

AN ASIDOHL FOR PROPOSED HOUSING ALLOCATION AT JAMESTON PEMBROKESHIRE

AN ASSESSMENT OF THE SIGNIFICANCE OF THE IMPACT OF DEVELOPMENT ON HISTORIC
LANDSCAPE AREAS ON THE REGISTER OF LANDSCAPES OF HISTORIC INTEREST IN WALES

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**ASSESSMENT OF THE SIGNIFICANCE OF THE IMPACT OF
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REGISTER OF LANDSCAPES OF HISTORIC INTEREST IN WALES**

For

**HOUSING ALLOCATION AT JAMESTON, PEMBROKESHIRE
2009**

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SUMMARY

In response to a consultation on the proposed allocation of land at Jameston, Pembrokeshire, for housing within the Local Development Plan the archaeological advisors to the Planning Department of the Pembrokeshire Coast National Park Authority recommended that an Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL) be undertaken. The proposed allocation lies within the Manorbier historic landscape as defined in the *Register of Landscapes of Special Historic Interest in Wales*.

This ASIDOHL concluded that housing development would have:

Moderate direct physical impact on the historic landscape

Moderate indirect physical impacts on the historic landscape

Moderate indirect (non-physical) visual impacts on the historic landscape

The assessment also concluded that the relative importance of the Historic Landscape Character Areas is of Moderate to Very High value. Although the proposed allocation is relatively small, the high value of the historic landscape means that the overall impact of the development is rated as Moderate.

Landscaping and planting schemes could help mitigate the visual impacts of the development. In addition, the impact could be lessened by the use of sensitive architectural design in keeping with local and regional building styles, and a density and development pattern that reflects and respects existing buildings in the settlement, including the careful positioning of units, gardens and green spaces.

STAGE 1 CONTEXTUAL INFORMATION

PLANNING ISSUES AND THE ASIDOHL

In response to a consultation on proposed allocation of land at Jameston, Pembrokeshire (NGR SS05869887) for housing development within the Local Development Plan, the archaeological advisors to the Planning Department of the Pembrokeshire Coast National Park Authority (PCNPA) recommended that an Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL) be undertaken. This was suggested to ensure that the PCNPA could have confidence in allocating the land for such a development within a Registered Landscape of Special Historic Interest in Wales (henceforth referred to as the Registered Historic Landscape Area or RHLA). In this case the RHLA in question is Manorbier. PCNPA commissioned Dyfed Archaeological Trust to carry out an ASIDOHL in December 2008; this study was completed in early January 2009.

Cadw and the Countryside Council for Wales (CCW) generally request an ASIDOHL for such proposed developments within a RHLA. Although the ASIDOHL process is specifically designed to provide a staged process for the assessment of impact of development on the historic landscape, it is recognised that it may not be appropriate or applicable to every planning situation. In this instance, the density and area of housing proposed, its location and proportion in relation to the settlement of Jameston, and its potential adverse affect on the wider Manorbier RHLA were considered sufficient to warrant an ASIDOHL, despite doubts that the proposal might not have more than a local affect.

THE PROPOSAL

The proposal in the PCNPA Local Development Plan (ref no.730) is currently for a residential development of 35 units (1.24 hectares), with the possibility of an additional area being developed for another 35 units (1.2 hectares) outside of the plan period i.e. beyond 2021 – Figure 2. A surrounding planting area would cover a further 1.64 hectares (not shown on Figure 2), **giving a total area of 4.08 hectares for the development**. The development area is located on the southeastern edge of Jameston village on land to the south of the A4139, the main road through Jameston. The land is currently enclosed agricultural pasture. At this stage, since the land has not yet been allocated, there is no specific planning application and thus no detailed design plan. In reference to this site, however, Appendix 2 to the proposed Local Development Plan states:

Planting to the south of the site would help to assimilate the stark line of houses on the skyline and help to reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt, with new hedgebank boundary features, which would help to preserve and enhance the character of the landscape. A study will be required to assess the capacity of the sewage treatment works,if there is insufficient capacity, the development of the site will be delayed until after 2015..... Phasing is also proposed to help the development be absorbed into the village.

In the plan period (to 2021) a total of 35 units are proposed in three phases:

Phase 1 (2007-2011) 0 units
Phase 2 (2012-2017) 20 units
Phase 3 (2018 to 2021) 15 units

The two smaller areas of additional allocation shown on Figure 2 are included as a result of two processes. The area located on land adjacent to Landway Farm (NGR SS05619888) has the benefit of planning permission for 7 units. This area was the subject of an archaeological evaluation in 2008 (Ramsey, R 2008) and is not included in this assessment. The area to the west (NGR SS05449886) was suggested to the PCNPA during the public consultation stage of the Local Development Plan and is proposed for 5 units. This area, of approximately 0.4ha, is included in this assessment.

This ASIDOHL is intended to inform the consultation on a decision as to whether or not to include these proposal areas in the Preferred Strategy and Sustainability Appraisal of the PCNPA Local Development Plan. This can be viewed at: www.pembrokeshirecoast.org.uk

POLICY CONTEXT

The Draft Local Development Plan currently includes the following policy statements of relevance to this assessment. These are based on *Planning Policy Wales Chapter 6 'Conserving the Historic Environment'*.

Policy 24 Protection of Buildings of Local Importance

'Development affecting buildings which make an important contribution to the character and interest of the local area will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.....The following criteria will be used for selection.....position and influence on the townscape or landscape...'

Policy 25 Conservation of the Pembrokeshire Coast National Park

'Development and land use change will not be permitted where these would adversely affect the qualities and special character of the Pembrokeshire Coast National Park by:

- a) Causing significant visual intrusion; and/or,*
- b) being insensitively and unsympathetically sited within the landscape; and/or,*
- c) introducing or intensifying a use which is incompatible with its location; and/or*
- d) failing to harmonise with, or enhance the landform and landscape character of the National Park; and/or,*
- e) losing or failing to incorporate important traditional features.*

Additional comments on this policy include the following:

'Attention to detail and the cumulative effects of change are important considerations. Even seemingly minor changes in the landscape can have an adverse effect; prominent individual buildings or widespread application of inappropriate trends in design detailing can have an impact much wider than their immediate environs and cumulatively will subtly and irreparably alter the often fragile landscape character of the National Park.

Where there is a possibility that development and land use changes may cause significant visual intrusion, impacts should be assessed as applicable from:....

- *Public access points;*
- *Public Rights of Way(as well as the public highway;)*
- *Views on entering and leaving settlements;*
- *Important views within settlements.*

Particular attention should be given to medium and distant views, as well as the more obvious impacts on immediate environs and streetscape with special emphasis on the effects on the settings of Listed Buildings, Scheduled Ancient Monuments and conservation Areas. The appearance of individual and groups of buildings, and settlements in their landscape settings, traditional building details and boundary treatment also need to be considered...'

METHDOLOGY

This ASIDOHL was undertaken with reference to and in accordance with the revised second edition of the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (Cadw 2007). This document (ASIDOHL 2) should be consulted in conjunction with this assessment.

A field visit to the proposed development site and environs was undertaken as part of the preparation of this assessment to assess views and visibility at various locations within the village and from various viewpoints and distances in the surrounding landscape. Historic landscape register descriptions, historic character area descriptions, maps and photos are included as appendices to this report.

LANDSCAPE DESIGNATIONS

Jameston is a nucleated hamlet consisting of a small core of 19th century stone-built structures and more numerous modern dwellings. There are substantial 18th century farmhouses and farm buildings on its fringe. It was formerly an agricultural village, but most of the farm buildings have been converted to residential use, and post-World War 2 housing and more recent bungalows have obscured much of the earlier form of the village.

RHLA is a non-statutory landscape designation intended to highlight the importance and rarity of the historic landscapes and to encourage the sympathetic consideration of historic landscape concerns by planners, other professionals and the wider community.

Manorbier Registered Landscape of Special Historic Interest in Wales

Jameston and the proposed housing allocation area is situated within the Manorbier Landscape of Special Historic Interest in Wales (HLW[D]13) (Cadw 2001) – referred to in this report as the RHLA. The full description of this area as it appears in the Register is included in the Appendices of this assessment. The summary of the significance of the area is as follows:

The southern flanks of the long and narrow but prominent ridge dividing the South Pembrokeshire peninsula contain remarkable and still traceable, extensive, and in Wales quite rare, survivals of medieval open strip field systems, their original form and disposition in the landscape fossilized and consolidated by later hedged enclosures still in use today, the whole interspersed with related medieval and later settlements. The area also includes: Mesolithic coastal sites; a Neolithic chambered tomb; a substantial section of The Ridgeway ancient routeway with its

associated single, and groups of, Bronze Age ritual and sepulchral monuments; Iron Age promontory forts; important historic cultural associations...

The Manorbier RHLA is entirely located within the Pembrokeshire Coast National Park.

Historic Landscape Characterisation

A Historic Landscape Characterisation of the area was undertaken in 2003 (Murphy and Ludlow 2003). This study identified, characterised and described ten separate Historic Landscape Character Areas (HLCAs) within the Manorbier RHLA (Figs. 1 - 3). These character areas help to clarify the defining characteristics and components of the larger historic landscape. The HLCAs considered in this ASIDOHL were agreed with the Archaeological Advisor to the PCNPA, prior to commencement. It should be noted that the currently defined HLCAs extend beyond the RHLA. In assessing the impact of the proposed development upon HLCAs, their entire area is considered, rather than only that proportion that falls within the RHLA.

Only those HLCAs that contain, adjoin or are closely associated with the proposal area are considered in this ASIDOHL process. The area of the proposed housing allocation lies mainly within the East Moor and West Moor HLCA (Fig. 2) and within a small area of the Jameston HLCA. To the north of the proposal area is the Manorbier Newton Strip Fields HLCA. The descriptions of these three HLCAs are summarised below and are presented in full in the Appendices. The Historic Landscape Characterisation report can be viewed on the Dyfed Archaeological Trust Website at: www.dyfedarchaeology.org.uk

East Moor and West Moor HLCA

East Moor and West Moor is a windswept agricultural Historic Landscape Character Area of large fields and dispersed farms. Boundaries are either mortared stonewalls or banks topped with low hedges. There are few trees.

Jameston HLCA

Jameston is a nucleated hamlet consisting of a small core of 19th century stone-built houses and modern dwellings, with substantial 18th century farmhouses and farm buildings on its fringe. It was formerly an agricultural village, but most of the farm buildings have been converted to residential use.

Manorbier Newton Strip Fields HLCA

Long narrow fields enclosed by high stone-faced banks with hedges, mortared stone walls and dry-stone walls strongly characterise the Manorbier Newton Strip Fields HLCA. Dispersed farms and other buildings are mainly 19th century and stone-built.

Defining features of the Historic Landscape Character Areas

The primary defining feature of the above HLCAs is the agricultural landscape. This landscape is made up of characteristic field systems and the field boundaries that define them. To the north, west and east of Jameston is a regular enclosed-field system with prehistoric or medieval origins and now primarily defined by hedges. To the south of Jameston, the field system appears to be of post medieval origin and character. Within this landscape are dispersed and nucleated settlements associated with the agricultural landscape of which Jameston is an example.

Field boundaries are a significant landscape feature regardless of their condition. They contribute to the character of the landscape and reflect changes in land management, property divisions and other aspects of human impact upon the

landscape. In their current state the field boundaries are a key indicator of the antiquity of the agricultural landscape. They relate to documentary evidence for the ownership of land holdings. They help to define the change in land-use between settlement and enclosed farmland. Combined with the field system, the field boundaries form the context and setting within which the settlement features are situated.

SUMMARY OF HISTORICAL CONTEXT AND BACKGROUND

Jameston is a small HLCA, comprising a village situated on level ground at approximately 60m above sea level, that lies at the junction of the east–west A4139 road and several minor roads. It consists of a small nucleation of 18th and 19th century buildings and modern dwellings.

During the medieval period, Jameston lay within the Anglo-Norman manor of Manorbier in the Earldom of Pembroke. It has been suggested that Jameston was a pre-Norman settlement within a later, Anglo-Norman field system. However, others suggest the surrounding field system is prehistoric in origin and is overlain by the village. An Anglo-Norman foundation for Jameston as a manorial vill is more probable. A chapel is marked in the village on Saxton's map of 1578, presumably a chapel-of-ease of Manorbier parish, but its foundation date is unknown. The place-name, recorded as 'apud Sanctu Jacob' in 1295, and again as 'Saint Jameston' in 1331, may be derived from a fair rather than from the chapel. From the late 17th century it was the second largest vill in the manor and was the scene of the manorial courts. If modern development were removed, Jameston village is probably not much larger now than it would have been in the 17th century. During the 18th century a Quaker Meeting house and burial ground were established, and in 1820 a nonconformist chapel was built.

STAGE 2 ASSESSMENT OF DIRECT, PHYSICAL IMPACTS OF DEVELOPMENT

INTRODUCTION

The main area of proposed housing allocation on the southeastern edge of Jameston is located within the East Moor and West Moor HLCA, and will have a direct physical impact on this HLCA, decreasing its agricultural element by approximately 4.08ha. The small western area proposed for development, of approximately 0.4ha, within the Jameston HLCA will have a direct impact, causing the demolition of one modern agricultural building. However, it is also appreciated that once constructed the development will form an integral part of Jameston village and significantly increase its size. This indirect impact is assessed in Stage 3.

DIRECT PHYSICAL IMPACTS – GRADES AND SCORES

IMPACT AND ELEMENT SENSITIVITY SCORE

<i>Direct physical impacts - absolute</i>	
Very Severe	6
Severe	5
Considerable	4
Moderate	3
Slight	2
Very Slight	1
<i>Direct physical impacts - relative</i>	
Very Severe	6
Severe	5
Considerable	4
Moderate	3
Slight	2
Very Slight	1
<i>Site category</i>	
A	4
B	3
C	2
D	1
U	1
<i>Direct physical impacts – landscape value</i>	
Very High	6
High	5
Considerable	4
Medium	3
Low	2
Very Low	1
<i>Landscape value effect</i>	
Lost	6
Substantially Reduced	5
Considerably Reduced	4
Moderately Reduced	3
Slightly Reduced	2
Very Slightly Reduced	1

PHYSICAL IMPACTS IN ABSOLUTE TERMS

East Moor and West Moor HLCA

The development proposal (of c.4.08ha) will decrease the agricultural element of this character area (c.451.7ha) by approximately 0.9%

Magnitude of impact: 0-4% Very Slight

Score: 1 = Very Slight magnitude of absolute impact

Jameston HLCA

The development proposal (of c.0.4ha) will directly impact upon this character area (c.14.5ha) by approximately 2.8%.

Magnitude of impact: 0-4% Very Slight

Score: 1 = Very Slight magnitude of absolute impact

Manorbier Newton Strip Fields HLCA

Magnitude of impact: 0-4% Very Slight

Score: 0

PHYSICAL IMPACTS IN RELATIVE TERMS

The proposed development would only have a direct physical impact on a very small percentage of the landscape element of the East Moor and West Moor HLCA.

Field systems

The proposal area occupies two agricultural fields in their entirety.

East Moor and West Moor HLCA

Category of significance: B

Magnitude of impact: 0-4% Very Slight

Score: 1

Field boundaries

The proposal would result in the removal of or damage to a mortared stone wall field boundary that runs across the middle of the development area.

East Moor and West Moor HLCA

Category of significance: B

Magnitude of impact: 0-4% Very Slight

Score: 1

Agricultural settlement and farm buildings

There may be a direct physical impact from the proposed development upon a large modern agricultural building.

Jameston HLCA

Category of significance: D

Magnitude of impact: 0-4% Very Slight

Score: 1

DIRECT PHYSICAL IMPACTS - LANDSCAPE VALUE

The group value of the field systems has been identified as the main unifying theme defining the Manorbier Newton Strip Fields and East Moor and West Moor HLCA's. This landscape element therefore has a **Very High** extrinsic value.

Field system

East Moor and West Moor HLCA

Category of significance: B

Landscape value: High

Score: 5

Field boundaries

The proposed development includes the planting and construction of new hedgerow features. There is unlikely to be a significant loss of existing field boundaries within the East Moor and West Moor HLCA.

East Moor and West Moor HLCA

Category of significance: B

Landscape value: High

Score: 5

Agricultural settlement and farm buildings

East Moor and West Moor HLCA

Category of significance: D

Landscape value: Very low

Score: 1

LANDSCAPE VALUE EFFECT

Field system

The proposed development would reduce the field system landscape element within the whole of the RHLA by 0-4% (Very Slightly). The field system element of the East Moor and West Moor HLCA would be reduced by 0-4%.

East Moor and West Moor HLCA

Category of significance: B

Magnitude of impact: Very Slightly Reduced

Score: 1

Field boundaries

The proposed development would very slightly reduce the field boundary landscape element within the RHLA. Within the HLCA's the field boundary element would also be very slightly reduced by this development proposal.

East Moor and West Moor HLCA

Category of significance: B

Magnitude of impact: Very Slightly Reduced

Score: 1

Agricultural settlement and farm buildings

The Jameston HLCA will undergo a 0-4% loss in agricultural and farm buildings due to this development.

Jameston HLCA

Category of significance: D

Magnitude of impact: Very Slightly Reduced

Score: 1

SUMMARY OF DIRECT PHYSICAL IMPACTS

The overall magnitude of direct physical impacts is calculated using the following scale.

Overall Magnitude of Direct Physical Impacts	
Score	Grading
24-28	Very Severe
19-23	Severe
14-18	Considerable
9-13	Moderate
4-8	Slight
0-3	Very Slight

East Moor and West Moor HLCA

ABSOLUTE IMPACT (LOSS OF AREA)			MAGNITUDE & SCORE	
4.08ha = 0.9%			Very Slight - 1	
RELATIVE & LANDSCAPE IMPACTS (LOSS OF KNOWN ELEMENTS OR CHARACTERISTICS) & SCORES				
ELEMENT/% LOSS	CATEGORY	MAGNITUDE	LANDSCAPE	LANDSCAPE VALUE EFFECT
Field system 0-4%	B - 3	V. Slight - 1	High: 5	V. Slightly reduced: 1
Field boundaries 0-4%	B - 3	V. Slight - 1	High: 5	V. Slightly reduced: 1

The average score for the direct, physical impact on East Moor and West Moor HLCA = $10 + 10 = 20 \div 2 = 10$

The average score is then added to the score for the magnitude of absolute impact: $10 + 1 = 11 =$ **Moderate overall magnitude of direct physical impact**

Jameston HLCA

ABSOLUTE IMPACT (LOSS OF AREA)			MAGNITUDE & SCORE	
0.4ha = 2.8%			Very Slight - 1	
RELATIVE & LANDSCAPE IMPACTS (LOSS OF KNOWN ELEMENTS OR CHARACTERISTICS) & SCORES				
ELEMENT/% LOSS	CATEGORY	MAGNITUDE	LANDSCAPE	LANDSCAPE VALUE EFFECT
Agricultural farm buildings	D - 1	V. Slight - 1	Very low: 1	V. Slightly reduced: 1

The average score for the direct, physical impact on Jameston HLCA = $5 \div 1 = 5$

The average score is then added to the score for the magnitude of absolute impact: $5 + 1 = 6 =$ **Slight overall magnitude of direct physical impact**

Manorbier Newton Strip Fields HLCA

Overall magnitude of direct physical impact = **0**

STAGE 3A ASSESSMENT OF INDIRECT PHYSICAL IMPACTS OF DEVELOPMENT

The development proposal may cause the following indirect physical impacts upon the HLCAs:

Infrastructure

There may be knock on impacts elsewhere in the settlement from the proposed development. These might include upgrading existing services, changes in access and road/pavement improvements, beyond the limits of the development area, but within the settlement.

Jameston HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Impact on infrastructure beyond development	D – 1	Slight - 2

Settlement character

The development may alter the proportion of building styles within the settlement as a whole, thereby altering its character. This may in turn result in the need for additional development street lighting, or alteration to existing buildings elsewhere in the settlement as a result of the increased size of the community and possibly altered demographic profile. Some of these potential indirect physical impacts may be considered to be of positive benefit.

Jameston HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Change of settlement character	D - 1	Moderate - 3

Land use change

The proposed development would result in a change of use resulting in the cessation of its previous agricultural management within the development area, but would not prevent it continuing elsewhere.

East Moor and West Moor HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Traditional land use of area ceased	B - 3	Very slight - 1

SUMMARY OF INDIRECT PHYSICAL IMPACTS

Jameston HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Impact upon infrastructure beyond development	D – 1	Slight - 2
Change of settlement character	D - 1	Moderate - 3

Average score for the indirect physical impact is $(1+2) + (1+3) = 7 \div 2 = \mathbf{3.5}$

East Moor and West Moor HLCA

IMPACT	CATEGORY & SCORE	MAGNITUDE & SCORE
Traditional land use of area ceased	C - 2	Very slight – 1

Average score for the indirect physical impact is $(2+1) = 3 \div 1 = \mathbf{3}$

Manorbier Newton Strip Fields HLCA

Indirect physical impact = **0**

STAGE 3B

ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS OF DEVELOPMENT

The field visit to the area demonstrated that owing to the topographic setting of Jameston, the proposed development area is less visible from the north than might be expected. Instead, there is likely to be a greater impact when viewed from the south. Views from the Pembrokeshire Coast Path towards Jameston were not assessed.

The following potential indirect (non-physical) visual impacts from the proposed housing development have been identified:

FORM AND APPEARANCE

The proposal includes a phased development of up to 70 units to be built on two parcels of farmland bordering the southern edge of Jameston settlement, with an additional 5 units to be built on a small parcel of land on the western edge of Jameston village. It is also proposed that another 7 units are built within Jameston village on land adjacent to Landway Farm, but this area is not included in this assessment. There are as yet no detailed design proposals, so the size, shape, appearance and density of the buildings are unknown. It is assumed that any buildings would reflect and be in keeping with the existing housing within the settlement.

VIEWS

The proposed development area will be visible at various distances to varying degrees from all directions. Proposed new hedge-bank boundaries will have a considerable influence on the extent to which the proposed development will be visually intrusive in close proximity to the development. At greater distances, the primary visual impact of the proposals would be the increase in the size of the settlement by slightly more than 28%.

From within Jameston HLCA - Close

Depending upon the impact the proposed development may have upon existing field and roadside boundaries and their future management, the proposals may have a visual impact on the approach to Jameston from the east (and on leaving the village travelling east). The transition from rural agricultural to urban environment may become more abrupt. It may also increase the visible area of denser modern urban expansion of the village.

Existing visibility of the countryside to the south from the main road may eventually be reduced or obscured as development proceeds. Views south from Bush Terrace and properties on the south side of the road through the village that at present border open countryside, will be most affected, as they will become 'enclosed' within the village.

The views of some houses on Spencer Close, whose back gardens face west, could be slightly affected by the development of 5 units proposed for the small parcel of land to the west, that will replace a modern agricultural building.

Category of significance: D - 1

Magnitude of impact: Moderate - 3

From within Jameston HLCA - Distant

Views within Jameston from locations at increasing distance from the proposed development are unlikely to be significantly affected.

Category of significance: D - 1

Magnitude of impact: Very slight – 1

From Manorbier Newton Strip Fields HLCA - close

Changes to views towards Jameston from the north and east are only likely for the property on the eastern approach to the village which is on slightly raised ground and therefore overlooks the settlement (see Photo 8).

Category of significance: B – 3

Magnitude of impact: Slight - 2

From Manorbier Newton Strip Fields HLCA - distant

Views from the north looking south towards the coast include Jameston to varying degrees. The proposed development will not obstruct these views, but may make the village a more prominent visual feature. Views from various points along the Ridgeway road were assessed. Views of Jameston are generally obscured from the road by hedges. Visibility of the proposal area was significantly reduced by the presence of existing buildings within Jameston. The lie of the land (which drops slightly to the south on the south side of the village) also effectively reduces visibility of the proposed development area from raised elevations to the north.

Category of significance: B – 3

Magnitude of impact: Slight - 2

From East Moor and West Moor HLCA - close

Close views north from this HLCA towards the village are possible across fields, from the minor road to the south of the village. The settlement may appear closer and denser from this distance.

Category of significance: B – 3

Magnitude of impact: Slight - 2

From East Moor and West Moor HLCA - distant

Distant views of Jameston from the south and southeast are only likely to be possible from dispersed settlements. The village may appear slightly closer and more substantial.

Category of significance: B – 3

Magnitude of impact: Slight - 2

SUMMARY OF INDIRECT VISUAL IMPACTS

Jameston HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Close views of development from within Jameston HLCA	D - 1	Moderate - 3
Distant views of development from within Jameston HLCA	D - 1	Very slight - 1
Development form	1*	Moderate - 3
Development appearance	1*	Moderate - 3

*Average value of element sensitivity = $(1+1) \div 2 = 1$

Average score for indirect visual impacts = $(1+3) + (1+1) + (1+3) + (1+3)$
 $= 14 \div 4 = 3.5$

Manorbier Newton Strip Fields HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Close views of development from HLCA	B - 3	Slight - 2
Distant views of development from HLCA	B - 3	Very slight 1
Development form	3*	Very slight - 1
Development appearance	3*	Very slight - 1

*Average value of element sensitivity = $(3+3) \div 2 = 3$

Average score for indirect visual impacts = $(3+2) + (3+1) + (3+1) + (3+1)$
 $= 17 \div 4 = 4.25$

East Moor and West Moor HLCA

IMPACTS	CATEGORY & SCORE	MAGNITUDE & SCORE
Close views of development from HCLA	B - 3	Slight - 2
Distant views of development from HCLA	B - 3	Very slight -1
Development form	3*	Slight - 2
Development appearance	3*	Slight - 2

*Average value of element sensitivity = $(3+3) \div 2 = 3$

Average score for indirect visual impacts = $(3+2) + (3+1) + (3+2) + (3+2)$
 $= 19 \div 4 = 4.75$

THE OVERALL MAGNITUDE OF INDIRECT IMPACTS

To calculate the score for the overall magnitude of indirect impact for each HLCA, the average score for the indirect visual impacts on each HLCA is added to the score for the indirect physical impacts. This figure is on a scale of 1 – 20. This score range cannot be divided into the six whole number ranges, as is the case with the 28-point scale used in Stage 2. Therefore the average score is multiplied by 28 then divided by 20 to convert it to the 28-point scale.

OVERALL MAGNITUDE OF INDIRECT IMPACTS	
SCORE	GRADING
24-28	Very Severe
19-23	Severe
14-18	Considerable
9-13	Moderate
4-8	Slight
0-3	Very Slight

Overall magnitude of indirect impact on:

Jameston HLCA

$3.5 + 3.5 = 7 \times 28 = 196 \div 20 = 9.8$
rounded off to the nearest whole number = 10

Therefore, there is a **Moderate** indirect (physical and visual) impact on the Jameston HLCA.

East Moor and West Moor HLCA

$3 + 4.75 = 7.75 \times 28 = 217 \div 20 = 10.85$
rounded off to the nearest whole number = 11

Therefore there is a **Moderate** indirect (physical and visual) impact on the East Moor and West Moor HLCA.

Manorbier Newton Strip Fields HLCA

$0 + 4.5 = 4.25 \times 28 = 119 \div 20 = 5.95$
rounded off to the nearest whole number = 6

Therefore there is a **Slight** indirect (physical and visual) impact on the Manorbier Newton Strip Fields HLCA

STAGE 4

EVALUATION OF RELATIVE IMPORTANCE

In this stage the relative importance of HLCAs that are directly and/or indirectly affected are assessed in relation to the RHLA.

STEP 1

EVALUATION OF THE RELATIVE IMPORTANCE OF THE HISTORIC CHARACTER AREAS DIRECTLY AND/OR INDIRECTLY AFFECTED BY THE DEVELOPMENT TO THE WHOLE OF THE MANORBIER REGISTERED HISTORIC LANDSCAPE AREA

Jameston HCLA

Although there is only a Slight direct physical impact on Jameston HLCA, if the proposed development were to go ahead, the area of settlement that currently defines Jameston HLCA would increase, and the character of the settlement would be changed. The relative importance of Jameston HLCA to the whole of Manorbier RHLA is evaluated according to the 11 criteria presented below.

Rarity: In addition to the main settlement of Manorbier, Jameston is one of three other historic nucleated settlements (Manorbier Newton and Lydstep being the other two) within the RHLA. Such settlements are not, however, rare within the region.

Score: Low

Representativeness: The HLCA is part of, but is not representative of the RHLA as a whole.

Score: Low

Documentation: The HLCA is not unusually well documented.

Score: Low

Group Value: The HLCA as a whole is made up of only a few elements and therefore has a relatively low group value.

Score: Low

Survival: Survival of the historic character of the settlement is low as a result of the proportion of more modern buildings to older properties, and the intermixing of old and new elements. The character of some historic buildings has been altered through repair and alteration. The post World War 2 housing is not, however, without merit, interest or character itself.

Score: Moderate

Condition: The condition of the elements of the HLCA is generally moderate. The character of some historic buildings has been altered through repair and alteration.

Score: Moderate

Coherence: The coherence of the HLCA is low because much of its original form and character has been 'blurred' by later development, and is dispersed between newer properties.

Score: Low

Integrity: The HLCA has medium physical and visual integrity. Despite changes that have occurred over time some elements visibly retain their original character. The contrast it provides with its surroundings enhances its integrity.

Score: Moderate

Potential: There is low potential for future landscape study and analysis within the landscape character area.

Score: Low

Amenity: The HLCA holds little scope for elements to be developed as a public educational and recreational amenity.

Score: Very low

Associations: The historic associations of the HLCA are locally well known.

Score: Low

Rarity: Low - 2

Representativeness: Low - 2

Documentation: Low - 2

Group Value: Low - 2

Survival: Moderate - 3

Condition: Moderate - 3

Coherence: Low - 2

Integrity: Moderate - 3

Potential: Low - 2

Amenity: Very Low - 1

Associations: Low - 2

The relative importance score of the Jameston HLCA to the Manorbier RHLA = 24

Manorbier Newton Strip Fields HLCA

The Manorbier Newton Strip Fields HLCA contains the agricultural fieldscape that is of prime importance to the RHLA.

Rarity: Very High - 5

Representativeness: High - 4

Documentation: Moderate - 3

Group Value: Moderate - 3

Survival: Very High - 5

Condition: Very High - 5

Coherence: Very High - 5

Integrity: Very High - 5

Potential: Very High - 5

Amenity: Low - 2

Associations: Low - 2

The relative importance score of Manorbier Newton Strip Fields HLCA to the Manorbier RHLA = 44

East Moor and West Moor HLCA

This HLCA is significant in relation to the RHLA because of its contrasting character to the Manorbier Newton Strip Fields HLCA. The variation is a result of different land use history and land management that has resulted in a later and changed field system being superimposed upon the earlier strip field system.

Rarity: Moderate - 3

Representativeness: High - 4

Documentation: Moderate - 3

Group Value: Moderate - 3
Survival: High - 4
Condition: High - 4
Coherence: High - 4
Integrity: High - 4
Potential: High - 4
Amenity: Low - 2
Associations: Low - 2

The relative importance score of East Moor and West Moor HLCA to the Manorbier
RHLA = 37

STEP 2

AN EVALUATION OF THE RELATIVE IMPORTANCE OF THE HISTORIC CHARACTER AREAS CONCERNED IN THE NATIONAL CONTEXT

JAMESTON HLCA

Rarity: Low - 2
Representativeness: Low - 2
Documentation: Low - 2
Group Value: Low - 2
Survival: Moderate - 3
Condition: Low - 2
Coherence: Low - 2
Integrity: Low - 2
Potential: Very Low - 1
Amenity: Low - 2
Associations: Very Low - 1

Importance score of the Jameston HLCA in a National Context = 21

MANORBIER NEWTON STRIP FIELDS HLCA

Rarity: High - 4
Representativeness: Very High - 5
Documentation: Moderate - 3
Group Value: High - 4
Survival: Very High - 5
Condition: Very High - 5
Coherence: Very High - 5
Integrity: Very High - 5
Potential: Very High - 5
Amenity: Moderate - 3
Associations: Very Low - 1

Importance score of the Manorbier Newton Strip Fields HLCA in a National
Context = 45

EAST MOOR AND WEST MOOR HLCA

Rarity: Moderate - 3
Representativeness: Moderate - 3
Documentation: Low - 2

Group Value: Moderate - 3
Survival: Very High - 5
Condition: Very High - 5
Coherence: High - 4
Integrity: Moderate - 3
Potential: High - 4
Amenity: Low - 2
Associations: Very Low - 1

Importance score of the East Moor And West Moor HLCA in a National Context = 35

THE AVERAGE OVERALL VALUE OF ALL THE HISTORIC CHARACTER AREAS AFFECTED BY THE DEVELOPMENT

Jameston HLCA at Step 1 = $(24 \div 55) \times 100 = 43.63$ = Considerable

Manorbier Newton Strip Fields HLCA at Step 1 = $(44 \div 55) \times 100 = 80$ = Very High

East Moor and West Moor HLCA at Step 1 = $(37 \div 55) \times 100 = 67.27$ = High

Jameston HLCA at Step 2 = $(21 \div 55) \times 100 = 38.18$ = Moderate

Manorbier Newton Strip Fields HLCA at Step 2 = $(45 \div 55) \times 100 = 81.81$ = Very High

East Moor And West Moor HLCA at Step 2 = $(35 \div 55) \times 100 = 63.63$ = High

GRADES OF OVERALL VALUE	
80 –100	Very High
60 –79	High
40-59	Considerable
20-39	Moderate
5-19	Low
0-4	Very Low

The average overall value of all the Historic Character Areas affected by the development is:

$(43.63 + 80 + 67.27 + 38.18 + 81.81 + 63.63) \div 6 = 62.42$, rounded off to the nearest whole number
 = **63 - High overall value**

STAGE 5

ASSESSMENT OF OVERALL SIGNIFICANCE OF IMPACT

This final stage combines the results of Stages 2 –4 to produce an assessment of the overall significance of the impact of the development and the effect that altering the HCLAs in question has on the whole of the registered Historic Landscape Area. The overall impact of the development is assessed using Table 13 in the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (Cadw 2007), and is calculated using the following scale:

OVERALL SIGNIFICANCE OF IMPACT	
SCORE	GRADING
26-30	Very Severe
21-25	Severe
16-20	Fairly Severe
10-15	Moderate
4-9	Slight
1-3	Very Slight

HISTORIC LANDSCAPE CHARACTER AREA (HCLA)	VALUE OF HCLA (based on STAGE 4)		IMPACT OF DEVELOPMENT (based on STAGES 2 & 3 results)		REDUCTION OF VALUE OF THE MANORBIER RHLA		TOTAL SCORE FOR HCLA	OVERALL SIGNIFICANCE OF IMPACT FOR HCLA
Jameston	Moderate/Considerable	5	Slight direct physical impact. Moderate indirect (both physical and visual) impact	4	Very low	1	10	Moderate
East Moor and West Moor	High	7	Moderate physical impact. Moderate indirect (both physical and visual) impact	5	Low	3	15	Moderate
Manorbier Newton Strip Fields	Very High	9	No direct physical impact. No indirect physical impact but slight indirect visual impact	1	Low	1	11	Moderate

SUMMARY STATEMENTS AND CONCLUSIONS

BACKGROUND

The proposed development area lies within the Manorbier RHLA in the *Register of Landscapes of Special Historic Interest in Wales* (Cadw 2001). A historic landscape characterisation project by Dyfed Archaeological Trust has identified, characterised and described 10 Historic Landscape Character Areas all or parts of which lie within this registered landscape (Murphy and Ludlow 2003). The area of the proposal housing allocation lies within the East Moor and West Moor HLCA, and the Jameston HCLA.

SUMMARY OF CONSERVATION, MANAGEMENT AND PLANNING ISSUES

The site is proposed for allocation for housing development in the draft Local Plan for the PCNP.

SUMMARY OF DEVELOPMENT PROPOSALS

The proposal in the PCNPA Local Development Plan (ref no.730) is currently for a residential development of 35 units (1.24 hectares), with the possibility of an additional area being developed for another 35 units (1.2 hectares) outside of the plan period i.e. beyond 2021 – Figure 2. A surrounding planting area would cover a further 1.64 hectares (not shown on Figure 2), **giving a total area of 4.08 hectares for the development**. The development area is located on the southeastern edge of Jameston village on land to the south of the A4139, the main road through Jameston. The land is currently enclosed agricultural pasture. At this stage, since the land has not yet been allocated, there is no specific planning application and thus no detailed design plan.

In the plan period (to 2021) a total of 35 units are proposed in three phases:

Phase 1 (2007-2011) 0 units

Phase 2 (2012-2017) 20 units

Phase 3 (2018 to 2021) 15 units

The two smaller areas of additional allocation shown on Figure 2 are included as a result of two processes. The area located on land adjacent to Landway Farm (NGR SS05619888) has the benefit of planning permission for 7 units. This area was the subject of an archaeological evaluation in 2008 (Ramsey, R 2008) and is not included in this assessment. The area to the west (NGR SS05449886) was suggested to the PCNPA during the public consultation stage of the Local Development Plan and is proposed for 5 units. This area, of approximately 0.4ha, is included in this assessment.

Although by its nature, the majority of the proposed scheme will inevitably result in the loss of part of the agricultural landscape, the location of the site on the edge of the existing settlement of Jameston means that its potential impacts on the historic landscape are less than a similar development in open countryside.

SUMMARY OF REGISTERED HISTORIC LANDSCAPE AREA CHARACTER

The landscape character descriptions are included in appendices to this ASIDOHL. The overall landscape character of the Manorbier landscape area, as summarised in the *Register of Landscapes of Special Historic Interest in Wales*, is:

... remarkable and still traceable, extensive, and in Wales quite rare, survivals of medieval open strip field systems, their original form and disposition in the landscape fossilized and consolidated by later hedged enclosures still in use today, the whole interspersed with related medieval and later settlements.

SUMMARY OF ASSESSMENT OF IMPACTS

The assessment of impact of the development is based upon professional and objective judgements as to the archaeological and landscape value of the various elements identified and objective judgement of the degree of severity of impact upon those elements from the development.

DIRECT PHYSICAL IMPACTS

The 4.08ha proposed allocation area lies within the East Moor and West Moor HLCA and would result in the loss of roughly 0.9% of the total area of the HCLA. An area of 0.40ha (2.8%) of Jameston HCLA is allocated for development and would suffer a direct impact. The approximate percentage of each landscape element that will be impacted upon by the development is weighed against the archaeological importance of the features and their landscape significance to calculate the impact of the development upon landscape value. Direct physical impacts of the development on the **East Moor and West Moor HLCA** are considered to be **Moderate**. Direct physical impacts of the development on the **Jameston HCLA** are considered **Slight**. There are **no** direct physical impacts on **Manorbier Newton Strip Fields HCLA**.

INDIRECT PHYSICAL AND NON-PHYSICAL IMPACTS

The proposed development would result in **Slight to Moderate** impacts on the historic landscape. The greatest impact will be on changes to the settlement character and infrastructure within Jameston HLCA, but these have been assessed as **Moderate**. Impacts to the East Moor and West Moor HLCA are also assessed as **Moderate**. Impacts to the Manorbier Newton Strip Fields HLCA will be **Slight**.

EVALUATION OF RELATIVE IMPORTANCE

An evaluation of the relative importance of the HLCAs affected by the development produced a value of **Moderate to Very High**.

ASSESSMENT OF OVERALL SIGNIFICANCE OF IMPACT

The overall significance of impact rating of **Moderate** is a consequence of the possible nature and character of the housing development rather than its direct impacts on the historic landscape. Most of the key characteristics that define Jameston HLCA, Manorbier Newton Strip Fields HLCA and the East Moor and West Moor HLCA will be largely unaffected, but due to the **High** relative importance of the whole landscape and the moderate indirect visual impacts the overall significance of impact is rated as **Moderate**.

CONSIDERATIONS OF DEVELOPMENT IMPACT ON THE HISTORIC LANDSCAPE

The concerns listed below are based on issues identified within the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (Cadw 2007).

- The impact of the development on the overall integrity and coherence of the Jameston Historic Landscape Character Area by a significant increase in its size that has the potential to significantly change the existing character of the settlement.
- The impact of the development on the overall integrity, coherence and group value of the HLCAs.
- The impact of the development upon the form and extent of the settlement in relation to its surroundings.

MITIGATING ASPECTS OF THE DEVELOPMENT

Landscaping and planting schemes could help mitigate the visual impacts of the proposed development. In addition, the impact of the units could be mitigated by sensitive architectural design in keeping with local and regional building styles, and a density and development pattern that reflects and respects existing buildings in the settlement, including the careful positioning of units, gardens and green spaces. These measures would soften the visual impact of the development, and would improve its integration into existing settlement, but might require a less dense development than the seventy proposed units.

REFERENCES CONSULTED

- Cadw 2001, *Register of Landscapes of Special Historic Interest in Wales*. Cardiff
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- Murphy K and Ludlow N 2003, *Historic Landscape Characterisation of Pen Caer, Newport and Carningli, Manorbier, and Stackpole Warren*. Cambrian Archaeology unpublished report.
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- Walker R F 1991, The Manor of Manorbier, Pembrokeshire in the Early 17th Century, *Journal of the National Library of Wales*, **27**, no 2. 131-74.

PHOTOGRAPHS



Photo 1: *Proposed development area looking east*



Photo 2: *Proposed development area looking south*



Photo 3: *Proposed development area looking west*



Photo 4: *Dwelling on northern edge of development area*



Photo 5: *Stone wall field boundary defining part of development area*



Photo 6: *View north across development area towards Bush Terrace*



Photo 7: *View towards Jameston from Southeast of development area*



Photo 8: *Dwelling to west of development area*



Photo 9: *View to southeast from development area*



Photo 10: *View towards development area from southwest*



Photo 11: Houses with gardens backing on to development area



Photo 12: Bush terrace looking east



Photo 13: *Hedge boundary between Tudor Lodge and the development area*



Photo 14: *View from the Ridgeway above Manorbier Newton looking southeast towards Jameston*



Photo 15: View from the Ridgeway looking south towards Jameston. Note houses of bush terrace on left side of picture



Photo 16: View from the Ridgeway looking southwest towards Jameston. Note houses of bush terrace on left side of picture



Photo 17: View from the Ridgeway looking southwest towards Jamestown



Photo 18: View from below the Ridgeway looking west towards Jamestown

FIGURES



Figure 1. Location map showing the boundary of the Manorbier Landscape of Special Historic Interest (blue) and the Historic Landscape Character Areas (red).

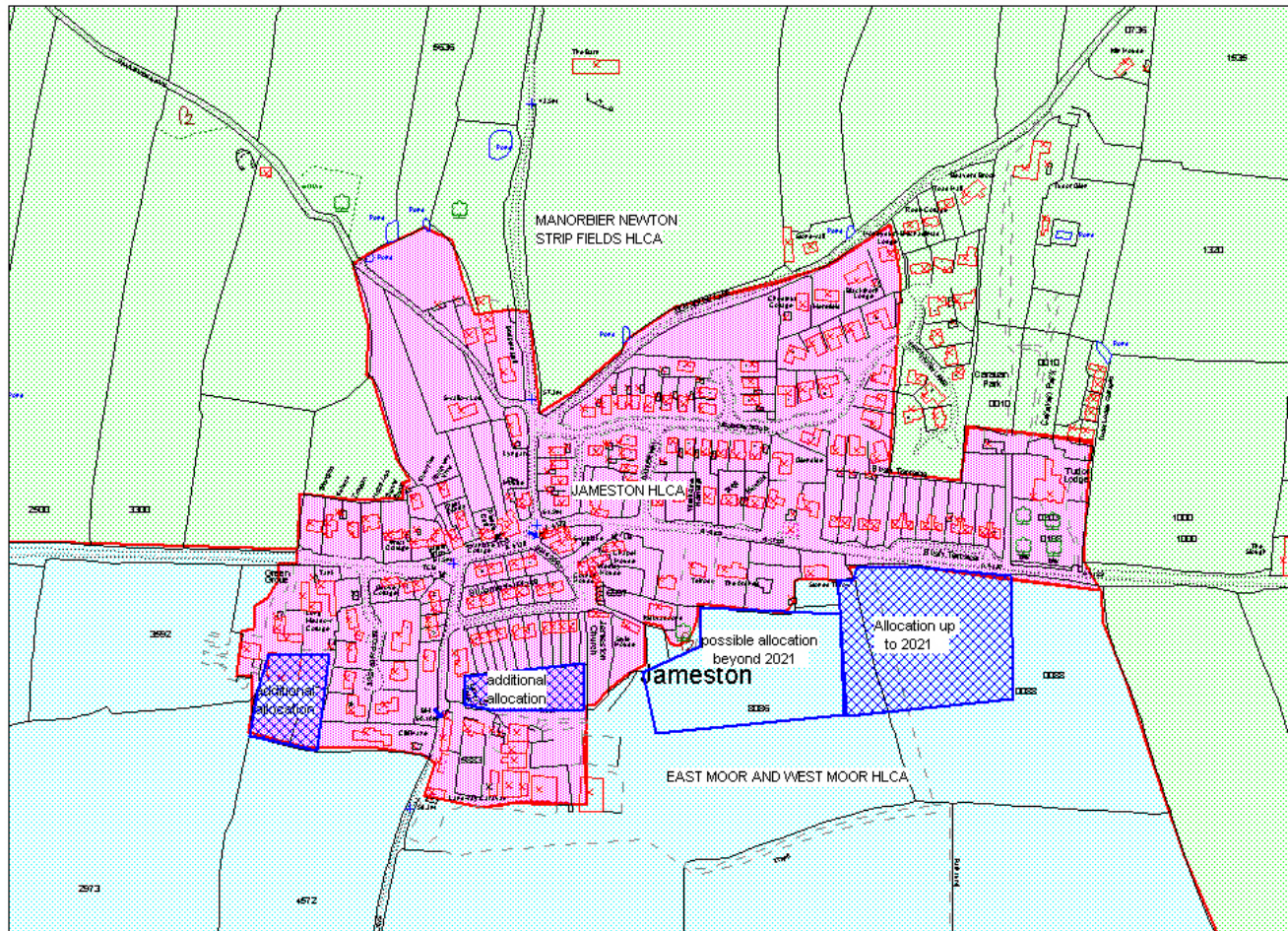


Figure 2. The proposed development in relation to the Historic Landscape Character Areas.

Map based on data supplied by PCNPA – Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. PCNPA Licence 10022534.

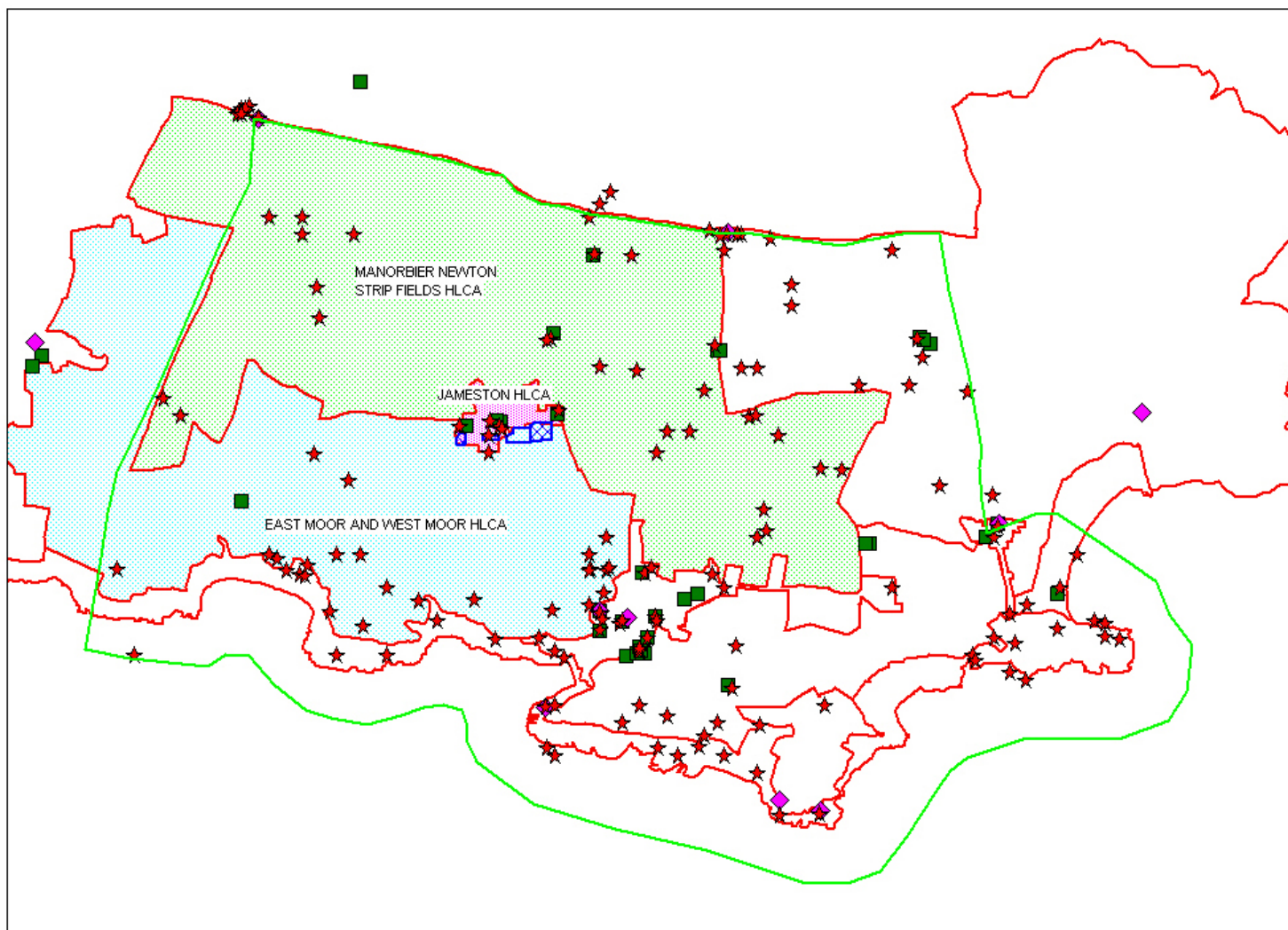


Figure 3. Map showing the Historic Landscape Character Areas (red outline), the Manorbier Landscape of Special Historic Interest (green outline), proposed development (dark blue outline), archaeological sites recorded within the Historic Environment Record (red stars), Scheduled Ancient Monuments (purple lozenges) and Listed Building (green squares).

APPENDICES

MANORBIER

Landscape of Special Historic Interest in Wales

REGISTER DESCRIPTION

SUMMARY	
Ref number	HLW (D) 13
Index map number	45
OS map	Pathfinder 1125 (SS09/19)
Former county	Dyfed
Local authority	Pembrokeshire
Principal area designations	<i>The area is entirely within the Pembrokeshire Coast National Park. It includes: the greater part of the Freshwater East to Skrinkle Haven and part of the Lydstep Head to Tenby Burrows Sites of Special Scientific Interest; Manorbier Castle Scheduled Ancient Monument; Manorbier Conservation Area.</i>
Criteria	2, 3, 5
Contents and significance	<i>The southern flanks of the long and narrow but prominent ridge dividing the South Pembrokeshire peninsula contain remarkable and still traceable, extensive, and in Wales quite rare, survivals of medieval open strip field systems, their original form and disposition in the landscape fossilized and consolidated by later hedged enclosures still in use today, the whole interspersed with related medieval and later settlements. The area also includes: Mesolithic coastal sites; a Neolithic chambered tomb; a substantial section of The Ridgeway ancient routeway with its associated single, and groups of, Bronze Age ritual and sepulchral monuments; Iron Age promontory forts; important historic cultural associations as the home of Gerald of Wales.</i>

Landscape description

Though sparse, the evidence for pre-Norman land organization in South West Wales suggests that Manorbier was 'clearly the caput of an ancient territorial division' — Maenor Pŷr. Among the most striking features of the landscape today are the long narrow enclosed strip fields which extend southwards from The Ridgeway, an ancient east-west route running along the crest of the ridge that neatly divides the south Pembrokeshire peninsula into two halves. The area described here includes the surviving extent of strip fields which were laid out on the central southern flanks of the ridge, in an area extending from the western environs of the village of Lydstep in the south east to as far as the village of Manorbier Newtown in the north west. Topographically, the flanks of the ridge gently fall from about 100m above OD along the crest which forms the northern limit of the area, to a shallow basin about 35m above OD which traverses the area parallel to the coast. South of this basin, the slopes gently rise

up again by about 40m to the tops of a series of spectacular limestone and Old Red Sandstone coastal cliffs and headlands, interspersed with small bays and inlets which form the southern limits of the area.

It has been argued that the strip fields are the remains of a large co-axial field system of pre-Norman date, adapted and perpetuated in medieval open-field cultivation systems. The Manor of Manorbier, centred on its coastally located castle, consisted of the parishes of Manorbier and Penally and was held of the Earl of Pembroke by the de Barri family from the 12th to the 14th centuries. Their most famous scion, Gerald of Wales, provides the earliest, if somewhat idealized description, of the medieval landscape of Manorbier, features of which can be retraced today.

The expansion of population by the 13th century accounts for the foundation of the secondary settlement, of simple row plan, of Manorbier Newton. The medieval settlement of Jameston, it has been argued, was also secondary to, and inserted into, an existing co-axial field system. A series of very full 17th-century surveys gives a detailed picture of early modern land use and organization, and of the individual farms across the parish. A long history of arable cultivation in a cleared, almost treeless, landscape, broken by areas of moor and furze, seems to have persisted through the Middle Ages into modern times. Enclosure of open fields took place, and Welsh gentry families built up small estates centred on prosperous individual farms within the parish. Norchard Farm, recorded as having seven hearths in the 17th century, contains medieval elements and was always separate from communal cultivation régimes. East Moor and West Moor farms were similar, the former with traces of medieval buildings.

Whilst the present day landscape is one almost wholly shaped by medieval territorial organization, settlements and land use, there are, nevertheless, significant concentrations of prehistoric monuments surviving in the landscape and surface finds indicative of sub-surface traces. The Norchard Beacon, Bier Hill Bronze Age barrow cemetery, sited on The Ridgeway crest, and the Carew Beacon group similarly sited and also at a possible early boundary, are quite rightly taken as evidence for the antiquity of The Ridgeway route itself.

Along the southern coast, sand incursions have masked the prehistoric topography of Manorbier Bay and to a lesser extent Swanlake Bay and, therefore, the traces of any Mesolithic settlement to be associated with the numerous finds of microliths from the cliff tops south east and west of both bays. Besanding may also have obscured any low-lying traces of Neolithic settlement associated with the King's Quoit chambered tomb on Priest's Nose, south west of Manorbier. Promontory forts of Iron Age date are sited along these South Pembrokeshire cliffs; Old Castle Head, now within a Ministry of Defence range, has traces of huts inside the main multivallate enclosure and a less well-preserved annex. The cliff tops and areas inland may always have been used for grazing and even today are characterized by areas of moor and furze.

In summary, this area displays strong historical continuity, with fossilized elements still in active use. It ranks highly in integrity and coherence, its defining elements being readily appreciated from a number of vantage points, and it also has associated historic cultural value as the home of Gerald of Wales.

JAMESTON

GRID REFERENCE: SS 056990

AREA IN HECTARES: 13

Historic Background

A small area of modern Pembrokeshire, comprising the built-up village of Jameston. During the medieval period, it lay within the Anglo-Norman manor of Manorbier (and Penally) which was a mesne lordship or honorial barony held, by the service of 5 knights, of the Lordship and Earldom of Pembroke, a heavily Anglicised region that was brought under Anglo-Norman control before 1100, reorganised along English manorial lines and never retaken by the Welsh. The barony had been held, since the very early 12th century, by the de Barris and, on their extinction in 1392, was sold to the Dukes of Exeter before reverting to the crown in 1461. From that point onwards it was leased to a succession of individuals before being settled on the Philippses of Picton Castle, with whom it remained until the 20th century. A number of authors have attempted to define and to date Jameston's topography. Roberts suggested that it was a pre-Norman settlement within a later, Anglo-Norman field system. However, as noted by other authors, the surrounding field system is likely to have prehistoric origins (probably bronze age), based on the prehistoric 'ridgeway' (see Manorbier Newton strip fields character area), and the village appears to overlie this field system. Kissock has argued that the village has a radial plan, suggesting pre-Norman origins. However, his 'radial' plan-elements do not convince; moreover, Kissock himself acknowledged that the settlement formerly lay around a formal, rectangular village green (now infilled). An Anglo-Norman foundation is more probable. Jameston has little recorded medieval history. A chapel is marked in the village on Saxton's map of 1578, presumably a chapel-of-ease of Manorbier parish, but its date is unknown. It may have been a late foundation. The place-name, recorded as 'apud Sanctu Jacob' in 1295, and again as 'Saint Jameston' in 1331, may be derived from a fair rather than from the chapel - the late 16th century source George Owen recorded that an annual fair dedicated to St James was held in the village. Jameston then appears to have been established as a manorial vill, exploiting the good-quality arable land of the locality. It was recorded in some detail in three later surveys of the Manor of Manorbier, in 1601, 1609 and 1618. It represented one of the three divisions of the manor, with a reeve responsible for rent-collection, and from the late 17th century was the scene of the manorial courts. It was the second largest vill in the manor, and had seven substantial farms, ten houses and one cottage. Corn-production in the village hinterland is confirmed by the surveys, but the loss of 22 acres of arable is recorded between 1609 and 1618. It is clear from the mention of 'four closes' in the surveys that the process of enclosure of the surrounding field strips had already begun by the early 17th century. Tenants held land by freehold, and by two forms of copyhold called 'husbandry hold' and 'censory hold', which appear to be relics of an earlier, feudal tenure. At Jameston, 5 freehold tenants rendered either cash or customary red roses. Over the three surveys, 22 husbandry tenants are recorded possessing substantial farmsteads - a total of 8 barns, 10 haggards (corn hay barns) and 7 cowhouses is recorded. The seven censory holdings seem to have had the poorest land and only one barn, and 2 cowhouses are recorded. It would appear therefore that Jameston village is little larger now than it was in the 17th century. Indeed, it may have contracted; there is no field evidence for this, but the tithe map of c. 1840 shows a nucleated settlement rather smaller than at present. By 1840 the village green had been already infilled. Most of the present village buildings are of 18th- and 19th-century date, and include the church, which was not established until the 19th century. A nonconformist chapel was built in 1820 while, during the 18th century, a Quaker Meeting house and burial ground were established. Jameston still has one

working farm, and a public house, but is now overwhelmingly residential in character, with two rows of 20th century housing. The annual fair has been revived.

Description and essential historic landscape components

Jameston is a small historic landscape character area comprising a village situated on level ground at about 60m above sea level, and lying at the junction of the east – west A4139 road and several minor roads. It consists of a small nucleation of 18th and 19th century buildings and modern dwellings. It was an agricultural village, but now there is only one substantial working farm, with large ranges of modern agricultural buildings, located on the southern fringe of the village. High stonewalls surrounding the two-storey 19th century Swan Lake Inn constrict the main road in the centre of the village. Here there is a cluster of local limestone-built, slate roofed mainly mid-to-late 19th century dwellings. There are one- and two –storey examples, with most in the vernacular tradition, although window size and symmetry indicate leanings towards the polite ‘Georgian’ tradition. Small ranges of stone-built agricultural buildings of an old farm in the centre of the village have been partly converted to non-agricultural use. The Mission Hall, a small church in debased gothic style is also situated in the village core. Two substantial old farms of considerable architectural sophistication lie on the village fringe. The substantial stone-built ranges of outbuildings set informally around the courtyard of both farms have been converted to residential use. The houses are both originally 18th century. One is three storey, firmly in the Georgian tradition with a stucco front elevation, and the other is a much altered late 18th century neo-gothic house. Modern houses, in small estates and individual dwellings, in a variety of styles and materials are interspersed with the older buildings, and maintain the tight nucleation of the village. A small caravan park is located at the east end of the village.

Jameston historic landscape character area contrasts with the surrounding landscape of fields and farms.

Sources: Austin 1988; King and Perks 1970; Kissock 1997; Manorbier Parish tithe map 1842; Milne 2001; Owen 1892; Roberts 1987; Walker 1992

MANORBIER NEWTON STRIP FIELDS

GRID REFERENCE: SS 057994

AREA IN HECTARES: 650

Historic Background

An area of modern Pembrokeshire comprising a discrete block of long, narrow strip fields, now enclosed. A number of authors have attempted to define and to date the field system. Roberts has suggested that it is Anglo-Norman, and indeed many of the fields exhibit the sinuous, aratrally-curved form characteristic of medieval ploughing. However, as noted by other authors, the system is not typically medieval and appears to be overlain by possible medieval settlements such as Manorbier Newton and Jameston. It is more likely to have prehistoric origins, probably bronze age, being co-axial to a prehistoric routeway – 'The Ridgeway'- along which lie a number of bronze age round barrows. It may be a relic of a more extensive prehistoric field system that has been obscured elsewhere, but is encountered further west in the Castlemartin area. The present sinuous boundaries possibly resulted from medieval re-use of the fields and their subsequent enclosure. During the medieval period, the area lay within the Anglo-Norman manor of Manorbier (and Penally) which was a mesne lordship or honorial barony held, by the service of 5 knights, of the Lordship and Earldom of Pembroke, a heavily Anglicised region that was brought under Anglo-Norman control before 1100, re-organised along English manorial lines and never retaken by the Welsh. The barony had been held, since the very early 12th century, by the de Barris and, on their extinction in 1392, was sold to the Dukes of Exeter before reverting to the crown in 1461. From that point onwards it was leased to a succession of individuals before being settled on the Philippses of Picton Castle, with whom it remained until the 20th century. During the medieval period, the strips belonged to the three divisions of the manor, Manorbier and Jameston (see individual character areas), and Manorbier Newton, which represents the only medieval nucleation in this area. First recorded in 1331, Manorbier Newton was an agricultural vill with a reeve responsible for rent-collection. It was subject to three detailed surveys in 1601, 1609 and 1618 when it was the third largest vill in the manor. Its morphology is that of a small, unplanned nucleation which today may be roughly the same size as it was in the early 17th century. It had 6 substantial farms, 7 houses and one cottage. Corn-production in the village hinterland is confirmed by the surveys, but the loss of 56 acres of arable is recorded between 1609 and 1618. The 'Lord's Mead' east of the village preserved a small area of baronial demesne. Otherwise, tenants held land by freehold, and by two forms of copyhold called 'husbandry hold' and 'censory hold', which appear to be relics of an earlier, feudal tenure. Only husbandry tenants are recorded on the strip fields; censory lands appear largely to have been former baronial demesne which was not held in common (the censory lands in the East Moor and West Moor character area are however included within Newton in the surveys). Over the three surveys, 16 husbandry tenants are recorded that possessed substantial farmsteads - a total of 8 barns, 9 haggards (corn hay barns) and 6 cowhouses are recorded. It appears from the surveys that the fields were largely still open in the early 17th century but were no longer held in common. By the time of a later 17th century survey the process of enclosure has begun as 19 enclosed field names are recorded. It was more-or-less complete by 1774 when an estate map of New House, Mudmoor and Slade shows unenclosed sub-division surviving within some of the enclosed strips. A number of farmsteads were subsequently established within the enclosed field strips. Slade was first recorded in the early 18th century, Sunny Hill in the late 18th century, while Tynnewydd is a relatively recent creation. By the tithe survey of 1842 the field pattern and settlement system are virtually that of today, except that there has been some boundary loss. The area is crossed by a railway line, with a station north of

Manorbier, which was opened by the Pembroke and Tenby Railway in 1864 and acquired by the GWR in 1896.

Description and essential historic landscape components

Long narrow strip fields are the defining characteristic of this historic landscape character area. The long axes of these are aligned north to south. They run across gently undulating ground around Jameston and Manorbier villages at between 30m to 50m up south-facing slopes to the crest of The Ridgeway at over 100m. The Ridgeway forms a definite northern boundary to the strip-fields. On maps it is possible to define groups or blocks of strips, such as those to the northeast of Manorbier and to the southwest of Manorbier Newton, but generally the overall pattern is of a unified, single system. Field boundaries, however, vary greatly across the area, with stone-faced banks and earth banks topped hedges the most common. Even within this type there is variety, with roadside banks often massive, while others are insubstantial. Mortared rubble limestone walls are also present as well as rubble banks/rough dry-stone walls. Both these types are often in a poor state of repair. Hedges on the banks are well maintained. Very few are overgrown or neglected. It is an exposed landscape and therefore hedgerow trees are not common, and woodland is mainly confined to small, scrubby stands in sheltered hollows. Land-use is approximately 80% improved pasture and 20% arable. Farms dispersed along the south-facing slopes below The Ridgeway roughly on the 60m contour are a distinctive element of the settlement pattern. Other farms and dwellings are fairly widely dispersed. Manorbier Newton hamlet is the only nucleation. Local limestone (cement rendered and bare stone) and slate for roofs are the universal building materials in older structures. Farmhouse and farm size vary, and while there are substantial late 18th century dwellings in the Georgian tradition with substantial ranges of stone-built outbuildings located a little distance from the dwellings, most are smaller and date to the mid-to-late 19th century. These are mainly two-storey and double-fronted with examples in both the polite Georgian style and vernacular tradition. Old farm buildings are small, often just one or two ranges, and in some cases attached to the end of the farmhouse, indicating the relative small land-holding size of the former farms. Many of the farms are not now engaged in agriculture – campsites and garden centres are located here - and outbuildings have frequently been converted to non-agricultural use. Some others are neglected and are becoming derelict. Large, modern agricultural buildings are present on working farms. Single storey and two storey houses in the vernacular tradition, small stone outbuildings, a disused 19th century chapel, an old railway station and a handful of modern houses comprise the hamlet of Manorbier Newton. There is a looser cluster of buildings close to Manorbier Station, including the 19th century station buildings, a 19th century school, a 19th century chapel, campsite and garden centre. Three main routes cross this area from east to west: The Ridgeway to the north, the Pembroke and Tenby railway, and the A4139 road, and there are numerous minor lanes and tracks. Apart from The Ridgeway all these routeways seem to cut across, and are therefore later than, the strip field system. Recorded archaeology includes bronze age round barrows alongside The Ridgeway and several prehistoric flint working sites. Limekilns and small pits testify to limestone extraction for use in agriculture and building.

The strip fields of this area define it and separate it from the more regular fields of its neighbours.

Sources: Austin 1988; Charles 1992; King and Perks 1970; Kissock 1997; Manorbier Parish tithe map 1842; National Library of Wales NLW Vol 88; Price 1986; Roberts 1987; Walker 1992

EAST MOOR AND WEST MOOR

GRID REFERENCE: SS 046989

AREA IN HECTARES: 453

Historic Background

An area of modern Pembrokeshire, between Manorbier and Hodgeston. The majority of the area lies within the parish of Manorbier. During the medieval period, this lay within the Anglo-Norman manor of Manorbier (and Penally) which was a mesne lordship or honorial barony held, by the service of 5 knights, of the Lordship and Earldom of Pembroke, a heavily Anglicised region that was brought under Anglo-Norman control before 1100, re-organised along English manorial lines and never retaken by the Welsh. The barony had been held, since the very early 12th century, by the de Barris and, on their extinction in 1392, was sold to the Dukes of Exeter before reverting to the crown in 1461. From that point onwards it was leased to a succession of individuals before being settled on the Philipppes of Picton Castle, with whom it remained until the 20th century. It comprises a landscape of regular, medium-sized enclosures, quite distinct from the strip fields of the Manorbier Newton character area to the north. It may be that the strips – which appear to have bronze age origins – formerly extended into this area, but have been lost owing to different farming practices. According to an account of 1582, much of this area represented what had formerly been baronial demesne land which, through absentee landlords in the late 14th and 15th centuries, had been allowed to become ‘decayed lands’. The far east end of the area in fact included Manorbier Castle Park. By the early 17th century the demesne was largely being rented out. Tenants within the lordship held land by freehold, and by two forms of copyhold called ‘husbandry hold’ and ‘censory hold’. Most of this character area, like other former demesne lands, represented censory holding(s) which were included, for assessment purposes, within Manorbier Newton. Their history is thus quite distinct from the husbandry holdings which appear to have been established within the communal strip fields. It appears from the evidence of three surveys, of 1601, 1609 and 1618, that the land was still largely unenclosed, although the process of enclosure may have begun. By the time of the surveys there was no game or deer in the park, which had been divided into three enclosures. Over the three surveys, the censory holding(s) – called ‘Calvesland’ by 1618 - appear to have represented poor land and only 16 acres of arable, 4 barns, and 3 cowhouses, are recorded. However, West Moor was recorded – as ‘Moor’ – as a husbandry holding. East Moor appears not to have been recorded which may be further evidence of demesne origins. It had become a minor gentry house by the 17th century, when it was a possession of the Lort family of Stackpole, assessed for 7 hearths in 1670 and described by Fenton, in 1811, as ‘one of the chief mansions of this district about 200 years ago’. It had passed to the Owens of Orielson by the 18th century. The character area also includes similar field systems in the neighbouring parish of Hodgeston. This was another mesne lordship held of the Earldom of Pembroke. It was divided between a number of co-heirs on the death of the Marshal Earls in 1245, and continued to be held by co-owners until it too became part of the Owen holdings in the late 17th century - early 18th century. It may then be that the pattern of enclosure was undertaken under Owen tenure, during the late 17th century - early 18th century. There are few historic maps of this area, and those that are available such as a late 18th century estate map and the tithe maps of the c. 1840 show a landscape similar to that of today. In addition the tithe maps show small-scale limestone quarrying and limekilns to the east of Hodgeston village.

Description and essential historic landscape components

A historic landscape character area generally between 30m and 50m lying on the south Pembrokeshire coastal plain immediately inland of high sea cliffs. Land-use is mostly improved pasture, with some arable and virtually no rough ground. It is open to southwesterly Atlantic winds, and therefore apart from trees planted for shelter close to houses woodland is not a characteristic of the landscape. Indeed, hedges which are dense and well maintained in the northern part of this area fade first to straggling lines of bushes then to nothing close to the exposed coast. Boundaries are a mixture of stone-faced banks and mortared walls. Banks with hedges predominate in the northern section of this area while to the south walls are more common, now broken down and supplemented with wire fences. Fields are relatively large and square or rectangular in shape. The settlement pattern is one of dispersed farms. Older buildings are almost entirely 19th century in date, built of local limestone (cement rendered or bare, although with farm buildings are invariably bare stone), with slate roofs. Farmhouses vary in size and style, ranging from two-storey early 19th century Georgian houses, through to later 19th century two storey double-fronted vernacular houses. However, the large window openings and symmetry of the vernacular houses indicate a degree of polite Georgian style influence. Similarly farm buildings vary, with extensive ranges, sometimes arranged informally around a yard associated with the larger buildings, down to a single range attached to the end of a small house at the lower end of the scale. Farm buildings on some of the smaller farms have been converted to non-agricultural use, while larger farms often have modern steel, concrete and asbestos agricultural buildings. There are few modern dwellings in this area. There is a large caravan park and campsite. The A4139 road crosses from east to west and numerous lanes bisect the landscape. Historic boundaries have been removed along sections of the A4139 and replaced by fences. Recorded archaeological sites do not strongly characterise this area. They fall into two main categories, prehistoric flint working floors and post-medieval limekilns. East Moor and West Moor historic landscape character area shares many of the landscape components of the area (yet to be defined) to the west. Consequently it is not possible to define a hard-edged boundary here. Elsewhere there is clear definition between this area and strip fields and Jameston village to the north, the coastal strip to the south and Manorbier village to the east.

Sources: Hodgeston Parish tithe map 1840; Jones 1996; King and Perks 1970; Manorbier Parish tithe map 1842; National Library of Wales Picton Map 5; Walker 1992

AN ASIDOHL FOR PROPOSED HOUSING ALLOCATION AT JAMESTON, PEMBROKESHIRE

RHIF YR ADRODDIAD / REPORT NUMBER 2009/01

**Ionawr 2009
January 2009**

Paratowyd yr adroddiad hwn gan / This report has been prepared by D Schlee
and F Murphy

Swydd / Position:

Llofnod / Signature Dyddiad / Date

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith
This report has been checked and approved by K Murphy

ar ran Ymddiriedolaeth Archaeolegol Dyfed Cyf.
on behalf of Dyfed Archaeological Trust Ltd.

Swydd / Position:

Llofnod / Signature Dyddiad / Date

Yn unol â'n nôd i roddi gwasanaeth o ansawdd uchel, croesawn unrhyw sylwadau
sydd gennych ar gynnwys neu strwythur yr adroddiad hwn

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