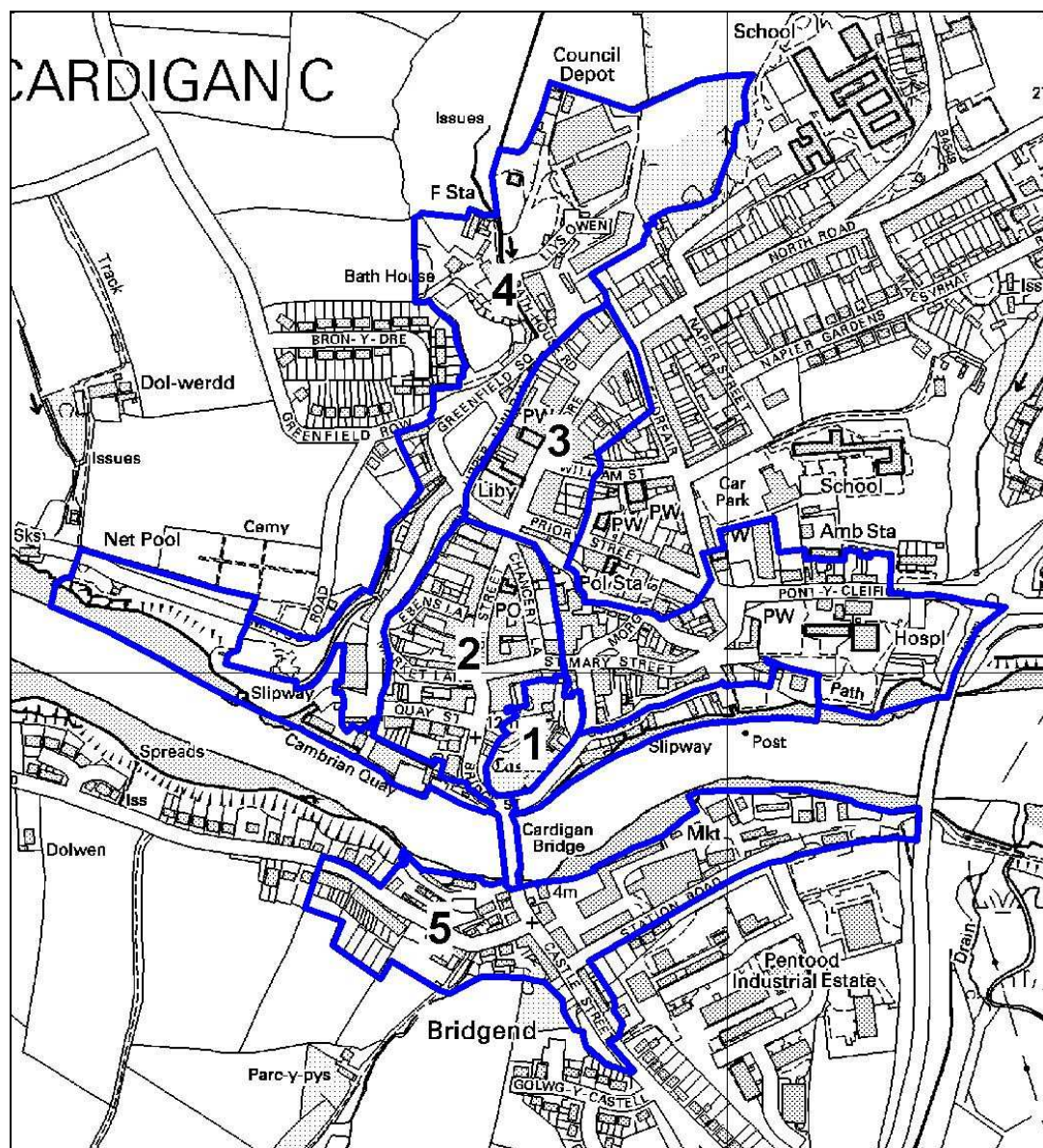
**It is recommended that, in order to provide an early identification of applications with archaeological constraints in these areas, that all registered applications inside the boundaries of the Planning Zones should be immediately forwarded to Cambria Archaeology – Heritage Management.**

In total 5 archaeological planning zones have been identified in Cardigan and 3 in Tregaron. These zones have been identified through the consideration of the towns' historic landscape character in order to provide guidance to planners and developers on archaeological requirements to protect the archaeological resource.

The identification of these zones does not imply any changes to current legislation, central government guidelines or Unitary Development Plan policies. The current policies and requirements will therefore remain in force.

- **Development on sites of national importance and their settings will not be permitted.**
- **Other archaeological sites and their settings will also be protected within the provisions of Unitary Development Plan policies.**
- **In cases where developers have not provided information on the archaeological resource or adequate mitigation the planning authority will be minded to refuse planning consent.**

## CARDIGAN ARCHAEOLOGICAL PLANNING ZONES



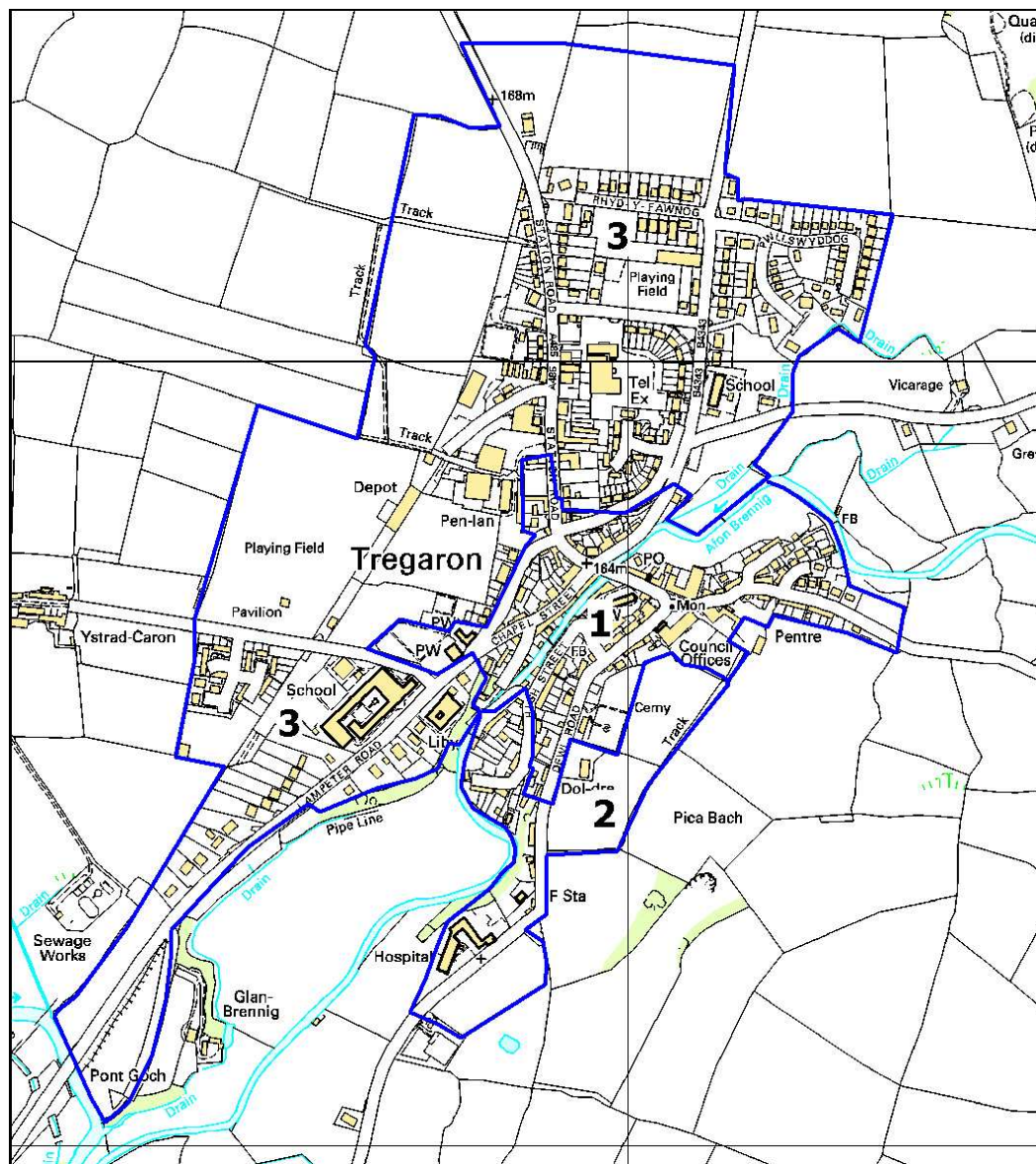
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Figure 5. Cardigan Town Planning Zones

Planning Zone	Name	Character Area
Zone 1	Cardigan Castle	Area 1
Zone 2	Cardigan Walled Town	Area 2
Zone 3	Cardigan Extra Mural Medieval Settlement	Areas 3, 4 and 5
Zone 4	Mwldan	Area 6 and 10
Zone 5	Teifi Quayside	Areas 7, 8 and 9+ 19, 20 and 21



## TREGARON ARCHAEOLOGICAL PLANNING ZONES



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Figure 6. Tregaron Town Planning Zones

<b>Planning Zone</b>	<b>Name</b>	<b>Character Area</b>
Zone 1	Medieval Settlement Core	Areas 1, 2 & 5
Zone 2	Post Medieval Settlement Core	Areas 3 & 4
Zone 3	Modern Spread of Town, Post 1900	Area 6



## **References**

Ceredigion Unitary Development Plan Definitive Deposit Version 2002

Planning Policy Wales (Welsh Office, March 2002)

Planning and the Historic Environment: Archaeology (Welsh Office Circular 60/96)

Planning and the Historic Environment: Historic Buildings and Conservation Areas (Welsh Office Circular 61/96).