

Land Adjacent to Bedwen, Llanon, Ceredigion

Desk Based Assessment

Ross Cook FSA

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CONTENTS

List of Figures	iv
List of Plates	v
Acknowledgements	vi
Abbreviations used in this report.....	vi
Project Team	vii
Summary	1
Crynodeb.....	2
1 INTRODUCTION	3
1.1 General.....	3
1.2 Background.....	3
1.3 Legislation	4
1.4 Project.....	5
2 AIMS AND OBJECTIVES	6
2.1 Desk Based Assessment	6
2.2 Results	7
3 METHODOLOGY.....	8
3.1 Introduction.....	8
3.2 Identifying Heritage Assets for Assessment	8
3.3 Assessing the Value of Heritage Assets.....	9
3.4 Assessing Direct Impacts	12
3.5 Assessing Indirect (Visual) Impacts.....	13
3.6 Assessing Impact to Setting and Significance	13
3.7 Documentary Research.....	16
3.8 Reporting.....	16
3.9 Health and Safety.....	16
4 BASELINE	17
4.1 Introduction.....	17
4.2 Location	17
4.3 Geology.....	17
4.4 Registered Landscapes, Parks and Gardens	18
4.5 Scheduled Monuments	18
4.6 Listed Buildings	19

4.7	<i>Archaeological and Historical Background</i>	19
4.8	<i>Cartographic Sources</i>	23
4.9	<i>Aerial Photographic Evidence</i>	24
4.10	<i>Placename Evidence</i>	24
4.11	<i>Previous Archaeological Events.....</i>	25
4.12	<i>Site Visit.....</i>	25
5	IDENTIFIED HERITAGE ASSETS	26
5.1	<i>Sites of Archaeological and Historical Interest</i>	26
6	ASSESSMENT OF HERITAGE ASSETS	30
6.1	<i>Potential Direct Impacts of the Development on Heritage Assets</i>	30
6.2	<i>Potential Indirect (Visual) Impacts of the Development on Heritage Assets.....</i>	30
7	ASSESSMENT OF IMPACTS TO SETTING AND SIGNIFICANCE.....	37
7.1	<i>Stage 1: Identifying Heritage Assets for Setting and Significance Impact Assessment.....</i>	37
7.2	<i>Stage 2 and 3: Defining and Evaluating the Setting and Significance of Heritage Assets</i>	37
7.3	<i>Summary of Significance and Setting.....</i>	40
8	MITIGATION.....	41
8.1	<i>Recommendations.....</i>	41
8.2	<i>Assessment of Residual Impacts</i>	41
9	ARCHIVING	42
10	SOURCES.....	43
	APPENDIX I	45
	APPENDIX II	60
	APPENDIX III.....	88
	APPENDIX IV.....	90

List of Figures

<i>Fig. 1 – Development area.</i>	3
<i>Fig. 3 – Location – Development Area (red)</i>	18
<i>Fig. 2 – Location – Llanon.....</i>	18
<i>Fig. 4 – Existing and Proposed Block Plans.....</i>	46
<i>Fig. 5 – Existing dwelling plans and elevations.</i>	47
<i>Fig. 6 – Proposed Dwelling Plan – 1 & 9.....</i>	48
<i>Fig. 7 – Proposed Dwelling Plan – 2, 5 & 6.....</i>	49
<i>Fig. 8 – Proposed Dwelling Plan – 3 & 4.....</i>	50
<i>Fig. 9 – Proposed Dwelling Plan – 7 & 8.....</i>	51
<i>Fig. 10 – Heritage Assets within 250m, defined by Primary Reference Number (PRN).....</i>	52

<i>Fig. 11 – Heritage Assets within 1km as defined by Primary Reference Number (PRN).</i>	53
<i>Fig. 12 – Listed Buildings within 250m as defined by Listing ID.</i>	54
<i>Fig. 13 – Listed Buildings within 1km as defined by Listing ID.</i>	55
<i>Fig. 14 – 25cm LiDAR Survey Data.</i>	56
<i>Fig. 15 – Development Area in relation to 1846 Tithe Map.</i>	57
<i>Fig. 16 – Development Area in relation to 1888 25-inch First Edition OS map.</i>	58
<i>Fig. 17 – Development Area in relation to 1972 1:25,000 OS map.</i>	59

List of Plates

Plate 1 – View south along SF18.	61
Plate 2 – View north along SF18.	61
Plate 3 – View south along SF18.	62
Plate 4 – View north along SF18.	62
Plate 5 – View south along SF18.	63
Plate 6 – View south along SF18.	63
Plate 7 – View north along SF18.	64
Plate 8 – View south along SF19-20.	64
Plate 9 – View south along SF19-20.	65
Plate 10 – View north along SF19-20.	65
Plate 11 – View north along SF19-20.	66
Plate 12 – View north along SF19-20.	66
Plate 13 – View north along SF19-20.	67
Plate 14 – View north showing proposed development area.	67
Plate 15 – View north showing proposed development area.	68
Plate 16 – View from west of proposed development area towards Church.	68
Plate 17 – View from west of proposed development area towards Church.	69
Plate 18 – View from west of proposed development area towards Church.	69
Plate 19 – View from west of proposed development area towards Church.	70
Plate 20 – View from west of proposed development area towards Church.	70
Plate 21 – View from west of proposed development area towards Church.	71
Plate 22 – View from entrance of proposed development area towards A487/Stryd y Fawr.	71
Plate 23 – View from Bedwen towards Stryd y Eglwys.	72
Plate 24 – View from Stryd y Neuadd towards Sunday School.	72
Plate 25 – View from east of proposed development area towards Sunday School.	73
Plate 26 – View from east of proposed development area towards Sunday School.	73
Plate 27 – View from east of proposed development area towards Sunday School.	74
Plate 28 – View from east of proposed development area towards Barbara.	74
Plate 29 – View showing eastern hedgerow.	75
Plate 30 – View showing western hedgerow.	75
Plate 31 – View across Llanon and Llansantffraid from Royal Observer Corps listening station. Bedwen pointed.	76
Plate 32 – View towards development area from Maes-gwyn Farm.	76
Plate 33 – Estate map of William Davies Esqr.	77
Plate 34 – Estate map of William Davies Esqr.	77
Plate 1 – 1942 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	78

Plate 2 – 1943 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	79
Plate 3 – 1947 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	80
Plate 4 – 1950 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	81
Plate 5 – 1955 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	82
Plate 6 – 1959 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	83
Plate 7 – 1973 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	84
Plate 8 – 1975 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	85
Plate 9 – 1989 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	85
Plate 10 – 1991 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	86
Plate 11 – 2000 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).	87

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With thanks to Lloyd Howells for commissioning this programme of archaeological investigation.

Abbreviations used in this report

HER	- Historic Environment Record.
DAT-DM	- Dyfed Archaeological Trust Development Management.
LPA	- Local Planning Authority.
NGR	- National Grid Reference.
NMR	- National Monuments Record.
OS	- Ordnance Survey.
All other abbreviations will be referred to in text.	

Project Team

Ross Cook FSA – A buildings archaeologist and dendrochronologist with a background in archaeology and buildings conservation. He has undertaken archaeological fieldwork throughout Wales and England, where he has also worked to produce detailed surveys of a wide range of Scheduled Ancient Monuments and Listed Buildings; this has included Ruthin Castle, Ludlow Castle Neath Abbey, Llansteffan Castle, Tretower Castle, Cilgerran Castle, Newport Castle Pembrokeshire, and Brymbo Ironworks. Ross is the Cathedral Archaeologist at St Davids Cathedral, and Consultant Archaeologist to Christchurch Priory, Dorset. He previously worked for the Royal Commission on the Ancient and Historical Monuments of Wales as a Historic Buildings Investigator (Archaeology), where he recorded buildings and Monuments, and provided advice on historic buildings at a national level. Currently he is involved in project work with Cadw, The Brymbo Heritage Group, and The Buildings of Medieval and Ottoman Palestine Research Project.

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ArchaeoDomus Archaeological & Heritage Services is the trading name of Ross Cook, an affiliate member of the CIfA, adhering to the CIfA codes of conduct.

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Land Adjacent to Bedwen, Llanon, Ceredigion

Desk Based Assessment

Summary

ArchaeoDomus was commissioned by Gwennan Jenkins, on behalf of Jeff Morgan, to prepare an Archaeological Desk Based Assessment to accompany an application for the development of 9 dwelling houses at the site known as Land Adjacent to Bedwen, Llanon, Ceredigion.

This assessment has identified the potential direct and indirect (visual) effects of the proposed development on heritage assets, and has assessed the impact of the proposed development on designated and undesignated assets.

*It has been determined that the direct impact of development will be **High** (SF18) and **Low** (SF19-20) due to the removal of historic hedgerow boundaries and loss of a slang (strip field) from the medieval field system of Morfa Esgob. Through the appropriate mitigation this may be reduced to a **Moderate** impact.*

*It has determined that the indirect (visual) impacts of development on the site will range from **Slight** to **Severe**, which may be reduced to **Moderate** with the correct mitigation.*

This report has been prepared by a qualified archaeologist in accordance with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-based Assessment (2014, updated 2020).

Tir cyfagos i Bedwen, Llanon, Ceredigion

Asesiad ar sail desg

Crynodeb

Comisiynwyd ArchaeoDomus gan Gwennan Jenkins, ar ran Jeff Morgan, i baratoi Asesiad Archaeolegol o Ddesg Archaeolegol i gyd-fynd â chais ar gyfer datblygu 9 tŷ annedd ar y safle a elwir yn Land Adjacent at Bedwen, Llanon, Ceredigion.

Mae'r asesiad hwn wedi nodi effeithiau uniongyrchol ac anuniongyrchol posibl (gweledol) y datblygiad arfaethedig ar asedau treftadaeth, ac mae wedi asesu effaith y bwriad ar asedau dynodedig a heb eu llofnodi.

Penderfynwyd mai Uchel (SF18) ac Isel (SF19-20) fydd effaith uniongyrchol y datblygiad oherwydd bod ffiniau gwrychoedd hanesyddol yn cael eu tynnu a cholli slang (cae stribed) o system caeau canoloesol Morfa Esgob. Trwy'r lliniaru priodol gellir lleihau hyn i effaith Gymedrol.

Mae wedi penderfynu y bydd effeithiau anuniongyrchol (gweledol) datblygiad ar y safle yn amrywio o Ychydig i Sylweddol, y gellir ei leihau i Gymhedrol gyda'r lliniaru cywir.

Paratowyd yr adroddiad hwn gan archaeolegydd cymwys yn unol â'r Sefydliad Siartredig ar gyfer Safon ac Arweiniad Archaeolegwyr ar gyfer Asesiad Desg yr Amgylchedd Hanesyddol (2014, diweddarwyd 2020).

1 INTRODUCTION

1.1 General

- 1.1.1 ArchaeoDomus was commissioned by JMS Planning and Development, on behalf of Jeff Morgan, to undertake an archaeological desk-based assessment of Land Adjacent to Bedwen, Llanon, Ceredigion (hereafter also referred to as ‘the site’). This work has been undertaken to provide an assessment of the proposed development plan and its potential impact of known and unknown heritage assets within and surrounding the development area. The proposal comprises the development of 9 dwelling houses and a new access road.



Fig. 1 – Development area.

1.2 Background

- 1.2.1 A planning application has been made to Ceredigion County Council under A220682 for the ‘Demolition of Bedwen and Residential Development of 9 dwellings’. As part of the application process, Dyfed Archaeological Trust Development Management were consulted, who recommended that a pre-determination archaeological desk-based assessment should be prepared to fully understand the resource and to make reasonable mitigation recommendations.
- 1.2.2 Bedwen is a bungalow of min-20th century construction. Under the submitted proposals, Bedwen would be demolished to allow for development

1.3 Legislation

- 1.3.1 The above advice falls in line with *Technical Advice Notice (TAN) 24*. Its purpose is to provide guidance on the historic environment during development plan preparation and decision making relating to planning and listed buildings. In particular to the development of a site within a landscape of known or where it is considered likely to encounter archaeological remains, it provides the following guidance:

‘Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.’ (TAN 24)

- 1.3.2 *Planning Policy Wales 11 Edition* sets out the planning policies of the Welsh Government in relation to land use. In particular, chapter 6 details the Welsh Government’s policy regarding the historic environment and states:

The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw’s published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset. (PPW 2021, 126)

- 1.3.3 The *Planning Wales Act 2015* lays down legislative changes for a reformed planning system in Wales, ensuring it delivers a fair, resilient system that enabled development. It introduced the requirement for mandatory pre-application consultation for certain types of development.
- 1.3.4 Important or historic hedgerows (and boundaries) are protected under The Environment Act 1995 (section 95). The Hedgerow Regulations 1997 (under the 1995 Act) provides protection and guidance for those development/agricultural activities outside of planning. The regulations permit the removal of any hedgerow (including any length of hedgerow) for ‘carrying out Development for which planning permission has been granted’ provided the loss of the hedgerow has been properly assessed against the benefits of the proposed Development.

- 1.3.5 Following review in 1998, a simplified set of assessment criteria was proposed where all substantially complete boundaries (hedgerows) that predate 1845 were to be afforded consideration/protection. The Environment, Transport and Regional Affairs Committee's Report 'The Protection of Field Boundaries' 1999 was acknowledged by the government, but no amendments were made to the 1997 regulations. Judicial Review of the application in 2002 of the regulations (Flintshire County Council v NAW and Mr J T Morris) has clarified the interpretation of some of the criteria (see The Hedgerow Regulations 1997, Schedule 1, Part 2 Archaeology and History).

1.4 Project

- 1.4.1 The fieldwork was commenced 4th January 2023 and concluded the same day. It was undertaken in line with the guidance laid down by the Chartered Institute for Archaeologists, *CIfA Standards and Guidance for an Archaeological Watching Brief* (2014; updated 2020).
- 1.4.2 All work was undertaken by a qualified archaeologist.
- 1.4.3 This report documents the results of the desk-based assessment

2 AIMS AND OBJECTIVES

2.1 Desk Based Assessment

- 2.1.1 The aims of the desk-based assessment are defined by the CIfA in *Standards and Guidance for a desk-based assessment* (2014; updated 2020) as:

‘...a programme of study of the historic environment within a specified area or site on land, in the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance; the character of the study area, including appropriate consideration of the settings of heritage assets; and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.’

- 2.1.2 Its purpose is to gain an understanding of the historic environment resource in order to formulate as required:

- ❖ an assessment of the potential for heritage assets to survive within the area of study.
- ❖ an assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests.
- ❖ strategies for further evaluation (whether intrusive or not), where the nature, extent or significance of the resource is not sufficiently well defined.
- ❖ an assessment of the impact of the proposed development or other land use changes on the significance of the heritage assets and their settings.
- ❖ strategies to conserve the significance of heritage assets, and their settings.
- ❖ design strategies to ensure that the new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.
- ❖ proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

- 2.1.3 To this we can further add that the objectives of a desk-based assessment are:

- ❖ to assess the available information to determine the extent and character of heritage assets, in local, regional and national contexts.
- ❖ to assess the significance of heritage assets considering all of the cultural heritage values that people associate with it, or which prompt them to respond to it.
- ❖ to assess the impact (physical or visual) on heritage assets and their setting.

- ❖ To carefully consider and present mitigation recommendations aimed at reducing the impact of the new development on heritage assets and their settings.
- ❖ Finally, to present this information in a written report and the preparation and deposition of an archive of data generated by the assessment in line with professional standards.

2.2 Results

- 2.2.1 To communicate the results of the archaeological desk-based assessment to the client in the form of an illustrated report, and to provide digital copies to the client.
- 2.2.2 To prepare a digital archive of the projects report, photographic archive, all drawn elements for deposition with the National Monuments Record of Wales and Regional HER held by the Dyfed Archaeological Trust.

3 METHODOLOGY

3.1 Introduction

3.1.1 All archaeological works have been conducted by a qualified archaeologist in accordance with the *Standards and Guidance for a desk-based assessment* (November 2014; 2020) from the Chartered Institute for Archaeologists.

3.1.2 This methodology has been based on the methodology written and developed by our friends at Black Mountains Archaeology Ltd, and has been used with their permission.

3.2 Identifying Heritage Assets for Assessment

3.2.1 The assessment of the historic environment includes the interrogation of a number of sources (including, but not limited to):

- ❖ Statutory designated monuments, buildings and landscapes (including conservation areas, parks, gardens and battlefields).
- ❖ Regional Historic Environment Record (HER).
- ❖ National Monuments Record (NMR).
- ❖ Aerial photographic archives.
- ❖ Local and national archives.
- ❖ Cartographic and documentary sources.

3.2.2 Information on statutory designated sites (World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Landscapes, Battlefields, Parks and Gardens) were obtained from Cadw on the 19th December 2022, and accessed through Cof Cymru – National Historic Assets of Wales (a Welsh Government online mapping resource). Information recorded on the National Monuments Record (NMR) were obtained from the RCAHMW on the 15th August, 2022 and information recorded on the Regional Historic Environment Record were obtained from the Dyfed Archaeological Trust (DAT) on the 12th December 2022 (1502). Cartographic and documentary sources were also consulted as would the national and local archives.

3.2.3 The assessment reviewed the existing information pertaining to the Historic Environment based on a primary study area comprising a 250m radius centred on NGR SN5144067246 (the development area). A selection of statutory designated sites was also assessed within a secondary study area comprising a 1km radius centred on the same NGR, in order to assess the impact of the proposed development on their settings.

3.2.4 Important or historic hedgerows will be assessed according to current legislation that details the following criteria:

- ❖ The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, “historic” means existing before 1850.
- ❖ The hedgerow incorporates an archaeological feature which is (a) included in the schedule of monuments compiled by the Secretary of State under Section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(7); or (b) recorded at the relevant date in a Historic Environment Record.
- ❖ The hedgerow (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.
- ❖ The hedgerow (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Historic Environment Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.
- ❖ The hedgerow (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Enclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.
- ❖ There are other criteria relating to rights of way and ecology.

3.3 Assessing the Value of Heritage Assets

- 3.3.1 Cultural heritage assets are categorised according to the only values that are nationally agreed in the Department of Transport/Welsh Office/Scottish Office *Design Manual for Roads and Bridges Vol. 11 Section 3 Part 2* (HA 208/07 Cultural Heritage) 2007, amended 2009 (DMRB 2007), as amended January 2020 LA 106 Revision 1. A cultural heritage asset is an individual archaeological site or building, a monument or group of monuments, an historic building or group of buildings, an historic landscape etc., which, together with its setting, can be considered as a unit for assessment.
- 3.3.2 Understanding value is subjective beyond any statutory or registered designation and is based on the professional experience and knowledge of the assessor. Other factors do contribute to the overall assessment of value (and significance) of heritage assets and the assessment criteria below contributes to an overall robust assessment framework.

Value			Criteria
A*	Very High	International/ National	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
A	High	National	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
B	Medium	Regional	Designated or undesignated assets that contribute to regional research objectives.
C	Low	Local	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
D	Negligible	Local	Assets with very little or no surviving archaeological interest.
U	Unknown	Unknown	The importance of the resource has not been ascertained.

Table 1. Factors for assessing the value of heritage assets (after Table 5.1 DMRB 2009)

3.3.3 The criteria below are adapted from notes made in Annex 2 of the *DMRB Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007, amended 2009* (DMRB 2007), as amended January 2020 LA 106 Revision 1. These notes refer to the Scheduling Criteria as set out by the *Ancient Monument and Archaeological Areas Act 1979* and *The Historic Environment (Wales) Act 2016* and finally Stage 4 Evaluating Relative Importance as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (2nd Edition 2007).

3.3.4 While comprehensive, the criteria should not be regarded as definitive, rather they are indicators which contribute to a wider judgement based on the professional experience of the assessor and the circumstance and context of the assessment and heritage asset.

3.3.5 **Rarity:** there are some monument categories, which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. This should be assessed in relation to what survives today, since elements of a once common type may now be rare. The criteria for assessment are:

- ❖ Very High: sole survivor of its type.
- ❖ High: very few sites of this type are known.
- ❖ Medium: the site is not unusual but cannot be considered common.
- ❖ Low: the site is quite common.

3.3.6 **Documentation and Association:** the significance of a heritage asset may be enhanced by the existence of records of previous investigations or, in the case of more recent monuments, by the

supporting evidence of contemporary written records. Furthermore, any important historical associations relating to the heritage asset, such as institutions, cultural figures, movements or events, will enhance value. The survival of documentation and/or historic association that increases our understanding of a heritage asset will raise its importance, though this is difficult to quantify owing to the extremely varied nature of documentary and historical material. Therefore, a professional judgment is given based on the actual amount or importance of evidence and its academic value. The criteria for assessment are:

- ❖ Very High: a highly significant, authentic and nationally well-known association(s) and/or complete documentary record, or exceptionally important sources available.
- ❖ High: a significant, authentic and regionally well-known association(s) and/or considerable quantity of relevant material, or highly important sources available.
- ❖ Moderate: an authentic, but less significant, perhaps locally well-known association(s) and/or some relevant material, or moderately important sources available.
- ❖ Low: unauthenticated or a little-known association(s) and/or little relevant material, or only modestly important sources available.
- ❖ None: no known associations and/or relevant material available.

3.3.7 **Group Value:** relates to the diversity (or similarity) of elements including their structural and functional coherence. The value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. The criteria for assessment are:

- ❖ Very High: largely complete interconnected complex of heritage assets or landscapes (e.g UNESCO World Heritage Site).
- ❖ High: significant survival of an interconnected complex of heritage assets.
- ❖ Moderate: some surviving elements of an interconnected complex of heritage assets; some disintegration has occurred.
- ❖ Low: single or unconnected/unrelated groups of heritage assets.

3.3.8 **Survival/Condition:** the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features. The Historic Environment Records (HERs) of the four Welsh Archaeological Trusts note the condition of sites according to the following criteria:

- ❖ Intact: the site is intact.
- ❖ Near intact: the site is nearly intact.
- ❖ Damaged: the site has been moderately damaged.
- ❖ Near Destroyed: the site has nearly been destroyed.
- ❖ Destroyed: the site has been destroyed.
- ❖ Restored: the site has been restored.

- ❖ Moved: the site has been moved (usually finds).
- ❖ Not Known: the condition of the site is not known.
- ❖ To these criteria, we can add the following assessment:
- ❖ Very Good: elements surviving in very good condition for their class.
- ❖ Good: elements surviving in good or above average condition for their class.
- ❖ Moderate: elements surviving in moderate or average condition for their class.
- ❖ Fair: elements surviving in fair or below average condition for their class.
- ❖ Poor: elements surviving in poor condition for their class.

3.4 Assessing Direct Impacts

3.4.1 **Direct Impacts** are outcomes resulting from an assessment of the impact of the proposed development on the heritage asset or landscape. The direct impact of a course of action (e.g. development) can only be assessed once the assessment criteria above has been completed and potential outcomes fully understood (as far as any development proposal or construction design is reasonably understood). The direct impact of the Proposed Scheme on heritage assets has been assessed using the following criteria:

- ❖ Very High: total loss of the integrity of the heritage asset(s).
- ❖ High: significant loss of integrity to the heritage asset(s), significant reduction of group and rarity values.
- ❖ Moderate: some loss of integrity to heritage asset(s) and reduction in value.
- ❖ Low: slight loss of integrity to heritage asset(s) and value.
- ❖ None: no perceived or identified effect, or loss in value.
- ❖ Beneficial: Development will protect, preserve or enhance the heritage asset resulting in an increase in value.

Effect	Category					
	A*	A	B	C	D	U
Very High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
Moderate	Very Significant	Very Significant	Significant	Significant	Slight Significance	Unknown
Low	Very Significant	Significant	Significant	Slight Significance	Slight Significance	Unknown
None	None	None	None	None	None	None

Table 2. Significance of effect to heritage assets (matrix)

3.5 Assessing Indirect (Visual) Impacts

3.5.1 Assessing the **Indirect (Visual) Impacts** to heritage assets is intrinsically linked to setting and significance (see Section 1.6). The criteria below are adapted from standard EIA evaluation criteria and Stage 3 Assessment of Indirect Impacts of Development as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (2nd Edition 2007). Assessment is confined to sites of International, National and in some cases regional value.

- ❖ Very Severe: the key views and/or essential lines of sight to and from the heritage asset are dominated or obscured by the Development resulting in severance of cultural heritage links.
- ❖ Severe: the key views and/or essential lines of sight to and from the heritage asset are interrupted by the Development resulting in partial severance of cultural heritage links.
- ❖ Considerable: the key views and/or essential lines of sight to and from the heritage asset are significantly visible resulting in limited severance of cultural heritage links.
- ❖ Moderate: the key views and/or essential lines of sight to and from the heritage asset are visible resulting in some severance of cultural heritage links.
- ❖ Slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in diminished cultural heritage links.
- ❖ Very Slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in little discernible severance of cultural heritage links.
- ❖ None: the key views and/or essential lines of sight to and from the heritage asset are not noticeable resulting in no severance of cultural heritage links.

3.6 Assessing Impact to Setting and Significance

3.6.1 The *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)* explains what **setting** is, how it contributes to the **significance** of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals on the settings of World Heritage Sites, Ancient Monuments (scheduled and unscheduled), Listed Buildings, Registered Historic Landscapes, Parks and Gardens, and Conservation Areas. These principles, however, are equally applicable to all individual historic assets, irrespective of their designation.

3.6.2 Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw. Any development likely to directly or indirectly (visual) effect a statutory designated heritage asset or high value undesignated heritage asset and its setting will likely require 'consultation before grant of permission' under *the Town and Country Planning (Development Management Procedure) (Wales)*

(Amendment) Order 2016, schedule 4 (l)(i) and (ii) if the proposed Development meets any of the following criteria:

- ❖ Development is likely to affect the site of a registered historic park or garden or its setting.
- ❖ Development is within a registered historic landscape that requires an Environmental Impact Assessment and ASIDOHL2.
- ❖ Development is likely to have an impact on the outstanding universal value of a World Heritage Site.
- ❖ Development is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument.
- ❖ Development is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an Area of 0.2 hectares or more.
- ❖ Development is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an Area of 0.5 hectares or more.
- ❖ Development is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an Area of 1 hectare or more.
- ❖ Development is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an Area of 1 hectare or more.

3.6.3 An assessment of the impact of the proposed development on the setting of the statutory designated heritage asset or high value undesignated heritage asset will be required if any of the criteria above are met. The assessment of the setting of heritage assets follows the four-stage approach detailed in the *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*:

- ❖ Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.
- ❖ Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.
- ❖ Stage 3: Evaluate the potential impact of a proposed change or Development on those settings.
- ❖ Stage 4: Consider options to mitigate the potential impact of a proposed change or Development on those settings. The assessment of significance is intrinsically linked to the setting (see paragraphs above) and value (see criteria above) of a heritage asset/registered landscape, park and garden.

3.6.4 The significance of an historic asset embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and

complexity over time, as understanding deepens and people's perceptions evolve (*Conservation Principles for the Sustainable Management of the Historic Environment in Wales* 2011, p10).

3.6.5 There are four values that need to be considered when assessing significance and these are set out in *Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales*:

- ❖ **Evidential Value:** relates to those elements of a heritage asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy to assess, or they may be buried below ground, under water or be hidden by later fabric. These remains provide the primary evidence for when and how a heritage asset was made or built, what it was used for and how it has changed over time. The unrecorded loss of historic fabric represents the destruction of the primary evidence. Additional evidential values can be gained from documentary sources, pictorial records and archaeological archives or museum collections. To assess the significance of this aspect of an asset, all this evidence needs to be gathered in a systematic way and any gaps in the evidence identified.
- ❖ **Historical Value:** a heritage asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of a heritage asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. Of course, the functions of a heritage asset are likely to change over time and so the full range of changing historical values might not become clear until all the evidential values have been gathered together. Historical values are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.
- ❖ **Aesthetic Value:** relates to the way in which people draw sensory and intellectual stimulation from a heritage asset. This might include the form of a heritage asset, its external appearance and how it lies within its setting. It can be the result of conscious design or it might be a seemingly fortuitous outcome of the way in which a heritage asset has evolved and been used over time, or it may be a combination of both. The form of an asset normally changes over time. Sometimes earlier pictorial records and written descriptions will be more powerful in many people's minds than what survives today. Some important viewpoints may be lost or screened, or access to them may be temporarily denied.
- ❖ **Communal Value:** relates to the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects. Communal value might be commemorative or symbolic. For example, people might draw part of their identity or collective memory from a heritage asset, or have emotional links to it. Such values often change over time and they may be important for remembering both positive and uncomfortable

events, attitudes or periods in Wales's history. Heritage assets can also have social value, acting as a source of social interaction, distinctiveness or coherence; economic value, providing a valuable source of income or employment; or they may have spiritual value, emanating from religious beliefs or modern perceptions of the spirit of a place.

- 3.6.6 The first stage of assessing significance is by understanding the value of the heritage asset by carefully considering its history, fabric and character and then comparing these values with other similarly designated or types of heritage asset locally, regionally or if necessary, nationally. The outcome of this process is a Statement of Significance, which is partly a subjective exercise based on the assessor's experience and knowledge.

3.7 Documentary Research

- 3.7.1 Documentary research was undertaken using readily available resources with additional research aided by map regression and Tithe Map searches. Further research was undertaken using unpublished and published sources.

3.8 Reporting

- 3.8.1 This report has been written and compiled by Ross Cook, according to the guidance laid down in the ClfA's *Standards and guidance for an archaeological watching brief* (2014; updated 2020).
- 3.8.2 This report has been written in Microsoft Word 2016 and uses Adobe Garamond Pro as its typeface.

3.9 Health and Safety

- 3.9.1 All work was carried out in accordance with the *Health and Safety at Work Act 1974* and *Health and Safety Advice in Archaeology* (BAJR 2005).

4 BASELINE

4.1 Introduction

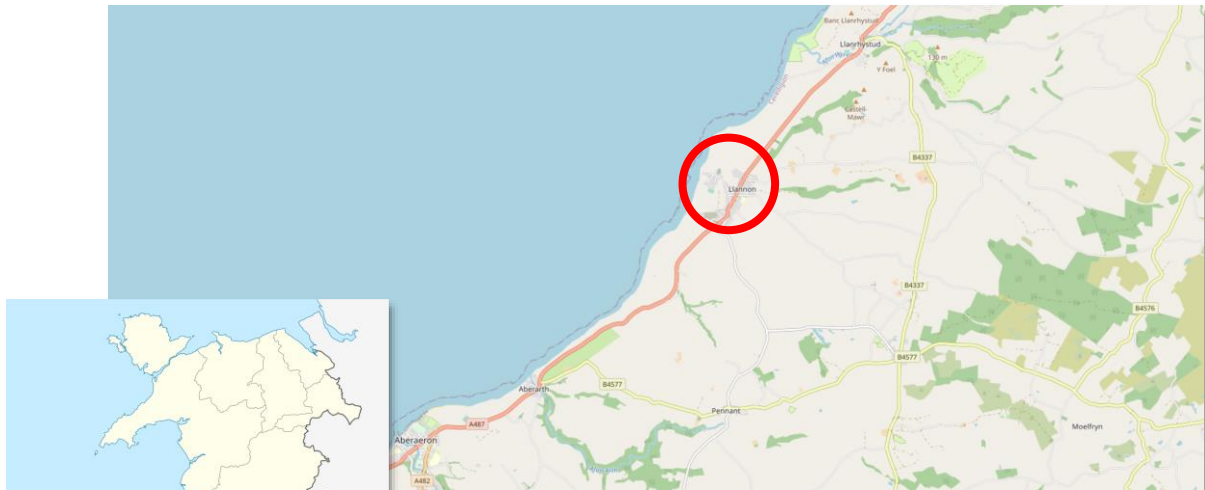
- 4.1.1 This section will set out the baseline information relating to the historic environment from which the later assessment and conclusions of this desk-based assessment will be drawn.
- 4.1.2 Administratively, the development area is located within the village of Llanon, but geographically, it is located between the villages of Llanon and Llansantffraed. As such, this assessment will consider its relationship to both settlements.

4.2 Location

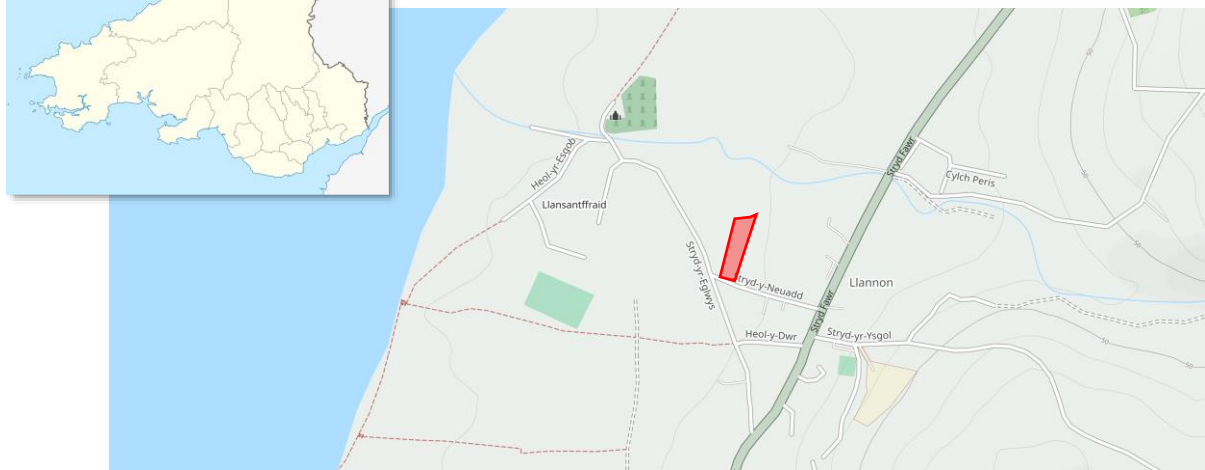
- 4.2.1 The proposed development area is located between the villages of Llansantffraed and Llanon, in the county of Ceredigion, and is associated with the larger settlement of Llanon. The site comprises of the house and grounds of the property currently known as Bedwen, with a total area of 1.03 acres or 4156m². Bounding the south of the site is Stryd-y-Neuadd, with fields bounding to the north, east, and west. The nearest place of worship is St Ffraed's Church, which gives its name to Llansantffraed, which is located 310m to the north-west. The nearest watercourse is the Afon Peris, 160m to the north. The site sits at circa 19m above sea level and is centred around SN 51440 67246 / 52°17'00"N 004°10'45"W / waltz.myths.earpiece.
- 4.2.2 The settlement of Llanon represents a large village for the county of Ceredigion, now effectively joined with the smaller village of Llansantffraed. They were established on the low-lying coastal plain between the rising foothills of the Cambrian Mountains and Cardigan Bay. The Afon Peris and Afon Cledan define the northern and southern limits of the villages. Through the village runs the main coastal trunk-road of Cardigan Bay, the A487, known as Stryd Fawr.

4.3 Geology

- 4.3.1 The underlying geology is formed of an interbedded mudstone and sandstone formation known as the Nantmel Mudstone Formation (BGS) with no superficial deposits recorded (BGS). The local soil type is a freely draining, acidic loamy soil over rock (UKSO), classified as a Umbrisol (UKSO).



*Fig. 3 – Location – Llanon.
OpenStreetMap 2023. All rights reserved.*



*Fig. 2 – Location – Development Area (red)
OpenStreetMap 2023. All rights reserved.*

4.4 Registered Landscapes, Parks and Gardens

- 4.4.1 The development area is not located in any registered historic landscapes or Conservation Areas and is not associated with any parks and gardens. The nearest Conservation Area is the Llansantffraed Conservation Area (Ref. 77), with its nearest point 20m south-west, and has no impact on the development area.
- 4.4.2 The nearest Registered Historic Landscape is Upland Ceredigion (HLWD2) at 15.65km east, and the nearest Parks and Gardens Llanerchaeron at 7.30km south.

4.5 Scheduled Monuments

- 4.5.1 There are no Scheduled Monuments in the development area or within the 250m primary or 1km secondary study areas.

- 4.5.2 The nearest Scheduled Monument is the Aberstrincell or Graiglas Limekiln group (CD155), which are located 1.2km to the north north-east of the development area.

4.6 Listed Buildings

- 4.6.1 For a village, Llanon has a high concentration of listed buildings, most of which are located along the A487/Stryd Fawr. Within the 250m study area, there are 11 listed buildings, all of which are domestic and are designated Grade II.
- 4.6.2 In addition to the 11 buildings within 250m of the development area, there are a further 22 listed buildings. Of the 33 buildings, all apart from two carry Grade II listing. The remaining two, the Church of St Ffraed (9815) and Llanon Cottage (17894) are Grade II*.

4.7 Archaeological and Historical Background

- 4.7.1 **Neolithic – c.4500-2300 BCE** – This period is defined by the emergence of farming and the first permanent small-scale settlements. The earliest identified activity in and around Llanon dates to the Neolithic period (c. 4500 BCE – 2300 BCE), which is represented by a flaked and ground axe found on the beach to the north of the development area.
- 4.7.2 **Bronze Age – c. 2300-700 BCE** – The Bronze Age is characterised by the expansion of settlement sites, proliferation of funerary and standing stones, and the introduction of metal tools, weapons, domestic items, and jewellery. In Llanon, a palstave axe (PRN 5913) is the only demonstration of activity in the vicinity during this period.
- 4.7.3 **Iron Age – c. 700 BCE – 43 CE** – The Iron Age saw the further consolidation and expansion of settlement sites, the significant increase of large- and small-scale defensive earthworks, and the introduction of iron smelting. Locally, the defended enclosures at Pant-wilog (PRN 14245) and Troed-y-rhiw (PRN 763) provide substantial evidence for the development and expansion of settlements within the study area from this period. Larger scale evidence of activity during this period are the twin defended enclosures of Castell Bach (CD270), some 2.5km to the north-east. These were the likely progenitors of Llanon and its surrounding community.
- 4.7.4 **Roman – c. 43-410 CE** – The Roman period was established following the Roman conquest of Wales in 48 CE. It was defined by the development of the urban centres, military forts and outposts, and the development and expansion of existing and new road networks. Within the study area, and more widely in the west of Wales, the Roman occupation is little known or understood, with few traces of their occupation so far unearthed in the archaeological record. Despite this, Roman small findspots are frequent, with one unidentified item found in the churchyard of St Ffraed's (PRN 13159). The clearest evidence of Roman activity in Ceredigion is the Roman road (RR96c) linking the forst of Llanio and Trawscoed, to the east.

- 4.7.5 **Early Medieval – 410-1066 CE** – Following the Roman withdrawal from Wales in the 5th century CE, Ceredigion passed back into Welsh control. Nennius, the 9th century monk, records in his *History of the Britons* that Ceredig (b. 420 – d. 453), son of Cunedda (b. 386 – d. 460), settled and controlled the lands north of the Teifi in the 5th century. The minor kingdom is said to have remained under his family rule until the drowning of Gwon ap Meurig (b. ???) in c. 871, when it passed to Rhodri Mawr (b. 856 – d. 877) of Gwynedd, then his son Cadell (b. 854 – d. 909). Hywel Dda (b. 880 – d. 950) inherited the kingdom in circa 904 from his father, Cadell, already having control of Dyfed through inheritance by marriage to the daughter of its king, Llywarch.
- 4.7.6 The church of St Ffraed's was first established during this period, with its dedication to a 'Celtic' saint usually an indication of early foundation. In this instance, the church is dedicated to St Ffraed and St Non, the mother of St David, who is reputed to have lived in and given birth to David here. Not much is known about the early settlements of Llanon or Llansantffraed, but a dispersed rural settlement probably continued farming the coastal plains from the prehistoric and Roman periods.
- 4.7.7 **Late Medieval – 1066/1171-1509 CE** – The late medieval period saw significant developments in the expansion of urban centres in Wales to support the growth of the market economy, supported by the rapid growth cattle and sheep farming. It also witnessed the small-scale growth of the nucleated settlements around church sites, in an otherwise unplanned, dispersed pattern of settlement.
- 4.7.8 The late medieval period is well represented in Llanon and Llansantffraed, with five sites identified in the 1km secondary study area. Most notable is the church of St Ffraed, built in the late-15th century, which replaced its early-medieval predecessor. It functioned as the parish church, belonging to the sub-Deanery of Ultra-Aeron. The church was granted to the Knights Hospitallars in 1158 by Roger de Clare, Lord of Cardigan. The Lord Rhys ap Gruffudd granted the land to the Bishop of St Davids, and soon was passed to the Cistercian monks of Strata Florida. In 1233, the church was recorded as remaining under the patronage of the Slebech commandry of the Knights Hospitallars, and appears to have been held in duality with the Bishops of St Davids for much of the 13th century. By the late-13th century control had passed entirely to the Bishop of St Davids. The church was recorded in the *Taxatio* of 1291-2 (Denton *et al*, 2014) as *Ecclesia de Lansenfreyd*, with a value of £3. 6s. 8d., its taxable status casting no doubt that it was in the Bishops possession by this time.
- 4.7.9 A nunnery was thought to have been located in Llansantffraed (PRN 4815), though no contemporary accounts survive for one ever existing in this location. The supposed existence of a nunnery is almost certainly misattributed by later scholars and historians after the works of Geraldus Cambrensis (b. 1147 – d. 1223), who wrote:

*'Enoc quidam abbas ordinis Cistertiensis apud Llansanffrait in Powisia
congregavit cretum virgimum'*

Direct translation:

‘Enoch, a certain abbot of the Cistercian order, gathered a virgin chalk at Llansanfrait in Powisia’

- 4.7.10 Enoch was Abbot of Strata Marcella near Welshpool in Powys (Burton *et al*, 2009), or Powisia as recorded by Geraldus, and unlikely to have made a foundation within Ceredigion and close to Strata Florida Abbey. It is therefore more plausible that the nunnery to which he referred was probably the short-lived foundation at Llansantffraid-in-Elwel or perhaps Llanllugan Abbey (ibid). The misunderstanding of Geraldus appears to have been well established by the time John Leland writes his *Itinerary* (1536-9) (Toulmin Smith, 1906). In this work, Leland provided a record of his travels through England and Wales to document the abbeys, cathedrals, priories, great houses, and diverse other sites on behalf of Henry VII. As part of his record of *Llansanfride* he recognises that this is probably not the location of the nunnery, instead suggesting that this may have been a religious settlement at *Llansanfrid in Comytother* (Llansantffraid Cwmteuddwr), Powys, which again is another layer of misunderstanding and now refuted.
- 4.7.11 The lands around and between Llanon and Llansantffraed were known as Morfa Esgob (Bishop’s Land) (PRN 6438) and belonged to the Bishop of St Davids in 1215. The land was divided by earth baulks into strip fields or ‘slangs’ (regional name for strip fields) and are shown on the Tithe of 1841 (Fig. 15) and the First Edition 25-inch OS Map of 1888 (Fig. 16). Later amalgamation has meant that only traces now survive of the medieval system. These were worked by bondmen, who would not hold any land in their own right, but worked it on behalf of the landowner, in this instance the Bishop of St Davids. At an unknown point, perhaps during the Black Death (1346-53), the land became detached from the diocese, when it fell into numerous ownerships, with no attempts apparently made to form cohesive lots or holdings. The result of this has been one of the best-preserved medieval field systems in Wales (Davies, 1956).
- 4.7.12 The evidence of medieval fishing activity is clear on the shoreline with two clusters of fish traps at Llansantffraed (PRN 30941) and Craiglas (PRN 49600). Each are formed of a series of connecting ‘V’ shaped low stone structures for trapping fish occupy the intertidal zone. They display evidence of development and change over time, possibly in reaction to a changing coast line.
- 4.7.13 **Post Medieval – c. 1509-1900 CE** – As with most of Wales, the post medieval period is the best represented in the historic environment, with 71 sites recorded. This period saw the rapid expansion of urban areas, and the formalisation of smaller settlements around a centre, which was often the church. In particular, the Reformation of 1529-36 and the Acts of Union of England and Wales in 1536 and 1542, changed forever the religious, social, and political landscape of Wales forever. The latter swept in a new ruling gentry class, replacing the Welsh Laws of Hywel Dda with English law and governance. The wealth of the lands held by the monasteries and abbeys was unleashed into private hands, bolstering mercantilism, paving the way for the capitalism, and providing huge amounts of resources for new building. The increase in trade, both domestic and international, led to the development of Llanon in the 19th century of a small boat-building industry, employing 130 men of a total population of 1,300. A result of this activity was the development of the village along the main road, with many houses built using timber often associated with ship-building – pitched pined.

- 4.7.14 The earliest surviving site from this period are the stone walls of Neuadd ('Hall' in English) (PRN 758), a mid-16th century three-unit house, with cross-passage, lamp bracket, lateral fireplace, and window openings remaining. The property is referred to in the wills of David Griffith ap Ievan in 1610, and Rees ap Morgan in 1649. Both wills refer to the property 'Noyadd fawr' in Llanon, with 'fawr' implying that this may be one of at least two houses known as 'neuadd'.
- 4.7.15 In the 1770s, a toll road was constructed from Aberaeron to Aberystwyth, passing through Llanon, with possibly with one or two tollhouses near the settlement. The modern A487 maintains the original route of the toll road.
- 4.7.16 A total of ten of ruinous and occupied cottages of the 18th and 19th centuries are recorded in Llanon and represent houses of the rural poor of these periods. Two of these are within the 250m primary study area and represent the best surviving examples. These are Museum Cottage (PRN 7031), and and Maesllyn (PRN 57884), and are first recorded on the 1841 Tithe Map (Fig. 15).
- 4.7.17 The greater number of post medieval site recorded are large 19th century domestic properties, with nine identified within the 250m primary study area, and a further ten in the secondary study area. Within the primary study area are Ardwyn (PRN 57876), Llainlwyd (PRN 57877), Cartref (PRN 57878), Noddfa (PRN 57879), Afallon (PRN 57880), Bramley (PRN 57881), Priory (PRN 57888), Barbara (PRN 57886), and Dolfor (PRN 57887). All of these properties were built along the main road through Llanon between the Tithe Map of 1841 (Fig. 15) and First Edition 25-inch map of 1888 (Fig. 16).
- 4.7.18 Maesgwyn (PRN 122514) is the only farm within the primary study area, with a further thirteen in the secondary study area. It is first recorded on the 1841 Tithe Map (Fig. 15), changing little by the First Edition 25-inch map of 1888 (Fig. 16).
- 4.7.19 The sites of two 19th century blacksmith workshops are recorded at Stryd Fawr Blacksmith Shop (PRN 251), and an unnamed blacksmiths shop (PRN 19593). The former was recorded by the Royal Commission before closing down 1974 and has since been demolished, and the latter has since been built over.
- 4.7.20 The nave of St Ffraed's Church (outside primary study area) was rebuilt in 1839-41 in the preaching house tradition to the designs of David Francis of Llanon. The Church Hall Sunday School (PRN 19592) was built shortly after.
- 4.7.21 Seilo Independent Chapel (PRN 19591) was built 1864 to the designs of famed chapel architect Thomas Thomas of Llandore.
- 4.7.22 Low-level industry was present in Llanon and Llansantffraed, with quarry, small shipyard, mills, and brewery all being recorded outside the primary study area.
- 4.7.23 **Modern – 1900-Present** – The past 122 years are as well represented as the *circa* 400 years of the post-medieval development. Throughout the 20th century, development has significantly increased

the size of the settlements of Llanon and Llansantffraed, more than doubling the number of houses over the course of the century.

- 4.7.24 Between 1959 and 1974, Bedwen was constructed within the bounds of a strip field, identified as 18, 19, and 20 on the Tithe Map of 1841.

4.8 Cartographic Sources

- 4.8.1 **Estate Plan** – The earliest surveyed plan of the area is *A Map of different Slangs on Morfa-yr-Escob in the Parish of Llan St Ffread the Property of William Davies Esqr Surveyed by J. Davies 1811 (Plate 33-34). Mapped by Wm. Morgan 1825*. This shows the various slangs owned by William Davies, and to whom they were rented. Unfortunately, bordering slangs under his ownership are not shown with boundaries, but instead as homogenous colours areas. However, this does give a name of a John Thomas Richard, who was renting the slangs within the development area from William Davies, with a total area of 1 acre, 2 roods, and 25 perches.
- 4.8.2 **Pre-Tithe Map** – The earliest map for the area is the 1820 Ordnance Survey surveyors map by Robert Dawson. The map shows distinct settlements at Llanon and Llansantffraed, and by this time the road and trackways between these were in existence. This is replicated on the First Series Map of 1834.
- 4.8.3 **Tithe Map** – The Tithe Map of 1841 (**Fig. 15**) shows clearly the medieval strip field system, or slangs, of Morfa Esgob between and around Llanon and Llansantffraed. It shows the three slangs that make up the proposed development area as 18, 19, and 20. According to the Tithe Apportionment, number 18 was owned by John Evans and rented by Catherine Jenkins, along with a second slang and a field, tithe value of £0. 17s. 10d. Number 19 was owned by David Evan and rented by John Jones, along with a garden, with a tithe value of £0. 4s. 1d, and number 20 was owned and occupied by John Jones, along with three other slangs and a house and garden, with a combined tithe value of £1. 8s. 6d. The apportionment notes that all three slangs were arable land, and shows that the road to which they front, Stryd y Neuadd, was not fronted by any dwellings.
- 4.8.4 **Ordnance Survey** – The First Edition 25-inch Ordnance Survey map of the local area was produced in 1888 (**Fig. 16**) and demonstrates that the strip field system of the Tithe Map remained largely intact with few amalgamations of slangs. The three slangs of 18, 19, and 20 within the development area remain intact to their original boundaries as shown on the Tithe Map. The map also reveals that the encroachment into the field systems by development had begun by the late-19th century.
- 4.8.5 The Second Edition 25-inch map of 1904 demonstrates significant changes in the 16 years since the First Edition. By this time, many of the slangs were amalgamated with one or two neighbouring slangs, but still formed series of long fields much in the character of the medieval system. This included fields 19 and 20 into a single, wider slang, with the retention of 18 to the same boundaries as the Tithe Map.

- 4.8.6 The Third Edition 25-inch map of 1953 repeated the same slang pattern as the 1904.
- 4.8.7 The 1972 1:25,000 map (Fig. 17) shows Bedwen for the first time and the apparent loss of slang 18, which appeared to have been incorporated into the slang to east of Bedwen. However, aerial photography, which will be discussed in the next section, shows this to be an error from the mapmaker. The amalgamated field of 19 and 20 remains intact.
- 4.8.8 The current Master Map demonstrates that the error in the 1972 edition, with the boundaries surviving of slang 18.

4.9 Aerial Photographic Evidence

- 4.9.1 **1942** – The earliest available is an oblique aerial photograph to show the development area dates to 1941. Unfortunately, the photograph does not provide enough detail to be certain of the form of the development area, but subdivisions of the fields by low hedgerows can be made out.
- 4.9.2 **1942-1959** – The aerial photographs of the period 1942 to 1959 (Plates 35-40) were taken vertically and show the development area in clear detail. This provides clear evidence for the fields retaining the same boundaries as depicted on the 1904 OS map. The photographs reveal the slow amalgamation of some of the smaller slangs to create larger fields but retain the overall plan and form of the medieval strip field system.
- 4.9.3 **1973** – This is the first set of aerial photographs to show change within the development area, with the construction of Bedwen between 1959 and 1973 (Plate 41). The boundaries of the field are maintained, with the new property fitting within the confines of the amalgamated slang formed from 19 and 20. Development around Llansantffraed also increased significantly during this same period, with a further 27 new homes constructed within the field system. It also shows the amalgamation of significant numbers of slangs into large, open fields for the first time.
- 4.9.4 **1975-2011** – Throughout this period, there is significant loss of the strip field system, with many of the slangs amalgamated into large, open fields (Plates 42-45). The removal of hedge boundaries increased greatly in the years between 2000 and 2006, with many of the historic boundaries only made visible in the aerial photographs by the variation in vegetation growth.
- 4.9.5 **2021** – By 2021 most of the former slangs and their boundaries have been removed, altered, or amalgamated into open fields, with slang 18, 121, 153, 155, 177, 178, and 184 remaining of the 204 on the Tithe Map of 1841.

4.10 Placename Evidence

- 4.10.1 The name 'Llanon' comes from 'Llan', meaning religious enclosure, church, or parish, and the 'Non', which comes from St Non, the mother of St David.

4.10.2 The 'Llan' in Llansantffraed has the same meaning as above, with 'Sant' meaning saint and Ffraed from St Ffraed (Bridgit). St Ffraed was of Irish origin, and thought to have been brought to Ceredigion by Irish settlers in the 7th and 8th centuries, and remaining popular in Wales throughout the medieval period.

4.10.3 'Morfa Esgob', the name given to the field system, means 'Bishops' from Esgob, and 'moor' 'salt-marsh' or 'fen' from Morfa. Essentially, 'Bishops Moor'.

4.11 Previous Archaeological Events

4.11.1 PRN 125533 – 2020 – *Land to the rear of Clych Peris, Llanon, Ceredigion* – an archaeological strip, map and excavate was undertaken by Archaeology Wales. It revealed a geological feature comprising a periglacial palaeochannel and three drainage features. Two of the drainage features may be post medieval in date, and the third was modern.

4.11.2 PRN 125532 – 2020 – *Land to the rear of Clych Peris, Llanon, Ceredigion* – a geophysical survey was undertaken of the development area in advance of works by Archaeology Wales. The results showed most anomalies to be the result of naturally occurring geological features, with a linear feature.

4.11.3 PRN 105803 – 2014 – *Neuadd* – a community archaeology project run by Dyfed Archaeological Trust to record the remains of a 16th three-unit house and excavate its footprint. Excavations revealed several floors beneath the rubble, with pottery sherds suggesting the house was occupied until the mid-19th century.

4.11.4 PRN 54426 – 1998 – *Llanon Watermain Renewal* – a desk-based assessment by Cambrian Archaeological Projects to assess the proposed route for the renewal of the water main in Llanon. Undertaken after an initial appraisal found it to run close to an iron age defended enclosure. Recommended a walk-over survey, watching brief and restoration of historic landscape elements damaged by works.

4.12 Site Visit

4.12.1 A site visit and walkover survey was conducted on 4th January 2022. During the walkover survey, the development area was photographed from key views in order to assess the effects, both direct and indirect, of the proposals on its setting. This included photographs from along or from road or trackways, and from key heritage assets. In addition, heritage assets within the 250m primary and 1km secondary study areas were visited and assessed for direct and indirect effects on their setting, with key views photographed. The survey was undertaken on a clear, dry day.

5 IDENTIFIED HERITAGE ASSETS

5.1 Sites of Archaeological and Historical Interest

- 5.1.1 Within the confines of the development, no recorded heritage assets and three unrecorded assets were identified. The two unidentified assets the medieval strip fields, or slangs, identified as 18, 19, and 20 on the Tithe Map. Of the three, 18 remains to the extent as shown on the Tithe Map of 1841, with 19 and 20 having been amalgamated by the removal of the separating hedgerow sometime between 1959 and 1973, likely occurring when Bedwen was built. These hedgerows provide a tangible link with the medieval strip field system of Morfa Esgob, with 18 remaining as one of only 7 identifiable with its 1841 boundaries. Mapping evidence has suggested that there are unlikely to be the remains of historic buildings or structures. However, the surviving boundaries may contain datable evidence relating to their formation, which may help understand the origins of the strip field system of Morfa Esgob.
- 5.1.2 For the assessment, the fields 18, 19 and 20 have been given the asset numbers SF18 and SF19-20, the latter reflecting their 20th century amalgamation.
- 5.1.3 The construction of Bedwen between 1959 and 1973, built over slangs 19 and 20, leaving 18 intact. Its construction will have destroyed any evidence of the slang boundaries beneath its footprint, but some may survive within the garden.
- 5.1.4 Within the 250m primary study area, a total of 19 heritage assets were identified (**Fig. 12**), with 3 for assessed for direct and 16 for indirect (visual) impacts. The initial assessment determined that 2 heritage assets did not survive above ground level and were disregarded. As a result, 17 heritage assets within the primary study area were considered for impact assessment. The identified landscape of Morfa Esgob has been assessed for direct and indirect impact, as the development area covers a small area of the larger historic asset.
- 5.1.5 To assess designated heritage assets beyond the 250m primary study area, a secondary study area with a 1km radius (**Fig. 11-Fig. 13**) of the development area was established. Within this study area a further 61 known heritage assets were identified. For the assessment only assets that were graded A (see 5.1.6) were included, which included an additional 3 assets. This brought the total number of heritage assets within the primary and secondary study areas to 19.
- 5.1.6 In terms of assigning value to each heritage asset, the following method was applied. All heritage assets that either constituted Scheduled Monuments or Grade I Listed Buildings were assessed as being Value A. Heritage assets that constituted Grade II* Listed Buildings were also assessed as being Value A, as in each case they comprised historically significant structures that were essential to the character and setting of Llanon and Llansantffraid. Grade II* Listed Buildings within the secondary study area were also considered for impact. Buildings designated Grade II were assessed as being Value B. Any buildings or assets of local importance, either designated or undesignated, were assessed as being Value C. Finally, all heritage assets that either do not survive as above ground features or constituted simple findspots were assessed as being Value D.

- 5.1.7 As this is a dynamic process, at each stage of research, assessment, and reporting, the assessment of each asset may change in light of their values, as laid out in Section 3.3. This has the potential to raise or lower the values of the original assessment.

PRN / Project ID	Name	NGR	Period	Type	Designation	Grade	Designation ID	Value
Within Development Area								
SF18	Strip Field 18 and hedgerow boundaries	SN 51461 67286	Medieval	Field	N/A	N/A	N/A	A
SF19-20	Strip Field 19 and 20 and hedgerow boundaries	SN 51444 67278	Medieval/Modern	Field + Dwelling	N/A	N/A	N/A	A
31430	Morfa Esgob Field System	SN50936741	Medieval	Field System	N/A	N/A	N/A	A
Within Primary (250m Radius) Study Area (All Heritage Assets)								
31430	Morfa Esgob Field System	SN50936741	Medieval	Field System	N/A	N/A	N/A	A
57888	Priory	SN5166567240	Post Medieval	House	Listed Building	II	17908	B
57887	Dolfor	SN5166767245	Post Medieval	House	Listed Building	II	17907	B
57886	Barbara	SN5166967251	Post Medieval	House	Listed Building	II	17906	B
57884	Maesllyn	SN5166667286	Post Medieval	Cottage	Listed Building	II	17904	B
57881	Bramley	SN5158967135	Post Medieval	House	Listed Building	II	17901	B
57880	Afallon	SN5158567127	Post Medieval	House	Listed Building	II	17900	B
57879	Noddfa	SN5158367123	Post Medieval	House	Listed Building	II	17899	B
57878	Cartref	SN5158067115	Post Medieval	House	Listed Building	II	17898	B
57877	Llainlwyd	SN5157667106	Post Medieval	House	Listed Building	II	17897	B
57876	Ardwyn	SN5157367098	Post Medieval	House	Listed Building	II	17896	B
19593	Unnamed (built over)	SN51246733	Post Medieval	Blacksmiths Workshop	N/A	N/A	N/A	D

PRN / Project ID	Name	NGR	Period	Type	Designation	Grade	Designation ID	Value
19592	Church Hall	SN51656732	Post Medieval	Sunday School	N/A	N/A	N/A	C
19591	Capel Seilo	SN51626713	Post Medieval	Chapel	N/A	N/A	N/A	C
122515	Maes-gwyn Farm	SN5158067451	Post Medieval	Farm	N/A	N/A	N/A	C
251	Stryd Fawr, Llanon (demolished)	SN51586706	Post Medieval	Blacksmiths Workshop	N/A	N/A	N/A	D
Within Secondary (1km Radius) Study Area (Value A Sites only)								
17391	St Ffraed's Church	SN5124667491	Post Medieval	Church	Listed Building	II*	9815	A
7031	Llanon Cottage (Museum Cottage)	SN5147366845	Post Medieval	Cottage	Listed Building	II*	17894	A
121760	Llanon 28.1/q4; 13/q2; 13/a3	SN5175966804	MODERN	Royal Observer Corps Site	N/A	N/A	N/A	A

Table 3 – Identified Heritage Assets.

6 ASSESSMENT OF HERITAGE ASSETS

6.1 Potential Direct Impacts of the Development on Heritage Assets

- 6.1.1 The assessment has considered the potential direct impact of the proposed development on the heritage assets situated within the development area. The identified assets are not currently recorded individually within the Historic Environment Record or National Monuments Record for Wales, nor they carry no designations, and were identified from historic cartographic evidence, as documented in section 4.8. However, the identified assets fall under a general reference as part of the Morfa Esgob strip field system (PRN 31430; NPRN 308699). Cartographic sources identified the survival of one complete strip field (SF18), and the amalgamation of two further strip fields (SF19-20) within the development area. The assets represent part of the best surviving medieval field system in Ceredigion and one of few in Wales.
- 6.1.2 During the assessment of these heritage assets, it was determined that any or all groundworks conducted within the development area could directly impact them. However, the development of Bedwen in the 20th century removed historic divisions between fields 19 and 20 and undertook significant groundworks to enable its construction. As a result of this, the proposals would have varying degrees of direct impact across the development area. With consideration to this, and the nature of the assets, the proposed development would potentially have a **High** direct impact on SF18, which would cause a significant loss of integrity to the heritage asset and its value as a part of the surrounding historic landscape. Conversely, the scheme would have a **Low** impact on SF19-20 as a result of historic development.
- 6.1.3 The walkover survey determined that the impact of development areas would result in the loss of historic hedgerows that represent the historic field boundaries as shown on the Tithe Map of 1841. Any removal of historic hedgerows would potentially provide information relating to the development of the strip fields of Morfa Esgob, with the recovery of deposits or materials from beneath field boundaries providing the opportunity to date their formation.
- 6.1.4 Plough action and night soiling of the arable land at Morfa Esgob will likely result in the disbursement of small finds relating to medieval and post-medieval settlement of Llanon. Whilst these are not reason enough to warrant archaeological investigation, their recovery may shed light on the domestic, commercial, and industrial activities of Llanon and Llansantffraed during these periods.
- 6.1.5 Overall, the loss of SF18 through development, it would cause significant impact to one of the last complete strip fields remaining from the medieval landscape of Morfa Esgob.

6.2 Potential Indirect (Visual) Impacts of the Development on Heritage Assets

- 6.2.1 The indirect effects of the proposed developments were assessed via field observations derived from the walkover survey.
- 6.2.2 The walkover assessment identified that 9 heritage assets within the 250m primary study area and 3 assets in 1km secondary study area would be subject to potential indirect visual impact from the

proposed development. It also identified 6 assets with no indirect impacts from the proposed development. These can be broken down into four groups.

- 6.2.3 **Group 1** – The assessment concluded that the proposed development would have a **Considerable** indirect impact on this group. This implies that the ‘key views and/or essential lines of sight to and from the heritage asset are significantly visible resulting in limited severance of cultural heritage links’. This determination has been made in consideration of the proximity of the proposed development to these heritage assets. In particular, the proposed development may restrict views to and from the church and alter the historic form of the landscape on the approach to and from St Ffraed’s Church from the A487/Stryd Fawr, and *vice-versa*. It has also determined that the proposed development would restrict views of some of the last readable vestiges of the Morfa Esgob field system surviving to the north of the landscape, visible from Stryd y Neuadd and Stryd y Eglwys. Additionally, the proposed development may significantly restrict views of the Sunday School from Stryd y Neuadd. However, the historic setting of these asset has been significantly altered by late-20th and early-20th century developments around Llansantffraed and Llanon. The assets that belong to this group are:

- ❖ 31430 – Morfa Esgob – Agricultural
- ❖ 17391 – St Ffraed’s Church - Religious
- ❖ 19591 – Sunday School – Religious

- 6.2.4 The initial assessment showed there to be no intervisibility between St Ffraed’s Church (PRN 17391) and the development area, as a partial treeline along the western of the site and a group of leylandii’s in a property near the church obscured the line of sight. However, the walkover survey found this partial tree line and the leylandii’s have been removed, which has created a direct line of sight between the development area and the church.

- 6.2.5 **Group 2** – The assessment concluded that the proposed development would have a **Slight** indirect impact on this group. This implies that the ‘key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in diminished cultural heritage links’. This determination has been made in consideration of the potential obscuration of lines of sight between the below asset on the A487/Stryd Fawr and the historic church of St Ffraed’s and landscape of Morfa Escob. The assets that belong to this group are:

- ❖ 57886 – Barbara – Domestic

- 6.2.6 **Group 3** – The assessment has determined that the proposed development would have a **Very Slight** indirect impact on this group. This implies that the ‘key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in little discernible severance of cultural heritage links’. Most of the assets are domestic properties on the A487/Stryd Fawr, which have limited direct line of site to the development area or to other identified heritage assets across the development area. This determination in relation to the RAF Observer Corps site has been made in consideration to the asset’s location in the landscape and its rarity of survival. Its placement has wide-ranging views across the coastal plain and, as such, has direct lines of sight to all assets without interruptions. Further to this, the main structure of the asset is buried underground, with no windows or observation loops for viewing the landscape. The assets that belong to this group are:

- ❖ 121760 – RAF Observer Corps Site – Military
- ❖ 19591 – Chapel – Religious
- ❖ 57878 – Cartref – Domestic
- ❖ 57879 – Noddfa – Domestic
- ❖ 57980 – Afallon – Domestic
- ❖ 57981 – Bramley – Domestic
- ❖ 57884 – Maesllyn – Domestic

6.2.7 **Group 4** – The assessment has determined that the proposed development would have **None** impact on this group. This implies that the ‘key views and/or essential lines of sight to and from the heritage asset are not noticeable resulting in no severance of cultural heritage links’. These assets were all situated along the A487/Stryd Fawr, and had no line of site to the proposed development site. The assets that belong to this group are:

- ❖ 7031 – Llanon Cottage/Museum Cottage – Domestic
- ❖ 57876 – Ardwyn – Domestic
- ❖ 57877 – Llainlwyd – Domestic
- ❖ 57887 – Dolfor – Domestic
- ❖ 57888 – Priory – Domestic
- ❖ 122515 – Maes-gwyn – Agricultural

6.2.8 The assessment concluded that of the 57 remaining known heritage assets within the 1km secondary study area, only 2 had potential for indirect visual impact from the proposed development. The line of sight from these assets are obscured by buildings or landscape, with the assessment concluding that the indirect effects on these heritage assets is **None**. This implies that there is ‘no perceived or identified effect, or loss in value’.

- ❖ 123191 – Pant-Wilog – Agricultural
- ❖ 123190 – Agricultural – Agricultural
- ❖ 123189 – Agricultural – Agricultural
- ❖ 123188 – Agricultural – Agricultural
- ❖ 123187 – Porth-Mawr – Agricultural
- ❖ 123183 – Troed-Y-Rhiw – Agricultural
- ❖ 122516 – Pen-Lon – Agricultural
- ❖ 122515 – Maes-Gwyn – Agricultural
- ❖ 122514 – Agricultural – Agricultural
- ❖ 122513 – Agricultural – Agricultural

- ❖ 122512 – Agricultural – Agricultural
- ❖ 122511 – Felin-For – Agricultural
- ❖ 122510 – Domestic – Domestic
- ❖ 122509 – Pen-Y-Bont – Agricultural
- ❖ 122508 – Fron-Foel – Agricultural
- ❖ 108645 – Toll Gate – Toll Road
- ❖ 107991 – Toll Gate – Toll Gate
- ❖ 105367 – Felin-For – Industrial
- ❖ 105366 – Llanon Corn Mill – Industrial
- ❖ 57894 – The Mount – Domestic
- ❖ 57893 – Cwrt – Domestic
- ❖ 57892 – Glyn Domestic – Domestic
- ❖ 57891 – Rose Villa – Domestic
- ❖ 57890 – Glancledan – Domestic
- ❖ 57889 – Chapel Domestic – Domestic
- ❖ 57883 – Werndeg – Domestic
- ❖ 57882 – Glandwr – Domestic
- ❖ 57875 – Women's Institute Domestic – Domestic
- ❖ 57874 – Llwynteg – Domestic
- ❖ 57873 – The Green – Domestic
- ❖ 57866 – Morgan Enclosure at Church – Religious
- ❖ 57865 – The Bakery – Domestic
- ❖ 57864 – Penlanfair – Domestic
- ❖ 57520 – Brechfa – Domestic
- ❖ 50152 – Llansantffraed Parish Churchyard – Religious
- ❖ 49600 – Craiglas – Fish Trap
- ❖ 31430 – Morfa Esgob – Field System
- ❖ 30941 – Llansantffraid – Fish Trap
- ❖ 30753 – Llanon – Breakwater
- ❖ 25518 – Llanon – Fish Trap
- ❖ 25517 – Llanon Brewery – Industrial
- ❖ 24368 – Bridge Street Levant – Domestic
- ❖ 24337 – Bridge Street Brynlllys – Domestic

- ❖ 24336 – Bridge Street;Rhiwlas – Domestic
- ❖ 23227 – Talybont – Domestic
- ❖ 21387 – Bellevue – Domestic
- ❖ 19590 – School – School
- ❖ 19588 – Quarry – Industrial
- ❖ 19586 – Pont Llanon – Infrastructure
- ❖ 19585 – Capel Mawr – Religious
- ❖ 19584 – Domestic – Domestic
- ❖ 17396 – Shipyard/Boatyard – Industrial
- ❖ 14245 – Pant-Wilog – Defended Enclosure
- ❖ 8344 – Llanon Tollhouse – Infrastructure
- ❖ 7028 – Roseland Domestic – Domestic
- ❖ 7026 – Tyn Cwm – Domestic
- ❖ 763 – Troed-Y-Rhiw – Defended Enclosure
- ❖ 758 – Neuadd – Domestic/Ruin

6.2.9 The last column of the following table, “Setting Effects Y/N”, identifies those heritage assets that may have indirect visual impacts to the setting of the monument (Stage 1 as set out in *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*.

PRN / Project ID	Name	NGR	Period	Type	Designation	Grade	Designation ID	Value	Rarity	Documentation/ Association	Group Value	Survival/ Condition	Direct Effect	Significance of Direct Effect	Indirect Effect	Setting Effect Yes/No
Within Development Area																
SF18	Strip Field 18 and hedgerow boundaries	SN5146167286	Medieval	Field	N/A	N/A	N/A	A	High	Moderate	High	Intact/Very Good	Yes	High	None	No
SF19-20	Strip Field 19 and 20 and hedgerow boundaries	SN5144467278	Medieval/Modern	Field + Dwelling	N/A	N/A	N/A	A	High	Moderate	High	Damaged/Good	Yes	Low	None	No
31430	Morfa Esgob Field System	SN50936741	Medieval	Field System	N/A	N/A	N/A	A	High	Moderate	High	Damaged/Good	Yes	High	None	Yes
Within Primary (250m Radius) Study Area (All Heritage Assets)																
31430	Morfa Esgob Field System	SN50936741	Medieval	Field System	N/A	N/A	N/A	A	High	Moderate	High	Damaged/Poor	No	High	Yes	Yes
57888	Priory	SN5166567240	Post Medieval	House	Listed Building	II	17908	B	Low	Moderate	High	Intact/Good	No	Low	No	No
57887	Dolfor	SN5166767245	Post Medieval	House	Listed Building	II	17907	B	Low	Moderate	High	Intact/Good	No	Low	No	No
57886	Barbara	SN5166967251	Post Medieval	House	Listed Building	II	17906	B	Low	Moderate	High	Intact/Good	No	Low	Yes	Yes
57884	Maeslyn	SN5166667286	Post Medieval	Cottage	Listed Building	II	17904	B	Low	Moderate	Medium	Intact/Good	No	Low	Yes	No
57881	Bramley	SN5158967135	Post Medieval	House	Listed Building	II	17901	B	Low	Moderate	High	Intact/Good	No	Low	Yes	No
57880	Afallon	SN5158567127	Post Medieval	House	Listed Building	II	17900	B	Low	Moderate	High	Intact/Good	No	Low	Yes	No
57879	Noddfa	SN5158367123	Post Medieval	House	Listed Building	II	17899	B	Low	Moderate	High	Intact/Good	No	Low	Yes	No
57878	Cartref	SN5158067115	Post Medieval	House	Listed Building	II	17898	B	Low	Moderate	High	Intact/Good	No	Low	Yes	No
57877	Llainlwyd	SN5157667106	Post Medieval	House	Listed Building	II	17897	B	Low	Moderate	High	Intact/Good	No	Low	No	No
57876	Ardwyn	SN5157367098	Post Medieval	House	Listed Building	II	17896	B	Low	Moderate	High	Intact/Good	No	Low	No	No
19593	Blacksmiths Shop	SN51246733	Post Medieval	Blacksmiths Workshop	N/A	N/A	N/A	D	Low	Low	Low	Intact/Good	No	Low	No	No
19592	Sunday School	SN51656732	Post Medieval	Sunday School	N/A	N/A	N/A	C	Low	Low	Medium	Intact/Good	No	Low	Yes	Yes
19591	Chapel	SN51626713	Post Medieval	Chapel	N/A	N/A	N/A	C	Low	Moderate	Medium	Intact/Good	No	Low	Yes	No
122515	Maes-gwyn Farm	SN5158067451	Post Medieval	Farm	N/A	N/A	N/A	C	Low	Moderate	Low	Intact/Good	No	Low	Yes	No
251	Stryd Fawr, Llannon	SN51586706	Post Medieval	Blacksmiths Workshop	N/A	N/A	N/A	D	Low	Low	Low	Destroyed/Poor	No	Low	No	No
Within Secondary (1km Radius) Study Area (Value A Sites only)																
17391	St Ffraed's Church	SN5124667491	Post Medieval	Church	Listed Building	II*	9815	A	Medium	High	High	Intact/Very Good	No	Low	Yes	Yes
7031	Llanon Cottage/Museum Cottage	SN5147366845	Post Medieval	Cottage	Listed Building	II*	17894	A	High	Moderate	High	Intact/Very Good	No	Low	No	No

PRN / Project ID	Name	NGR	Period	Type	Designation	Grade	Designation ID	Value	Rarity	Documentation/ Association	Group Value	Survival/ Condition	Direct Effect	Significance of Direct Effect	Indirect Effect	Setting Effect Yes/No
121760	Llanon 28.1/q4; 13/q2; 13/a3	SN5175966804	Modern	Royal Observer Corps Site	N/A	N/A	N/A	A	Medium	Moderate	Medium	Intact/Good	No	Low	Yes	No
49600	Craiglas	SN51006808	Medieval/Post Medieval	Fish Trap	N/A	N/A	N/A	A	High	Low	High	Intact/Good	No	Low	Yes	No
14245	Pant-wilog	SN52096698	Iron Age	Defended Enclosure	N/A	N/A	N/A	A	High	Low	Low	Near Destroyed/Poor	No	Low	Yes	No
763	Troed-y-rhiw	SN52276763	Iron Age	Defended Enclosure	N/A	N/A	N/A	A	Medium	Low	Low	Near Destroyed/Poor	No	Low	Yes	No
758	Neuadd	SN51476684	Post Medieval	Chapel/Hall House	Listed Building	II	LB	A	High	Moderate	High	Near Destroyed/Poor	No	Low	Yes	No

Table 4 – Assessment of the direct impacts on heritage assets.

7 ASSESSMENT OF IMPACTS TO SETTING AND SIGNIFICANCE

7.1 Stage 1: Identifying Heritage Assets for Setting and Significance Impact Assessment

7.1.1 Potential indirect impacts of the proposed development on the setting and significance of heritage assets are confined to International and National value heritage assets (A* and A class); these include Scheduled Monuments, Registered Landscapes, Parks and Gardens and sometimes Grade I Listed Buildings. Grade II and II* buildings are considered if their setting includes or is included within a Registered Landscape of Park and Garden, or if there is a potential indirect impact on these assets.

7.2 Stage 2 and 3: Defining and Evaluating the Setting and Significance of Heritage Assets

7.2.1 Section 4 and 5 above set out the context and extent of the identified heritage assets, which contribute to the Stage 1 and 2 assessments of setting and significance.

7.2.2 Section 5 sets out the value and Section 6 the direct and indirect effects, which also contribute to the overall understanding of heritage assets and their setting (Stage 2 assessment of setting and significance).

7.2.3 The assessment has determined that the proposed development has the potential to impact on the setting of 4 heritage assets identified in Section 6 and Table 4. Each of these heritage assets have been assessed for their four key conservation values: evidential, historical, aesthetic, and communal. The results of this assessment are presented in Table 5 below. The resulting Cumulative Visual Effect is the culmination of the assessment of value, degree of change, and corresponding effect. This is partly a subjective exercise based on the knowledge and experience of the assessor.

7.2.4 The assessment concluded that the setting and significance of the four identified heritage assets would potentially be adversely affected for the following reasons:

- 1) The proposed development would be located on part of the Morfa Esgob medieval field system, with the direct physical impact on one of seven surviving slangs, and a further two that have been amalgamated, but retaining their historic outer boundaries. The boundaries of the slangs are recorded on the Tithe Map of 1841 and later Ordnance Survey maps, to which the current hedgerows are bound. Until recently, Esgob Morfa was one of the best-preserved strip field landscapes in Wales, surviving alongside Rhossili on Gower, and Llansadurnen in Carmarthenshire, and any change will further its decline.
- 2) The proposed development would have an indirect impact on the historic landscape of the Morfa Esgob strip field system, as it would disrupt views of the surviving field scape, which still retains evidence of its earlier divisions. This landscape is experienced along Stryd y Neuadd and Stryd y Eglwys, between Llanon and Llansantffraid, with views between the two villages and out into Cardigan Bay viewing across this.

- 3) The proposed development would have an indirect (visual) impact on St Ffraed's Church and the Church Hall, partially or wholly obscuring line of sight to these heritage assets. This is due to the location of the proposed development and due to the orientation of the development, which runs away from the road into the field system, blocking views when travelling along Stryd y Neuadd and Stryd y Eglwys.

7.2.5 However, it should be noted that the setting and significance of these heritage assets has already been negatively and irrevocably impacted by the developments of the mid- and late-20th and early 21st centuries. These have amalgamated many of the slangs into fields, and expanded development around the church and away from Llansantffraid, with *circa* 38 new houses since 1950. The situation is the same in Llanon. In particular, this has previously developed part of the proposed development area, reducing the impact in this area of the proposed scheme. Expansion of the two settlements has caused them to become joined within the lands of Morfa Esgob over the past 70 years of development. Therefore, this semi-continuous campaign of development would ultimately lessen the potential negative effects caused by the proposed development, which already reflects the expansion of settlement and dwellings of the 18th to 21st centuries.

PRN	Name	Value	Evidential Value	Historical Value	Aesthetic Value	Communal Value	Type of visual effect/change	Magnitude of Effect	Significance of Effect	Cumulative Visual Effect
31430	Morfa Esgob Field System	A	High	High	High	High	Interruption	High	Very Significant	Severe
19592	Sunday School	C	Moderate	Moderate	Moderate	High	Interruption	Moderate	Moderate Significance	Considerable
57886	Barbara	B	Moderate	Moderate	Moderate	High	Slight interruption	Low	Low	Slight
17391	St Ffraed's Church	A	High	High	High	High	Interruption	High	Very Significant	Severe

Table 5 – Assessment of the impact of the development on the setting and significance of selected designated heritage assets

7.3 Summary of Significance and Setting

- 7.3.1 The assessment has considered the potential impact of the development on the setting and significance of the identified heritage assets. It has concluded that St Ffraed's Church and Morfa Esgob will be subject to a potential **Severe** setting and significance impact. The Sunday School will have a **Considerable** and Barbara a **Slight** setting and significance impact.
- 7.3.2 Despite the negative and irrevocable impacts of previous developments to the historic environment, particularly during the late-20th and early-21st centuries, these do not diminish or reduce the impacts of the proposed development on the identified heritage assets. In particular, this process has shown the limited survival the slangs of the Morfa Esgob strip field system, with any development having particular direct and indirect effect on these and their survivability. However, it has also demonstrated the continuously changing and evolving environment in which these heritage assets are located. It has determined that there will be **High** (SF18) and **Low** (SF19-20) direct impacts on the heritage assets within the development area, with a **Severe** indirect (visual) impact due to the effect on St Ffraed's Church and Morfa Esgob, and **Considerable** on the Sunday School.

8 MITIGATION

8.1 Recommendations

- 8.1.1 The assessment has identified the potential direct and indirect impacts of the proposed development on heritage assets. Through this process, it has also considered the potential impact on the setting and significance of the identified heritage assets.
- 8.1.2 **Landscape Recording** – This programme of investigation and assessment has determined that a programme of development would result in the loss of historic landscape features through the removal of historic field systems hedgerows. In order to mitigate such disturbance, it is recommended that a Level 2 Landscape Survey in line with Historic England's *Understanding the Archaeology of Landscape: Guide to Good Recording Practice* is undertaken to record the development area and its boundaries in advance of development. This should include the detailed survey record of the fieldscape, and targeted archaeological excavation of the hedgerow boundaries that are to be removed by development.
- 8.1.3 **Watching Brief** – Whilst there are unlikely to be the physical remains of any buildings or structures, there is the potential to encounter organic deposits or man-made materials that may shed light on the historic development of the medieval strip field system. Therefore, it is recommended that a watching brief is undertaken during the removal of any hedgerow boundary.
- 8.1.4 **Reinstatement** – To help reduce the indirect impacts to St Ffraed's Church, it is recommended that the removed treeline along the west of the development area is reinstated.

8.2 Assessment of Residual Impacts

- 8.2.1 If the above recommendations are followed, the potential direct impact to the heritage assets will be reduced to **Moderate**, as this will have the potential to produce a detailed record and provide an opportunity to understand the development of the historic landscape of Morfa Esgob.
- 8.2.2 A **Moderate** indirect (visual) impact will remain for the lifetime of the proposed development with the reinstatement of the treeline. However, this will continue to naturally reduce over time as the development becomes part of the village-scape.

9 ARCHIVING

- 9.1 The results of the Watching Brief are this written report, interpreted survey, and photographic archive. The final report and site archive will be held by ArchaeoDomus. The digital report will be deposited with the regional HER and the NMR. A PDF copy of the report will be made available from www.archaeodomus.co.uk.
- 9.2 The small finds archive will be held by ArchaeoDomus, with the site archive and a copy of this report.

10 SOURCES

10.1 Written Sources

- 10.1.1 **Burnham, BC. and Davies, JL.** 2010. *Roman Frontiers in Wales and the Marches*. RCAHMW. Aberystwyth
- 10.1.2 **Cambrensis, G.** 1978, *The Journey through Wales and the Descriptions of Wales (1188)*. Radice, J. (editor), Thorpe, L. (translator). Penguin Classics. United Kingdom.
- 10.1.3 **Comeau, R. & Seaman, A. Ed.** 2019, *Living off the Land: Agriculture in Wales c. 400-1600 AD*. Windgather Press, Oxbow Books. Oxford.
- 10.1.4 **Davies, M.** 1956, *Rhosili Open Field and Related South Wales Field Patterns* in *The Agricultural History Review, Volume 4, Part 2 (Ed.)*. United Kingdom
- 10.1.5 **Denton, Jeff et al.** 2014, *Taxatio*. The Digital Humanities Institute, Sheffield of Sheffield.
- 10.1.6 **Jenkins, G. et al.** 2019, *Cardiganshire County History, Volume 2: Medieval and Early Modern Cardiganshire*. Cymdeithas Hanes Ceredigion Historical Society. Llandysul.
- 10.1.7 **Kirkby, D. P. et al**, 1994. *Cardiganshire County History: From the earliest times to the coming of the Normans*. Cymdeithas Hanes Ceredigion Historical Society. Llandysul.
- 10.1.8 **Toulmin Smith, L.** 1906, *Leland's Itinerary in England and Wales*. George Bell & Sons. Britain.
- 10.1.9 **CIFA**, 2020, *Standards and guidance for an archaeological desk-based assessment*.
- 10.1.10 **Historic England**, 2011 *Understanding the Archaeology of Landscapes. 2nd edition*. Historic England. Swindon.
- 10.1.11 **Welsh Government**, 2017, *Planning Policy Wales; Technical Advice Note 24: The Historic Environment*. Crown Copyright.
- 10.1.12 **CIFA**, 2007, *Archaeological Archives; a guide to best practice in creation, compilation, transfer and curation*

10.2 Online Sources

- 10.2.1 **British Geological Survey**
Accessed: December 2022
www.bsg.ac.uk

10.2.2 Monastic Wales

Accessed: December 2022

www.monasticwales.org

10.2.3 UK Soil Observatory

Accessed: December 2022

www.ukso.org.uk

10.2.4 Welsh Tithe Maps

Accessed: December 2022

places.library.wales

10.2.5 Aberystwyth 13 (OSD 314), Ordnance Survey Surveyors Drawing

Accessed: December 2022

www.bl.uk/onlinegallery/onlineex/ordsurvdraw/a/002osd000000013u00275000.html

10.3 Maps**10.3.1 1888 OS 25 Inch to One Mile Map First Edition – Ceredigion****10.3.2 1972 OS 1:25,000 Map Second Edition – Ceredigion**

APPENDIX I

Plans & Mapping

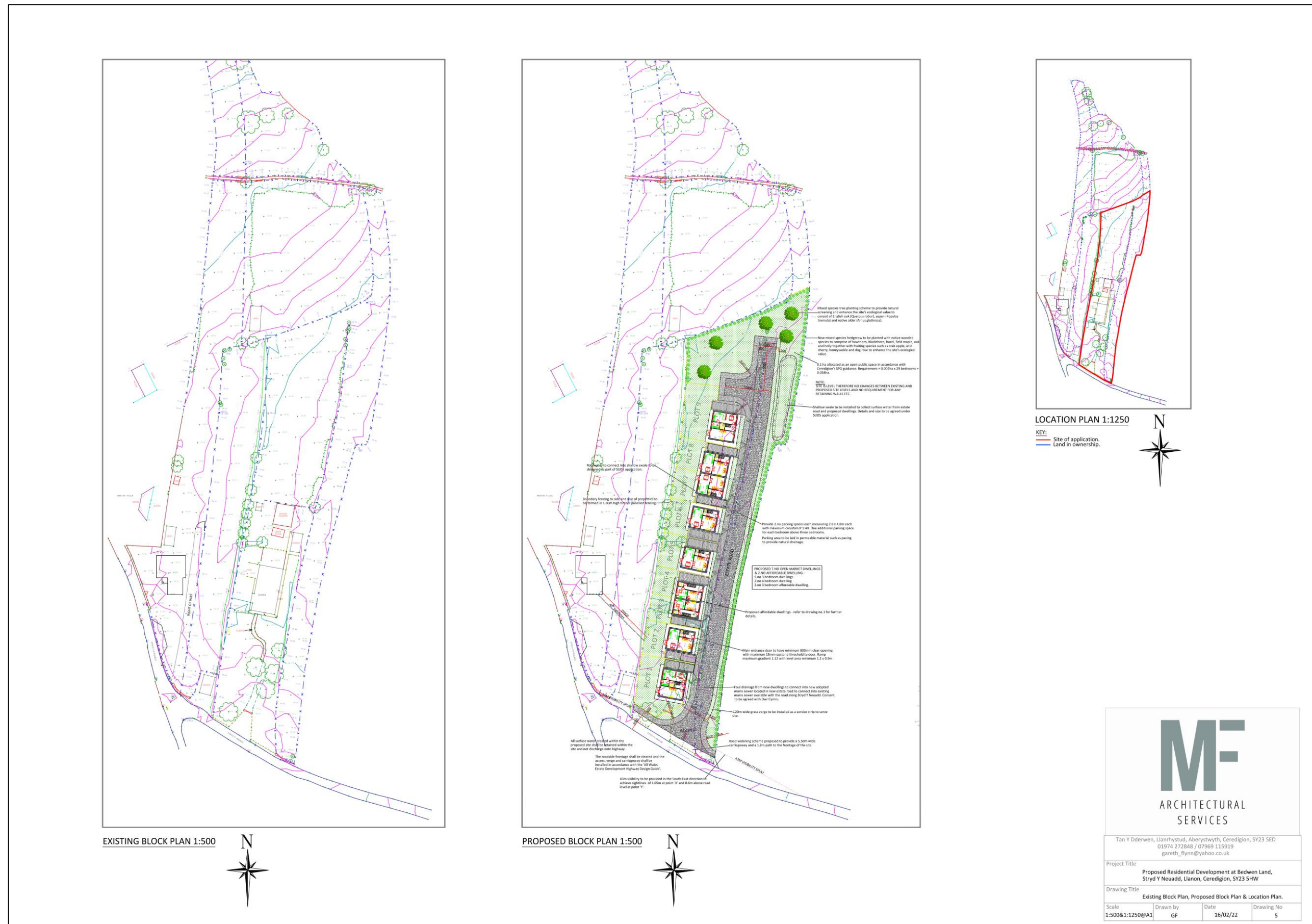


Fig. 4 – Existing and Proposed Block Plans.



Fig. 5 – Existing dwelling plans and elevations.



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garth_flynn@yahoo.co.uk

Project Title: Proposed Residential Development at Bedwen Land, Stryd Y Neuadd, Llanon, Ceredigion, SY23 5HW

Drawing Title: Open Market Dwelling Plots 1 & 9 - Ground Floor Plan, First Floor Plan, Roof Plan & Elevations.

Scale: 1:50@A1	Drawn by: HD	Date: 16/02/22	Drawing No: 2
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Fig. 6 – Proposed Dwelling Plan – 1 & 9



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Project Title
Proposed Residential Development at Bedwen Land,
Stryd Y Neuadd, Llanon, Ceredigion, SY23 5HW

Drawing Title
Open Market dwelling Plot 2, 5 & 6 - Ground Floor Plan,
First Floor Plan, Roof Plan & Elevations.

Scale 1:50@A1	Drawn by HD	Date 24/08/22	Drawing No 3
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Fig. 7 – Proposed Dwelling Plan – 2, 5 & 6.



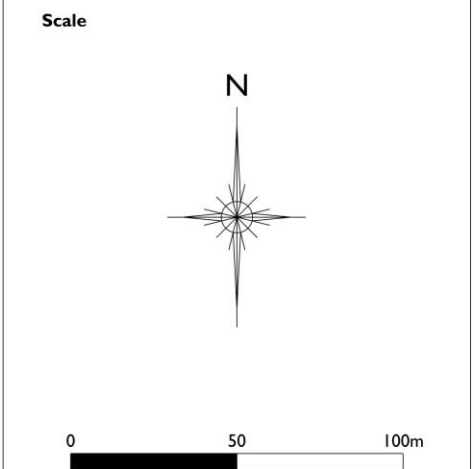
Fig. 8 – Proposed Dwelling Plan – 3 & 4.



Fig. 9 – Proposed Dwelling Plan – 7 & 8.



Project Land Adjacent to Bedwen, Llanon	
Drawing Title Heritage Assets within 250m as defined by Primary Record Number (PRN)	
Drawn Ross Cook	Scale -
Drawing No. AD147-I	Date Dec. 2022



- Legend**
- Development Area
 - Primary Study Area
 - Heritage Asset

Microsoft product export from Bing Aerial Mapping reprinted with permission from Microsoft Corporation, 2022.

Fig. 10 – Heritage Assets within 250m, defined by Primary Reference Number (PRN).



Fig. 11 – Heritage Assets within 1km as defined by Primary Reference Number (PRN).



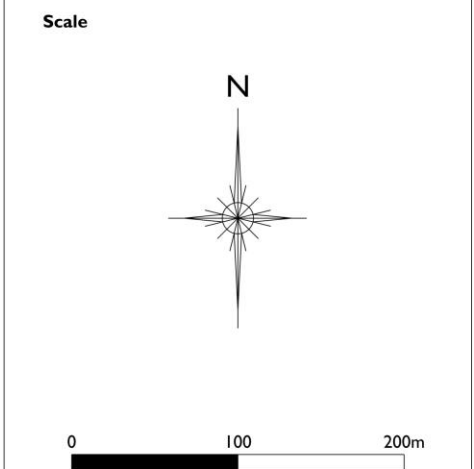
Fig. 12 – Listed Buildings within 250m as defined by Listing ID.



Fig. 13 – Listed Buildings within 1km as defined by Listing ID.



Project Land Adjacent to Bedwen, Llanon	
Drawing Title 25cm LiDAR Survey Data	
Drawn Ross Cook	Scale -
Drawing No. AD147-5	Date Dec. 2022



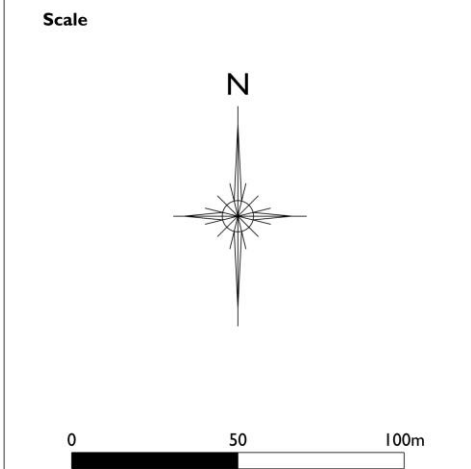
- Legend**
- █ Development Area
 - Secondary Study Area
 - Heritage Asset

Microsoft product export from Bing Aerial Mapping reprinted with permission from Microsoft Corporation, 2022.

Fig. 14 – 25cm LiDAR Survey Data.



Project Land Adjacent to Bedwen, Llanon	
Drawing Title Development Area in relation to 1846 Tithe Map	
Drawn Ross Cook	Scale -
Drawing No. AD147-6	Date Dec. 2022



- Legend**
- █ Development Area
 - Secondary Study Area
 - Heritage Asset

Map sourced from Llyfrgell Genedisethol Cymru / National Library of Wales web pages. 2022.

Fig. 15 – Development Area in relation to 1846 Tithe Map.

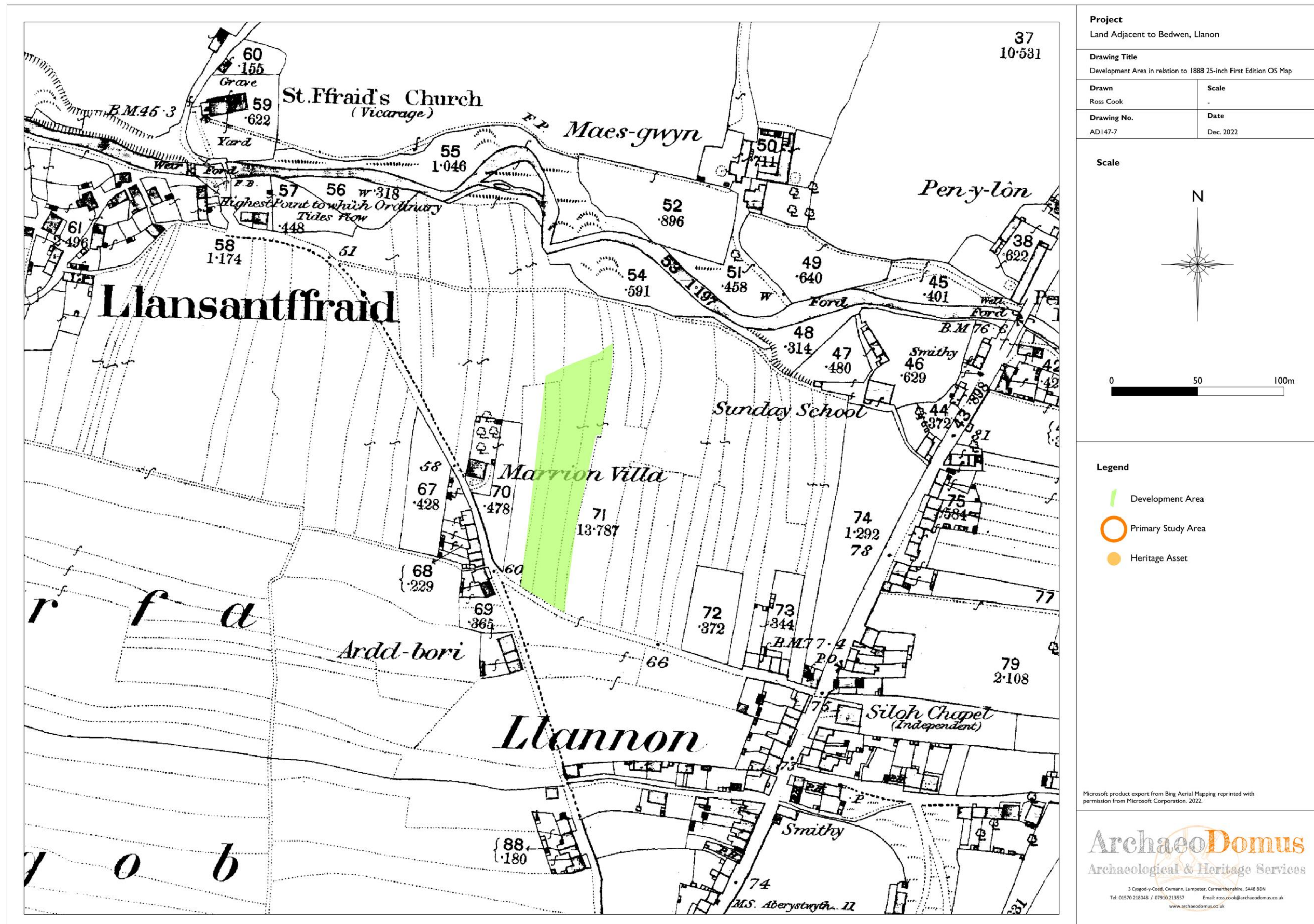


Fig. 16 – Development Area in relation to 1888 25-inch First Edition OS map.

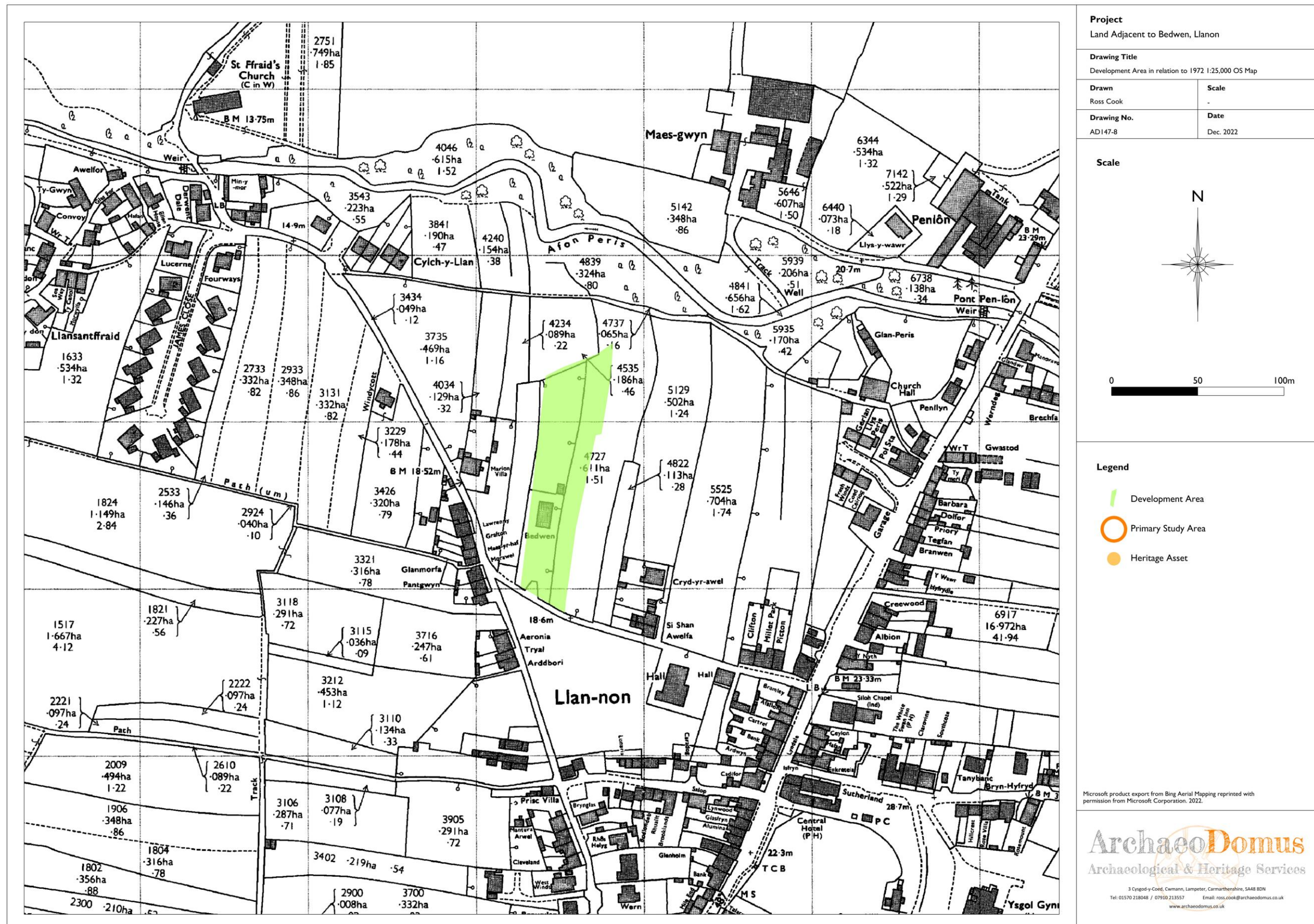


Fig. 17 – Development Area in relation to 1972 1:25,000 OS map.

APPENDIX II

Plates



Plate 1 – View south along SF18.



Plate 2 – View north along SF18.



Plate 3 – View south along SF18.



Plate 4 – View north along SF18.



Plate 5 – View south along SF18.



Plate 6 – View south along SF18.



Plate 7 – View north along SF18.



Plate 8 – View south along SF19-20.



Plate 9 – View south along SF19-20.



Plate 10 – View north along SF19-20.



Plate 11 – View north along SF19-20.



Plate 12 – View north along SF19-20.



Plate 13 – View north along SF19-20.



Plate 14 – View north showing proposed development area.



Plate 15 – View north showing proposed development area.



Plate 16 – View from west of proposed development area towards Church.



Plate 17 – View from west of proposed development area towards Church.



Plate 18 – View from west of proposed development area towards Church.



Plate 19 – View from west of proposed development area towards Church.



Plate 20 – View from west of proposed development area towards Church.



Plate 21 – View from west of proposed development area towards Church.



Plate 22 – View from entrance of proposed development area towards A487/Stryd y Fawr.



Plate 23 – View from Bedwen towards Stryd y Eglwys.



Plate 24 – View from Stryd y Neuadd towards Sunday School.



Plate 25 – View from east of proposed development area towards Sunday School.



Plate 26 – View from east of proposed development area towards Sunday School.



Plate 27 – View from east of proposed development area towards Sunday School.



Plate 28 – View from east of proposed development area towards Barbara.



Plate 29 – View showing eastern hedgerow.



Plate 30 – View showing western hedgerow.



Plate 31 – View across Llanon and Llansantffraid from Royal Observer Corps listening station. Bedwen pointed.



Plate 32 – View towards development area from Maes-gwyn Farm.

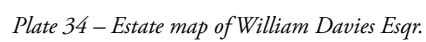
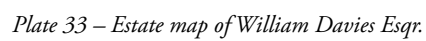




Plate 35 – 1942 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 36 – 1943 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 37 – 1947 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 38 – 1950 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 39 – 1955 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 40 – 1959 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 41 – 1973 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 42 – 1975 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 43 – 1989 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 44 – 1991 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).



Plate 45 – 2000 aerial photograph of Morfa Esgob (Copyright Air Photo Wales).

APPENDIX III

Listed Buildings within 1km Radius

Designation ID	PRN	Name	Type	Grade
17908	57888	Priory	House	II
17907	57887	Dolfor	House	II
17906	57886	Barbara	House	II
17904	57884	Maesllyn	Cottage	II
17901	57881	Bramley	House	II
17900	57880	Afallon	House	II
17899	57879	Noddfa	House	II
17898	57878	Cartref	House	II
17897	57877	Llainlwyd	House	II
17896	57876	Ardwyn	House	II
9815	17391	St Bride's;st Ffraid;st Bridget	Church	II*
17894	7031	Llanon Cottage/Museum Cottage	Cottage	II*
17915	57894	The Mount	House	II
17914	57893	Cwrt	Cottage	II
17913	57892	Glyn Cottage	Cottage	II
17912	57891	Rose Villa	House	II
17911	57890	Glancledan	House	II
17910	57889	Chapel House	House	II
17903	57883	Werndeg	House	II
17902	57882	Glandwr	House	II
17895	57875	Women's Institute Cottage	Cottage	II
17893	57874	Llwynteg	House	II
17892	57873	The Green	House	II
17885	57866	Morgan Enclosure at Church of St. Ffraid	Enclosure at Church	II
17884	57865	The Bakery	House	II
17883	57864	Penlanfair	House	II
10690	57520	Brechfa	Cottage	II
10699	24368	Bridge Street Levant	Dwelling	II
17882	24337	Bridge Street Brynlllys	Dwelling	II
17881	24336	Bridge Street;rhiwlas	Dwelling	II
17909	19585	Capel Mawr	Chapel	II
17916	7026	Tyn Cwm	Cottage	II
LB	758	Neuadd	Chapel;Hall House	II

APPENDIX IV

New Heritage Assets

ID: SF18	Name: Slang 18	NGR: SN 51462 67289
-----------------	-----------------------	----------------------------

Type: Strip Field	Status: None	Period: Medieval
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Description:

Surviving 'slang' of the Morfa Esgob medieval strip field system. North-south alignment between Stryd y Neuadd and Afon Peris. Recorded as part of a lot of slangs on the William Davies Esquire estate plan of 1811 (surveyed), and individually on the Tithe Map of 1846 as land parcel 18. Included under a general record for the Morfa Esgob field system – PRN 31430.

ID: SF18	Enw: Slang 18	NGR: SN 51462 67289
-----------------	----------------------	----------------------------

Math: Cae Striped	Statws: Dim	Cyfnod: Canoloesol
--------------------------	--------------------	---------------------------

Disgrifiad:

Wedi goroesi 'slang' o system caeau striped ganoloesol Esgob Morfa. Aliniad o'r gogledd i'r de rhwng Hall Street ac Afon Peris. Recordiwyd fel rhan o lawer o slangs ar gynllun ystâd William Davies Esquire yn 1811 (arolwg), ac yn unigol ar Fap Degwm 1846 fel parsel tir 18. Cynhwysir o dan gofnod cyffredinol am system maes Morfa Bishop – PRN 31430.

ID: SF19-20	Name: Slangs 19 and 20	NGR: SN 51446 67285
--------------------	-------------------------------	----------------------------

Type: Strip Field	Status: None	Period: Medieval
--------------------------	---------------------	-------------------------

Description:

Amalgamated 'slangs' of the Morfa Esgob medieval strip field system. North-south alignment between Stryd y Neuadd and Afon Peris. Recorded as part of a lot of slangs on the William Davies Esquire estate plan of 1811 (surveyed), and individually on the Tithe Map of 1846 as land parcels 19 and 20. Amalgamated into a single strip field between 1959 and 1972 by removing the separating hedgerow. Southern end built over with the construction of Bedwen in the same period. Included under a general record for the Morfa Esgob field system – PRN 31430.

ID: SF19-20	Enw: Slangs 19 a 20	NGR: SN 51446 67285
--------------------	----------------------------	----------------------------

Math: Cae Striped	Statws: Dim	Cyfnod: Canoloesol
--------------------------	--------------------	---------------------------

Disgrifiad:

Cyfunedig 'slangs' system caeau striped ganoloesol Morfa Esgob. Aliniad gogledd-de rhwng Stryd y Neuadd ac Afon Peris. Recordiwyd fel rhan o lawer o slangs ar gynllun ystâd William Davies Esquire yn 1811 (arolwg), ac yn unigol ar Fap Degwm 1846 fel parseli tir 19 a 20. Cyfunwyd yn faes un striped rhwng 1959 a 1972 trwy gael gwared ar y gwrych sy'n gwahanu. Pen deheuol a adeiladwyd drosodd gydag adeiladu Bedwen yn yr un cyfnod. Cynhwysir o dan gofnod cyffredinol ar gyfer system maes Morfa Esgob – PRN 31430.

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