

Archaeology Wales

Cerrigochion Road, Brecon

ASIDOHL



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Cerrigochion Road, Brecon

ASIDOHL

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Summary

In July 2015 Archaeology Wales was commissioned to carry out an ASIDOHL2 study to determine the potential impact of the proposed development of 137 residential units and 0.5 hectares of employment space on Cerrigochion Road, Brecon (NGR SO 0512 2889). The proposed development lies within the Middle Usk Valley Landscape of Special Historic Interest (HLW (P) 7). The proposed development site currently comprises agricultural land surrounded by hedgerows on the northern edge of Brecon.

The ASIDOHL has been carried out in five stages. Stage 1, the introduction, identifies contextual information regarding the site. It describes the current understanding of the form and appearance of the development along with relevant planning policies. Previous assessment of the area includes a Cultural Heritage Assessment, which concluded that the archaeological potential of the site is low.

Stage 2, considers the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This is considered in terms of its impact on HLCA1172 Brecon and HLCA 1173 Llanddew. As the majority of the site lies within HLCA 1173 the overall magnitude of the direct physical impact on that area is considered to be Moderate. The overall magnitude of the direct physical impact on HLCA 1172 is considered to be Very Slight.

Stage 3, assesses the indirect impacts of the proposed development, in terms of indirect, physical impacts, and indirect (non-physical) visual impacts. These indirect impacts affect a wider area and three surrounding HLCAs are considered, comprising HLCA 1172 and HLCA 1173 along with HLCA 1171 Pen y Crug. The overall magnitude of indirect impact on all three are scored as Slight.

Stage 4, forms an evaluation of the relative importance of the HLCA, and the parts within them that are affected by the proposed development. This considers the overall value of HLCA 1171 and HLCA 1172 to be Considerable, and HLCA 1173 to be Moderate.

Stage 5, forms an assessment of the overall significance of the impact. The impact of the development and the reduction in the value of the HLCA on the Register, combined with the relative values of the HLCAs, scores the impact on HLCA 1171 and HLCA 1173 as Slight, and HLCA 1172 as Moderate.

1. INTRODUCTION

1.1 In July 2015 Archaeology Wales Ltd (AW) was commissioned to carry out an ASIDOHL2 study to investigate the possible impact on the historic environment of a proposed development at Cerrigochion Road, on the north side of Brecon. The site lies within the Middle Usk Valley Landscape of Special Historic Interest (HLW (P) 7). As such an ASIDOHL2 (Assessment of the Significance of the Impact of Development On the Historic Landscape) was requested by the Brecon Beacons National Park Authority to help inform the planning decision on the proposed development. AW was commissioned by Barton Willmore, on behalf of PAR homes. The AW project number is 2370.

ASIDOHL Layout

1.2 In assessing the impact of the proposed development, guidelines are laid out in 'Guide to Good Practice on Using The Register Of Landscapes Of Historic Interest In Wales In The Planning And Development Process' (Revised 2nd Edition) which includes revisions to the assessment process (ASIDOHL2). This guidance lays out a process for assessing the impacts, based on five stages.

- **Stage 1** consists of gathering the contextual information and provides the introduction to the report.
- **Stage 2** is an assessment of the direct physical impacts of the proposed development, in absolute terms, relative terms and landscape terms. Within this, tables are provided to quantify these impacts and their magnitude.
- **Stage 3** is an assessment of the indirect impacts of the development, in terms of both indirect, physical impacts and also indirect (non-physical) visual impacts. Again tables are provided to quantify these impacts and their magnitude.
- **Stage 4** is an evaluation of the relative importance of the Historic Character Area directly and/or indirectly affected by the proposed development. This is done in relation to the whole of the Historic Character Area concerned and the whole of the historic landscape area on the Register, followed by an evaluation of the relative importance of the Historic Character Area concerned in the national context.
- **Stage 5** is an assessment of the overall significance of the impact. This combines stages 2 and 4 to produce an assessment of the overall significance of the impact of the proposed development and the affect that altering the Historic Character Area has on the whole of the historic landscape area on the Register. This stage also includes an examination of mitigation or positive benefits and a concluding statement.

ASIDOHL STAGE 1

2.1 The Proposed Development (Figures 2 & 3)

- 2.1.1 The proposed development is a mixed-use development comprising 137 residential units including 27 affordable units and 0.5 hectares of employment space. The development area as a whole total c.5.05 hectares.
- 2.1.2 The final form and appearance of the development has yet to be finalised. A Development Brief (Barton Willmore 2015) for the site has been prepared prior to the submission for planning permission. This brief includes an illustrative layout plan which indicates the site is largely covered in two-storey high residential units. Within the northern corner of the site an area of employment development will contain two-and-a-half to three-storey high buildings, including a landmark focal building.
- 2.1.3 The final design of the scheme is to consider four main topics in its design, namely urban form, built / plot form, open spaces and details & materials. In order to inform these topics for the residential units, four areas of Brecon have been examined, namely: Parc Dewi Sant, Beacons Park, Alexandra Road / Camden Road and Parc Pendre, which include a mix of styles, date and density. Parc Dewi Sant comprises a mix of detached, semi-detached and terraced housing, largely modern in date and finished in render with slate roofs and UPVC windows. Beacons Park is a 1980s cul-de-sac development of red brick houses with slate roofs and UPVC windows. Alexandra Road / Camden Road is predominantly earlier terraced housing in a mixture of stone and brick with some properties rendered and wooden windows predominate. Roofing material is mixed, although largely slate with occasional concrete tiles. Parc Pendre is a modern bungalow development built in brick with brown concrete tiled roofs.
- 2.1.4 To inform the design of the employment development sites both within and beyond Brecon have been examined. These include the Powys County Council Offices in Brecon, which is a modern brick-built two to two-and-a-half storey building with brown concrete tiled roofs and UPVC windows. Outside Brecon the Dyfi Eco Park in Machynlleth is examined which is predominantly two-storey timber and glass building with slate roofs. The Tredomen Innovation Centre, Caerphilly is a two-storey building with a glass front and stone gable end and rear walls.
- 2.1.5 There are a number of Tree Preservation Orders both around and within the site area, which will be retained. Wherever possible existing landscape features and tree planting will be retained and enhanced. A landscape buffer will be maintained around much of the western, southern and eastern sides of the development, with an area of public open space around some existing trees within the southern part of the development.
- 2.1.6 The Local Planning Authority is the Brecon Beacons National Park Authority.

2.2 The Site

- 2.2.1 The site lies on the northern edge of the nucleated settlement of Brecon, adjacent to the B4602 that runs north out of Brecon. The land consists of several fields, now amalgamated into two main fields, of improved but low quality grazing. The fields are

enclosed by hedgerows, stands of mature trees and some post and wire fencing. The B4602 forms the western boundary, a public bridleway (Slwch Lane) forms the southern boundary, hedgerows bordering further agricultural land forms the eastern boundary and educational buildings belonging to Coleg Powys form the northern boundary.

- 2.2.2 The site is located on a west-facing hillside, with land sloping from c.190mOD in the north to c.175mOD in the south. To the east lies further agricultural land with land rising to the summit of Slwch Tump at 246mOD to the southeast and a television relay mast located c.150m to the east of site. To the south, beyond the wooded line of Slwch Lane, lies the War Memorial hospital and then the main nucleated settlement area of Brecon on ground that falls towards the River Usk. To the west on the opposing side of the B4602 lies the modern building complex of Brecon High School along with further urban development. To the north lies modern buildings of Coleg Powys and Ysgol-y-Bannau with the Brecon Leisure Centre and playing fields and further agricultural land beyond that.
- 2.2.3 The site lies within the Middle Usk Valley Landscape of Special Historic Interest (HLW (P) 7). Within this registered Historic Landscape the sites lies on the border between two Historic Landscape Character Areas (HLCAs), that of HLCA 1172 Brecon, and HLCA 1173 Llanddew.
- 2.2.4 The underlying bedrock geology of the area consists of interbedded sandstone and argillaceous rocks of the St Maughans Formation, overlain in places with sand and gravel from glaciofluvial ice contact deposits (BGS 2015).

2.3 Previous Assessments

- 2.3.1 The area is included in the Middle Usk Valley Landscape of Special Historic Interest (HLW (P) 7) within the Register of Landscapes of Historic Interest in Wales, published by Cadw, CCW and ICOMOS UK in 1998. The site and the area around it have been assessed as they sit within Historic Landscape Character Areas 1172 Brecon and 1173 Llanddew. The area has also been assessed as part of LANDMAP, which includes an assessment of the Historic Landscape (Brecon - BRCKNHL121 & Llanddew - BRCKNHL694), based around the same boundaries and reasoning as the HLCAs.
- 2.3.2 Studies have been undertaken in association with the current proposed development, outlines of which are included within the Development Brief (Barton Willmore 2015). These include a Cultural Heritage Assessment (Hankinson 2015) undertaken by Clywd-Powys Archaeological Trust. This study examined the potential for archaeological remains to exist on the site and included a search area of 300m from the edge of the site boundary. Six specific heritage assets were identified within the site boundary. These assets included four finds of medieval and post-medieval date that were felt to be more indicative of the long-term manuring of agricultural fields in close proximity to a town. The site of two buildings were also identified, of 19th and 20th century date, assumed to be of agricultural association and poorly preserved and therefore

considered to be of low value. The archaeological potential of the site itself was considered to be low.

- 2.3.3 A large number of other archaeological assessments and investigations undertaken in the wider area all relate to development and research undertaken within the historic core of the town of Brecon itself and are generally of limited value in relation to the specific development site.

2.4 Planning Policy Context

- 2.4.1 National Policies relating to archaeology and cultural heritage include the following:

- Ancient Monuments and Archaeological Areas Act 1979.
- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Welsh Office Circular 60/96: Planning & the Historic Environment: Archaeology.
- Welsh Office Circular 61/96: Planning & the Historic Environment: Historic Buildings and Conservation Areas.
- Welsh Office Circular 1/98: Planning and the historic environment: directions by the Secretary of State for Wales.

- 2.4.2 The site has been allocated within the Brecon Beacons National Park Authority Local Development Plan (LDP), adopted December 2013, for mixed-use development.

- 2.4.3 An overview of all policies within the LDP that are relevant to the development are provided within the Development Brief (Barton Willmore 2015), but general policies relating to the Historic Environment include:

- **SP1 National Park Policy (i)**, which states that “the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park’s Natural Beauty, wildlife, cultural heritage and built environment”.
- **SP3 Environmental Protection – Strategic Policy**, which states that “All proposals for development or change of use of land or buildings in the National Park must demonstrate that the proposed development does not have an unacceptable impact on, nor detract from, or prevent the enjoyment of; (e) cultural and historic heritage, including Blaenavon Industrial Landscape World Heritage Site, Registered Historic Parks Gardens and Historic Landscapes; and (f) the character of the built heritage, including listed buildings, conservation areas and archaeological features.

- 2.4.4 Further specific Policies addressing the Historic Environment are included within section 3.15 of the LDP, and these include:

- **Policy 15 Listed Buildings**, which states “All listed building consent application will be determined in accordance with National Policy as set out in Circular 61/96”. Further details is given within this policy, and Policy 16 also deals with the demolition of Listed Buildings

- **Policy 17 The Setting of Listed Buildings**, which states “Development proposals which would adversely affect the setting of a listed building will not be permitted”.
- **Policy 18 Protection of Buildings of Local Importance**, which states “Development affecting buildings which make an important contribution to the character and interest of the local area as set out on the local list will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.”
- **Policy 19 Development affecting Conservation Areas**, which states “New development and alterations to existing buildings within or affecting the setting of a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of the area and where the design, all building materials, proportions and detailing are appropriate to the Conservation Area”
- **Policy 20 Historic Parks and Gardens**, which states “Development which directly or indirectly, either alone or in combination affects those areas listed within Part 1 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will be permitted where the essential integrity and coherence of the park or garden and its setting, as defined in the Register, is preserved or enhanced”
- **Policy 21 Historic Landscapes**, which states “Development which directly or indirectly either alone or in combination affects those areas listed within Part 2 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will only be permitted if the essential integrity and coherence of the area, as defined in the Register, is preserved or enhanced”
- **Policy 22 Areas of Archaeological Evaluation**, which states “Where important archaeological remains are known to exist or may exist within an area for archaeological evaluation, the archaeological implications of development proposals shall be evaluated by qualified and independent Archaeologists before planning applications are determined. Planning permission will not be granted where the evaluation is deemed inadequate by the NPA in consultation with its archaeological advisor”

2.5 Limitations

- 2.5.1 This ASIDOHL2 study was carried out by Philip Poucher, Project Manager at Archaeology Wales, using the guidelines and methodology set out in the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process Revised 2nd edition* (Cadw and CCW 2007).
- 2.5.2 The development proposals are laid out in the Development Brief (Barton Willmore 2015) and other documents supplied by the client. The physical form and appearance of the development is not yet fully defined, although outline layout plans have been provided.
- 2.5.3 Open access was available to the majority of relevant locations and viewpoints within the affected HLCA, which were visited in August 2015. The timing of the visit meant vegetation levels were probably at their densest and highest, but this was taken into

account when assessing the visual impact. No Zone of Theoretically Visibility has been produced.

- 2.5.4 The Historic Landscape is described in the Register of Landscapes of Historic Interest in Wales, published by Cadw, CCW and ICOMOS UK in 1998, and the relevant HLCA's have been subject to a detailed characterisation exercise, described in detail by Clwyd-Powys Trust at the following website:

<http://www.cpat.org.uk/projects/longer/histland/usk/muintr.htm>

- 2.5.5 Confidence levels for this ASIDOHL are therefore high in most respects.

ASIDOHL STAGE 2 – ASSESSMENT OF DIRECT, PHYSICAL IMPACTS OF DEVELOPMENT

3.1 Introduction

- 3.1.1 This section comprises a description and quantification of the direct physical impacts of development on the Historic Character Area(s) affected by the proposed development.

- 3.1.2 The description and quantification is considered in three ways:

- a) In absolute terms, i.e. the proportion of the surface area of the HCA affected
- b) In relative terms, i.e. the proportion of each of the key historic landscape characteristics (as identified in the Historic Landscape Characterisation report) that will be permanently lost or removed by the proposed development.
- c) In landscape terms, the contribution that the affected elements of the key historic landscape characteristics make to the value of the Historic Character Area as a whole.

- 3.1.3 In each case, the physical impacts are assigned a score, and the overall scores for the impacts on the individual Historic Character Area are used to produce a quantified expression of the overall magnitude of direct impact on a 24 point scale. For each Historic Character Area these are presented as a table; each table is supplemented with qualifying statements and background information.

3.2 Impact Assessment

- 3.2.1 Although the proposed development is regarded within the LDP as an extension of the urban settlement of Brecon the majority of the development area actually lies within HLCA 1173 Llanddew. This area largely comprises fieldscapes across undulating land to the east and northeast of Brecon, and includes the medieval village of Llanddew along with dispersed farmsteads and a prehistoric hillfort and enclosure. The proposed development does however directly border, and is partially contained within, HLCA 1172 Brecon, and therefore both areas are assessed for direct, physical, impacts.

HISTORIC LANDSCAPE CHARACTER AREA 1173 – LLANDDEW

3.2.2 In terms of its archaeological and historical context, Prehistoric activity in this area is dominated by the large and strategically sited Slwch Tump Hillfort and adjacent enclosure site, which lies c.350m to the southeast of the proposed development site. This hillfort probably acted as an Iron Age tribal centre. The line of the B4602 is believed to follow the line of a Roman route, although this has not been confirmed through physical evidence. By about the 6th century it is thought that a church had been established at Llanddew, which became a regionally prominent ecclesiastical centre. In the 12th century a castle and bishops' palace was also established at Llanddew, belonging to the Bishop of St David's and associated with the management of an episcopal manor. Another 11th or 12th century castle site also exists at Alexanderstone to the east. Extensive land improvement around Llanddew is recorded during the later 18th century.

3.2.3 This area is described as a predominantly rural landscape of large and medium-sized regular fields with hedged boundaries. The general regularity of the field pattern suggests an extensive proportion of the field pattern in the area may result from the enclosure or amalgamation in the later medieval or early post-medieval periods of former medieval open-field systems associated with the town of Brecon, the episcopal manor at Llanddew and other smaller secular manors. Settlement in the medieval period appears to have focused on Llanddew and Alexanderstone, with Llanddew possibly still retaining its medieval plan. As well as the church and castle site, other important features within Llanddew include a medieval well, remains of fishponds, and a field system incorporating former house sites and hollow ways. There is a small number of dispersed farmsteads in the area, dateable from the 17th to 19th centuries, with some, such as Alexanderstone, likely to be on earlier origins. The medieval St Elyned's Chapel occupied a site c.450m to the east of the proposed development area. Some scattered stone quarries and a watermill on the river Honddu are the only visible elements of industrial activity.

3.2.4 **A – In Absolute Terms**

The proposed development site is largely contained within the boundaries of this HLCA and occupies two fields. The entire development area within the HLCA consists of 0.74% (c.4.94 hectares) of the area of the HLCA (665.6 hectares). The proposed development at this stage includes the development of 137 residential units 2 storeys high, with some areas left as open space, the residential development will replace the current visible landscape features of agricultural fields over an area of c.4.57 hectares, therefore c.0.69% of the entire Historic Character Area HLCA1173 will be permanently lost or removed by the proposed development. This is considered to be a *Very Slight* impact.

Table 1.

A - ASSESSMENT OF DIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 1173 LLANDDEW	
ABSOLUTE IMPACT (LOSS OF AREA)	MAGNITUDE & SCORE
c.4.57ha, 0.69% area	Very Slight – 1

3.2.5 B – In Relative Terms

The main characteristics of the HLCA consists of large and medium-sized regular fields bounded in hedgerows. The settlement characteristics include the medieval settlement of Llanddew with visible medieval earthworks in its vicinity and dispersed post-medieval farmsteads. Characteristic archaeological remains also include the prehistoric hillfort of Slwch Tump fort and medieval St Elyned’s Chapel and some dispersed post-medieval quarrying activity.

The proposed development site includes an area of these characteristic hedgerow-bounded regular fields. This currently comprises two fields, although these appear to have been recently amalgamated from four smaller units. The main outer boundary of these two fields will be largely retained within the development, particularly along the southern and eastern sides where the traditional boundaries are currently best preserved, however an internal boundary will be removed and the land will no longer be available for agricultural use. The fields themselves, including the internal hedge boundary, are features of local importance (Category C) helping to define the local character of the area. The overall characteristic fieldscape of the HLCA covers approximately 620 hectares of the HLCA (which including non-fieldscape elements is 665.6 hectares in total), the loss or removal of c.4.57 hectares therefore constitutes c.0.75%, which is graded as *Very Slight*. No further distinctive or characteristic elements of the HLCA are contained within the proposed development area.

Table 2.

B - RELATIVE AND LANDSCAPE IMPACTS (LOSS OF KNOWN ELEMENTS OR CHARACTERISTICS) & SCORES				
Element / % Loss	Magnitude	Category	Landscape Value	Landscape Value Effect
Fieldscape	Very Slight – 1	C – 2	High – 5 (Distinctive and characteristic of the main HLCA character)	Very Slightly Reduced – 1
Total score 1+2+5+1 = 9				

Table 3.

OVERALL MAGNITUDE OF DIRECT PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 1173 LLANDDEW	
Score	Grading
1+9 = 10	Moderate

HISTORIC LANDSCAPE CHARACTER AREA 1172 – BRECON

- 3.2.6 There is some evidence of Prehistoric and Roman settlement and activity in the area, although the main Roman settlements lay at Brecon Gaer fort and settlement to the west and a possible villa at Maesderwen near Llanfrynach to the southeast (outside this HLCA), with activity within Brecon consisting largely of Roman road routes. The site of the Priory Church in Brecon is thought to be the site of a potential early medieval monastic settlement. However, the town of Brecon was not established as a settlement until the late 11th century when Bernard de Newmarche established a castle to consolidate the newly established kingdom of Brycheiniog following the Norman invasions. A settlement was also established in proximity to the castle along with religious institutions such as the Benedictine Priory to the north of the castle and a chapel within the castle. The town was attacked at various points throughout the medieval period, and was provided with defences possibly in the early to mid-13th century. It continued to expand however, and also became an important religious centre.
- 3.2.7 By the 17th century the town had become one of the largest towns in Wales, flourishing largely due to the wool trade. It expanded further in the 18th and 19th centuries as a commercial, industrial, legal, administrative and judicial centre, located as it was at the hub of a regionally important road, canal and railway network. The rapid expansion of industrial settlements in south Wales in the late 19th century eclipsed the former importance of Brecon, although it remained the county town of Brecknockshire until the later 20th century.
- 3.2.8 This HLCA is described as having an historic core focused on the confluence of the Honddu and Usk rivers, with the main medieval borough being located on the east side of the Honddu with the street pattern in that area reflecting the medieval commercial core of the town. Both above and below ground medieval remains can be found in the historic core of the town and at the former Benedictine Priory to the north. Traditional buildings within the town reflect periods of growth throughout the post-medieval period, and give an overall impression of a long history and prosperity of Brecon. Architecturally the town is largely Georgian in character. Post-medieval urban expansion is visible particularly in the Pendre area to the northwest, Llanfaes to the southwest and Dering Lines to the east. Some former medieval ridge and furrow agriculture is visible in some of the open spaces within the town. Evidence of social stratification can be seen in the difference between clusters of affluent town houses and workers houses. Many chapels also demonstrate the importance of Brecon as a centre for nonconformist worship from the later 17th century onwards. There are few surviving traces of the important rail and canal networks within the town, although many Inns survive that appear to have developed following the turnpiking of the roads in the later 18th and 19th centuries. Some evidence of the former industrial importance of the town is visible in the mills and limekilns established near rivers and canals.
- 3.2.9 **A – In Absolute Terms**

The proposed development lies largely alongside the drawn boundary of this HLCA but may have a direct physical impact on this boundary, as well as incorporating a small area of the HLCA itself. The development area within the HLCA consists of 0.05% (c.0.19 hectares) of the area of the HLCA (374.3 hectares). The proposed development

at this stage has allocated this area of land as employment space which includes the construction of buildings 2.5 to 3 storeys high, which will replace the current visible landscape features (currently rough ground containing piles of rubble) over an area of c.0.19 hectares, therefore c.0.05% of the entire Historic Character Area HLCA1172 will be permanently lost or removed by the proposed development. This is considered to be a *Very Slight* impact.

Table 4.

A - ASSESSMENT OF DIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 1172 BRECON	
ABSOLUTE IMPACT (LOSS OF AREA)	MAGNITUDE & SCORE
c.0.19ha, 0.05% area	Very Slight – 1

3.2.10 *B – In Relative Terms*

The main characteristics of the HLCA consists of an urban area with an historic core on lower ground containing some medieval remains but largely Georgian in character. Evidence of earlier 17th century and later 19th century architecture remains, with more modern development in outlying areas. The area around the proposed development includes the modern development complexes of Brecon High School, Coleg Powys, Brecon Leisure Centre and Ysgol y Bannau as well as modern terraced residential areas along the B4602.

The development area includes only a small part of this HLCA, and one that no longer contains any buildings and is therefore currently uncharacteristic of the HLCA as a whole. Neither is the hedge boundary that surrounds the site recognised as a key feature of the HLCA. Therefore development in this area is not considered to affect any of the key elements of HLCA 1172

Table 5.

B - RELATIVE AND LANDSCAPE IMPACTS (LOSS OF KNOWN ELEMENTS OR CHARACTERISTICS) & SCORES				
Element / % Loss	Magnitude	Category	Landscape Value	Landscape Value Effect
Non Identified				

Table 6.

OVERALL MAGNITUDE OF DIRECT PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 143 LAUGHARNE AND PENDINE MARSH	
Score	Grading
1	Very Slight

ASIDOHL STAGE 3 – ASSESSMENT OF INDIRECT IMPACTS OF DEVELOPMENT

4.1 Introduction

4.1.1 This section comprises a description and quantification of the indirect impacts of development on all the Historic Character Area(s) affected (Figure 1).

4.1.2 A clearly defined area will be directly or physically affected by the development, but a much greater area could be indirectly affected due to fragmentation or changes to the setting of features in the landscape. Changes to views of, or views from, a landscape feature are also important potential impacts. This stage is divided into two categories: the first (A) assesses the indirect physical impacts, the second (B) the indirect (non-physical) visual impacts.

4.1.3 A – indirect, physical impacts

The principal types of indirect physical impact listed in the Guide to Good Practice are:

- (i) An increased risk of exposure, erosion, disturbance, decay, dereliction or any other detrimental physical change to elements, during or consequent to development.
- (ii) Related to (i), the likelihood of increased management needs to maintain elements as, for example, through altered habitats, water levels, increased erosion, new access provision etc., during or consequent to development.
- (iii) The severance, fragmentation, dislocation or alteration of the functional connections between related elements, for example, a field system becomes ‘severed’ from its parent farmstead by an intervening development.
- (iv) The frustration or cessation of historic land use practices, for example, it becomes more difficult or impossible to manage an area in a traditional manner as a result of development.
- (v) The frustration of access leading to decreased opportunities for education, understanding or enjoying the amenity of elements, during or consequent to development.

4.1.4 B – indirect (non-physical) visual impacts

The principal types of indirect (non-physical) visual impact listed in the Guide to Good Practice are:

- (i) Visual impacts on elements from which a development can be seen (considered up to its maximum height). The impact might be on ‘views to’ or ‘views from’ these elements, and it should be assessed with reference to key historic viewpoints and essential settings. These should be considered in relation to a site’s original character and function, as well as to the vantage points and visual experience of a visitor today.
- (ii) Impact on the visual connections between related elements, by occlusion, obstruction, etc.

- (iii) Conversely, the creation of inappropriate visual connections between elements not intended to be inter-visible originally.
- (iv) Visual impact of the development itself in relation to the existing historic character of the area considering:
 - its form — the scale, number, density, massing, distribution etc.
 - its appearance — the size, shape, colour, fabric etc. of its constituent features

4.1.5 There are eight HLCAs within the Registered Landscape. These cover a wide area, but as far as can be ascertained from the information available, the proposed development will impact in either a physical or non-physical (visual) way on only three Character Areas at most; these are described below.

4.2 Impact Assessment

HISTORIC CHARACTER AREA 1173 LLANDDEW

4.2.1 A largely rural area of medium-sized regular fields within an undulating landscape. These fields are probably of medieval and later origin. Settlement within the HLCA comprises widely dispersed larger farmsteads largely of the 17th to 19th centuries, together with the shrunken medieval village of Llanddew. Notable archaeological features in the area include a variety of medieval sites and features within and in the immediate vicinity of Llanddew and Alexanderstone, and the large later prehistoric hillfort and enclosure of Slwch Tump fort. A medieval chapel site also lies in close proximity to the hillfort.

4.2.2 The proposed development largely lies within the bounds of this HLCA. Direct impacts on this HLCA are discussed in Stage 2. The following indirect physical impacts are laid out in relation to the references given in 4.1.3 above:

A (i): As the existing field boundaries around the development site will be maintained and remaining land will remain as agricultural there is not considered to be an increased risk beyond the direct impacts discussed in Stage 2.

A (ii): The change of use may lead to increased management need to maintain the surrounding hedgerows. The hollow way that forms the southern boundary to the site (Slwch Lane), although not discussed as a characteristic within the HLCA description, is nevertheless a historic feature which may suffer increased erosion due to the location adjacent to urban development and the likely increased footfall along this route. The route will however be maintained as a dark corridor for bats and therefore impact will be limited.

A (iii): As it located on the edge of the area the proposed development would be seen as an extension of HLCA 1172, rather than a fragmentation of this HLCA.

A (iv): The development as a residential area will clearly end the historical land use as agricultural land. Due to its adoption within the adopted Local Development Plan this has already been considered as an accepted change.

A (v): The proposed development will not prevent access to the rest of the HLCA.

Table 7.

ASSESSMENT OF INDIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 1172 – BRECON		
Impacts	Category & Score	Magnitude & Score
A (ii) Potential increased erosion and management needs on surrounding field boundaries and hollow way	D – 1	Very Slight – 1
A (iv) Cessation of historic land use practices	D – 1	Very Slight – 1
Average Score $(1 + 1) + (1+1) \div 2 = 2$		

4.2.3 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): Due to the relatively prominent location of the site it will be visible from a number of points within this HLCA, most notably to the north-east between Llanddew and Alexanderstone, although many of these views are both partial and distant. These points are from minor roads and within the fieldscape, part of the general character of the HLCA. The site will not be visible from specific key historic viewpoints within the HLCA however. Topography and intervening vegetation shields the site from view from Llanddew and Alexanderstone themselves, and rising ground to the east shields the site from much of the eastern part of the HLCA including Slwch Farm, the A470 and the site of the medieval chapel of St Eluned. The site is overlooked by the prominent hillfort of Slwch Tump fort, despite this however views of the proposed development are very restricted, largely through vegetation cover with intervening trees screening the site from view, and any partial views will probably be seen in the context of the urban setting of Brecon. The interior of the fort itself has a gradual south-eastward slope, and although generally has good all round views the site will not be visible from the interior due to this slope and trees that grow immediately around the fort.

These viewpoints are illustrated from several points:

- SO05142881 (Photo 1) – View from within the development area looking north, with distant fieldscapes visible beyond immediate urban development.
- SO05092897 (Photo 8) – View SE across the site showing rising ground up to the television relay station blocking views in that direction.
- SO05542849 (Photo 11) – View of the site from the outer edge of Slwch Tump fort (BR038), showing a view restricted by vegetation.
- SO05602844 (Photo 12) – View from the interior of the fort, showing the lack of visibility towards the proposed development area.

- SO06422938 (Photo 13) – view WSW from minor road, showing partial visibility
- SO06593064 (Photo 14) – More distant view from a local road, looking SW, showing partial visibility reduced over distance.
- SO05533077 (Photo 15) – View from within Llanddew
- SO05483074 (Photo 17) – View from Llanddew church

B (ii): As with point A (iii) the proposed development will be seen as a continuation of HLCA 1172, rather than affecting visual connections between elements within this HLCA.

B (iii): N/A

B (iv): The visual appearance of the proposed development will be distinctly different from the stated existing historic character of the area, which is at present an agricultural fieldscape. The maintenance of the existing surrounding hedgerows will mitigate this appearance somewhat from external views but the different form and appearance of the proposed development will clearly impact upon the historic character of the proposed development area.

Table 8.

ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 1173 LLANDDEW		
Impacts	Category & Score	Magnitude & Score
B (i) Visual impact on historic landscape from within this HLCA	C - 2	Slight – 2
Development form	2	Slight – 2
Development appearance	2	Slight – 2
Average Score $(2+2) + (2+2) + (2+2) \div 3 = 4$		

Indirect, physical impacts + indirect, non-physical (visual impact): $2 + 4 = 6$

To create number on a 28-point scale - $(6 \times 28) \div 20 = 8$ (rounded off)

Table 9.

OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 1173 LLANDDEW	
Score	Grading
8	Slight

HISTORIC CHARACTER AREA 1172 BRECON

- 4.2.4 The built environment of Brecon is varied but includes an historical core around the confluence of the Usk and Honddu rivers, which includes a variety of medieval and post-medieval structures and remains, but is largely described as Georgian in character. Many of the characteristic elements described in the HLCA description are focused in this area, with later development in outlying areas, and development immediately surrounding the proposed development area consisting of relatively recent educational and recreational buildings, with some modern residential developments also in close proximity.
- 4.2.5 The proposed development largely borders this HLCA, with one small area of the HLCA included within it. Direct impacts on this HLCA are discussed in Stage 2. The following indirect physical impacts are laid in relation to the references given in 4.1.3 above:
- A (i): As this area lies largely outside the HLCA it is not considered to lead to any significant detrimental physical change to any of the elements of this HLCA. The small area of the HLCA that is contained within the development area and will therefore directly impact upon does not contain any distinctive above-ground elements characteristic of this HLCA. It may however contain some below-ground remains of agricultural structures, again however this is not a stated characteristic of this HLCA.
- A (ii): Increased population levels may lead to increased use of services and utilities within the town that may potentially be detrimental to some elements. This however is a consideration of the planning and design of the development and is not considered to significantly impact in a detrimental way on any identified characteristics of the HLCA.
- A (iii): Lying as it does on the outer edge of the HLCA this will not sever or fragment any elements.
- A (iv): The historic land use of the area included within the development area is that of agricultural land. This will be fundamentally changed within the proposed development area.
- A (v): Existing trackways will be maintained, and access will increase due to use by residents and areas of public open space.

Table 10.

ASSESSMENT OF INDIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 1172 – BRECON		
Impacts	Category & Score	Magnitude & Score
A (iv) Cessation of historic land use practices	D – 1	Very Slight – 1
Score 1 + 1 = 2		

4.2.6 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): The proposed development occupies an area of high ground on the northern side of Brecon. Such raised ground may be seen as a prominent location with extensive views, however dense wooded borders along the southern edge of the development area, which will be retained and possibly enhanced within the development, serves to screen this area from much of the HLCA. The historic urban core of Brecon to the south and southwest of the proposed development is relatively densely packed and therefore has no extensive views to the north. Similarly the gradient of the sloping ground, and the higher ground of Slwch Tump fort to the southeast serves to hide the development from views from the eastern valley slopes of the Honddu around to Dering Lines to the southeast.

The most significant distant views of the proposed development come from the western side of Brecon, in the urban development between the B4520 and the Cradoc Road. This is an area of later 20th century housing estates. The site will clearly have a visual impact from neighbouring sites on the higher ground, such as Coleg Powys, Brecon High School, Brecon Leisure Centre and Ysgol y Bannau.

The development will be in marked contrast to the existing agricultural nature of the site, however, the proximity of the urban spread of Brecon will diminish the impact, and it may be seen as a continuation of urban development in an area characterised by modern development.

These viewpoints are illustrated from several points:

- SO05142881 (Photo 6) – View from within the proposed development area looking southwest over Brecon. The dense tree cover can be seen around the site boundary, with distant views of west Brecon over the treetops
- SO05212918 (Photo 20) – View down Cerrigochion Road, proposed development would lie to the left.
- SO05022893 (Photo 21) – As above, showing the main residential area of Brecon on a lower level.
- SO04852872 (Photo 24) – View up Cerrigochion Road, showing the War Memorial hospital on the right, and the dense wooded screen preventing views of the proposed development.
- SO04742847 (Photo 25) – View from within the main settlement, showing wooded and topographic screen to the area of proposed development.

B (iv): As already stated, the existing historic character of the area is an agricultural one and therefore urban development in this area will change that character. However the form and appearance of the development is taking into consideration the form and appearance of modern development in the vicinity of the site, which is itself relatively mixed in terms of building materials, styles

and density, and therefore the development is likely to blend in to the existing character of this particular HLCA and be seen as an extension of it.

Table 11.

ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 1172 – BRECON		
Impacts	Category & Score	Magnitude & Score
B (i) Visual impact on historic landscape from within this HLCA	C – 2	Very Slight – 1
Development form	2	Very Slight – 1
Development Appearance	2	Very Slight – 1
Average Score $(2+1) + (2+1) + (2+1) \div 3 = 3$		

Calculations

Indirect, physical impacts + indirect, non-physical (visual impact): $2 + 3 = 5$

To create number on a 28-point scale - $(5 \times 28) \div 20 = 7$ (rounded off)

Table 12.

OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 1172 – BRECON	
Score	Grading
7	Slight

HISTORIC CHARACTER AREA 1171 PEN-Y-CRUG

4.2.7 This area of largely agricultural land occupies an undulating landscape to the north and west of Brecon. The landscape includes prominent hills broken by small stream valleys. The hilltop of Pen-y-crug is unenclosed common grazing, with the hilltop of Coed Fenni fach to the southwest covered in coniferous woodland. Significant archaeological sites within this area include Prehistoric defended enclosures on the summit of both these hills, and the Brecon Gaer Roman fort to the west. A Roman road network focused on this fort and the line of the later 19th century Neath and Brecon Railway (closed 1963) are also mentioned as distinctive historic elements. Other archaeological sites include some possible Bronze Age standing stones, the site of an important medieval battle and a medieval church (part of the medieval settlement of Battle).

The fieldscape consists large of medium to large-sized irregular fields with hedged boundaries, representing piecemeal enclosure since the medieval period. Some discrete areas of smaller, more regular fields, represent some post-medieval

reorganisation, and open rough grazing is also present on Pen y Crug. The coniferous plantation on Coed Fenni fach also includes some semi-natural woodland, and the coniferous plantation also includes some replanted broadleaf woodland, probably all planted between the later 18th to 20th centuries. The settlement pattern is one of dispersed farmstead and cottages, some which may have medieval origins. Small nucleated settlements include Battle, with later developments at road junctions and bridge crossings such as Cradoc and Pont-yr-Ysgir. Former industrial activity in the area is represented by scattered post-medieval quarries and a former brick and tile works on the southern slopes of Pen-y-crug.

4.2.8 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.9 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): This area includes some prominent east-facing slopes on Pen-y-crug and Coed fenni fach that have views towards the proposed development. Views from Pen-y-crug, including the agricultural land on these slopes, are relatively open. Views from Coed fenni fach are restricted on the summit due to the extensive woodland, and are largely restricted to agricultural land on the lower eastern slopes. Two of the main current routeways through the area, the B4520 and Cradoc Road, traverse east facing slopes with views towards the proposed development. Views from historic and significant viewpoints are however limited largely to the prehistoric hillfort of Pen-y-crug. The site is not visible from many of the other historic elements mentioned in the HLCA description, such as the hillfort on Coed fenni fach, Brecon Gaer Roman fort, the Roman transport network, 19th century railway or Bronze Age standing stones. Views from settlement sites are also largely restricted to some dispersed farmstead in the eastern part of the HLCA. The impact of all views from within this HLCA are lessened by distance and tree cover around the proposed development, making it difficult to distinguish from these viewpoints.

The most significant accessible viewpoints are illustrated from:

- SO05142881 (Photo 7) – View west from within the proposed development area showing the distant slopes of Pen y Crug in the background.
- SO04213044 (Photo 27) – View SE from the B4520 on the lower slopes of Pen y Crug, showing restricted views of the proposed development area, the boundaries of which were difficult to define from this distance.
- SO04213044 (Photo 28) – As above but in more detail.

B (iv): From the distant views presented within this HLCA the form and appearance of the proposed development will largely be indistinct, and is likely to blend into the general development of the urban setting of Brecon (HLCA 1173) without significantly adversely visually impacting upon HLCA 1172 which will encompass more extensive views from these viewpoints.

Table 13.

ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 1171 PEN-Y-CRUG		
Impacts	Category & Score	Magnitude & Score
Visual impact on historic landscape from within this HLCA	C - 2	Very Slight – 1
Visual impact from Prehistoric hillfort of Pen-y-crug	B - 3	Slight – 2
Development form	2.5	Very Slight – 1
Development appearance	2.5	Very Slight – 1
Average Score $(2+1) + (3+2) + (2.5+1) + (2.5+1) \div 4 = 4$		

Calculations

To create number on a 28-point scale - $(4 \times 28) \div 20 = 6$ (rounded off)

Table 14.

OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 1171 PEN-Y-CRUG	
Score	Grading
6	Slight

ASIDOHL STAGE 4 - EVALUATION OF RELATIVE IMPORTANCE

5.1 Introduction

5.1.1 The following section comprises an evaluation of the relative importance of the Historic Character Area(s) (or part(s) thereof) directly and/or indirectly affected by development in relation to:

(a) the whole of the Historic Character Area(s) concerned, and/or

(b) the whole of the historic landscape area on the Register, followed by

(c) an evaluation of the relative importance of the Historic Character Area(s) concerned in the national context, and a determination of the average overall value of all the Historic Character Areas (or parts thereof) affected.

5.1.2 The section (Stage 4) will be completed with a determination of the average, overall value of all the Historic Character Areas (or part(s) thereof) affected.

5.1.3 The evaluation criteria used is that suggested within the *Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (Cadw and CCW 2007).

5.2 Evaluation of the relative importance of the part of Historic Landscape Character Areas directly and/or indirectly affected by development.

5.2.1 **HLCA 1172 Llanddew:** The affected part of the HLCA is a common feature throughout the area, therefore rarity is low, but the area still remains a generally representative part of the main HLCA characteristics although this does not score particularly highly in terms of group value. There is little documentary evidence for these specific fields. The agricultural landscape is relatively well-preserved although there has clearly been some loss of internal hedged boundaries therefore survival is moderate, and those surviving elements are in moderate condition. The form of the field enclosures is of relatively low articulation in comparison with other areas of field enclosure within the HLCA, therefore coherence is low, but the combination of coherence and survival mean the integrity is moderate. The potential for future analysis of this area of historic landscape is low and potential to develop it as a public amenity is very low. There are no known historic associations with this area.

Table 15.

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity				x					x	
Representativeness		x						x		
Documentation				x					x	
Group Value				x					x	
Survival			x						x	
Condition			x						x	
Coherence				x					x	
Integrity			x					x		
Potential				x						x
Amenity					x					x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (1 x High @ 4) + (3 x Moderate @ 3) + (5 x Low @ 2) + (2 x V Low @ 1) = 25

Step B: (2 x Moderate @ 3) + (6 x Low @ 2) + (3 x V Low @ 1) = 21

5.2.2 HLCA 1173 – Brecon: The affected element of HLCA is limited to some peripheral agricultural ground and waste storage, which although rare within the HLCA is not representative of the main characteristics of the area and has no group value. There is very little documentary evidence. Due to surrounding modern development and current use of the site the survival and condition of the agricultural nature of this element are both poor, and coherence and integrity are also low. There is very little scope for future historic landscape analysis in this area and little scope to develop it as a public amenity. There are no known associations.

Table 26.

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity		x						x		
Representativeness				x						x
Documentation				x						x
Group Value					x					x
Survival				x					x	
Condition				x						x
Coherence				x						x
Integrity				x						x
Potential					x					x
Amenity				x					x	
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (1x High @ 4) + (7 x Low @ 2) + (3 x V Low @ 1) = 21

Step B: (1 x Moderate @ 3) + (2 x Low @ 2) + (8 x V Low @ 1) = 15

5.2.3 HLCA 1171 – Pen y Crug: It is difficult to quantify the effected part of this HLCA, although any visual impact would appear to be largely confined to the eastern slopes of Pen y crug, which includes both the Iron Age hillfort and post-medieval fieldscapes. As such rarity varies, but representativeness will be high. There is little documentary evidence for this area, and group value is also low. The area does appear in good condition, and can be clearly read and understood as to its development. There are no known associations and it offers little opportunity for public engagement.

Table 27.

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity			x						x	
Representativeness		x							x	
Documentation					x					x
Group Value				x						x
Survival		x						x		
Condition		x						x		
Coherence		x						x		
Integrity		x						x		
Potential			x						x	
Amenity				x						x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (5 x High @ 4) + (2 x Moderate @ 3) + (2 x Low @ 2) + (2 x V Low @ 1) = 32

Step B: (4 x Moderate @ 3) + (3 x Low @ 2) + (4 x V Low @ 1) = 22

5.3 Evaluation of the relative importance in the national context, of the Historic Character Areas directly and/or indirectly affected by the proposed development (Step C)

5.3.1 Areas of enclosed agricultural land with origins in the medieval period and associations with medieval settlement are common features within the Register of Landscapes of Outstanding and Special Historic Interest. Areas such as HLCA 1171 Pen y Crug and GLCA 1172 Llanddew have similar parallels on the Register throughout Wales. Historic settlements retaining some of their medieval character and post-medieval development are less common but comparisons can be drawn from places such as Chepstow and Monmouth in the Lower Wye Valley, and Ruthin and Denbigh in the Vale of Clwyd. Therefore, although these HLCAs are considered to be of national importance, they do not contain specific elements that would make their status even more significant.

5.3.2 The overall value of the HLCAs in the national context is calculated using the same criterion as laid out in Tables 25 to 27, but applied nationally. The scores are summarised below:

- HLCA 1172 – Llanddew = 29
- HLCA 1173 – Brecon = 36
- HLCA 1171 – Pen y Crug = 24

5.3.3 In order to determine an average overall value for the HLCA on a scale of 1 – 100 the results of each individual step was divided by 55, then multiplied by 100. This was then divided by 3 (the number of steps) and the average overall value is then rounded off and is presented in the table below:

Table 35.

Average, overall value of all the Historic Character Areas (or part(s) thereof) affected	
	Grading
HLCA 1171 – Pen y Crug	54 – Considerable
HLCA 1172 – Llanddew	42 - Considerable
HLCA 1173 – Brecon	39 - Moderate

ASIDOHL STAGE 5 - ASSESSMENT OF OVERALL SIGNIFICANCE OF IMPACT

6.1 Introduction

6.1.1 This section comprises an assessment of the overall significance of impact of development, and the effects that altering the Historic Character Area(s) concerned has on the whole of the historic landscape area on the Register.

Table 36.

SUMMARY OF THE OVERALL SIGNIFICANCE OF THE IMPACT OF DEVELOPMENT ON TAF & TYWI ESTUARY LANDSCAPE OF OUTSTANDING HISTORIC INTEREST (HLW (D) 9)				
Historic Character Area	Value of Historic Character Area (based on Stage 4 results)	Impact of Development (based on Stages 2 & 3 results)	Reduction of Value of the Historic Landscape Area on Register	Overall Significance of Impact
HLCA 1171 – Pen y Crug	Medium - 5	Very Low – 1	Very Low - 1	5+1+1=7 Slight
HLCA 1172 – Llanddew	Medium - 6	Low - 3	Low - 2	6+3+2=11 Moderate
HLCA 1173 – Brecon	Medium - 6	Low - 2	Very Low - 1	6+2+1=9 Slight

7 CONCLUSION

7.1 An Assessment of the Significance of Impact of Development on the Historic Landscape (ASIDOHL) has been undertaken on a proposed development on Cerrigochion Road, Brecon. The proposed development includes the construction of 137 residential units including 27 affordable units and 0.5 hectares of employment space, the development as a whole covers an area of c.5.05 hectares. The proposed development lies within the Middle Usk Valley Landscape of Special Historic Interest (HLW (P) 7). This Landscape is further subdivided into individual Historic Landscape Character Areas (HLCAs).

7.2 The ASIDOHL is laid out in five stages. Stage 1, the introduction, identified the contextual information regarding the site. Details of the proposed development are provided here, as well as the planning policy context. The final design of the development has yet to be decided, although outline layout plans and comparative assessment areas for form and appearance are provided in a Development Brief (Barton Willmore 2015). Previous assessments of the site include a Cultural Heritage Assessment undertaken by CPAT (Hankinson 2015). This considered the archaeological potential of the site to be low.

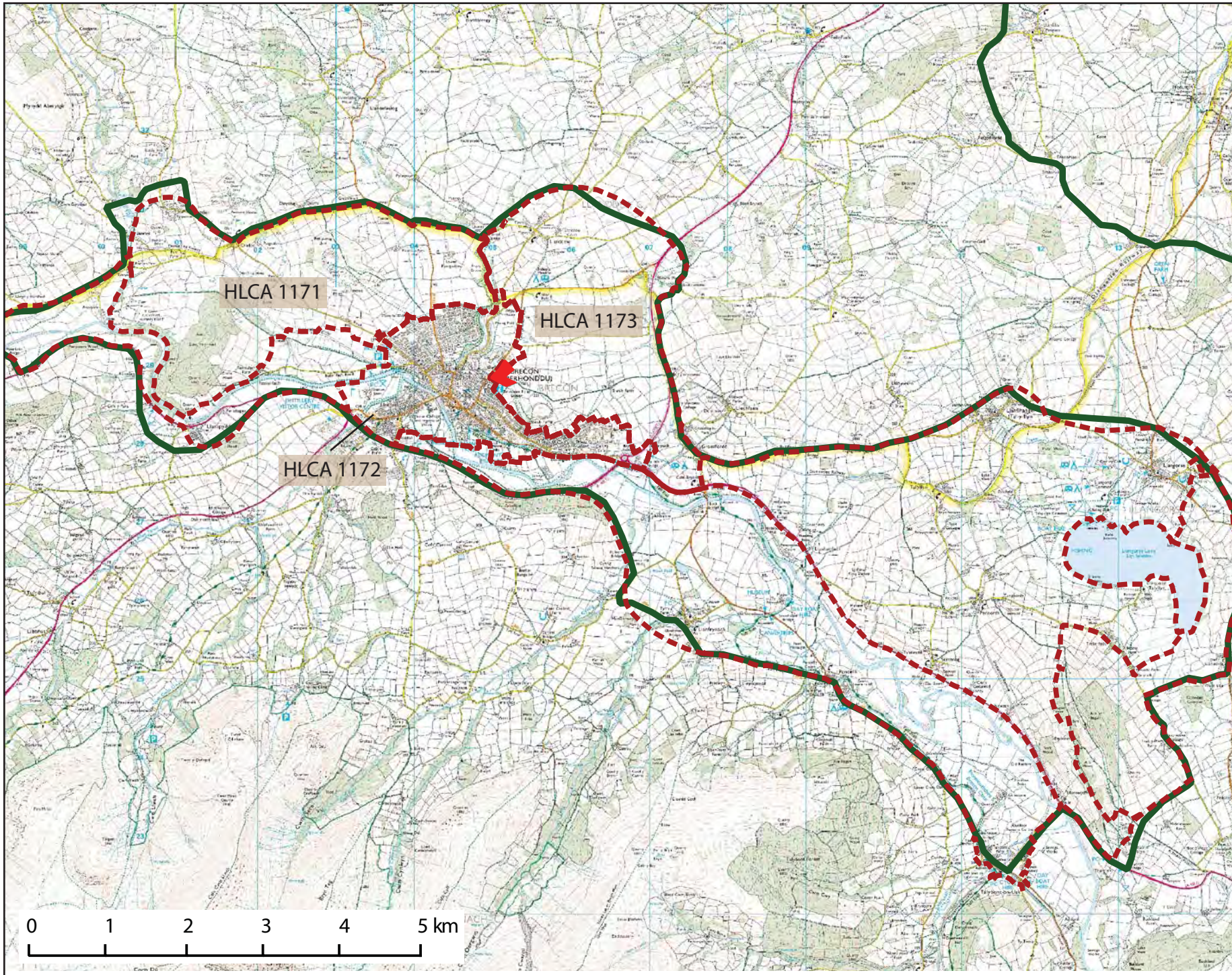
7.3 Stage 2 assessed the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This was considered in terms of its impact on both HLCA 1173 Llanddew and HLCA 1172 Brecon. The majority of the development area lies within HLCA 1173 Llanddew, the overall magnitude of the direct

physical impact is considered to be Moderate. The overall magnitude of the direct physical impact on HLCA 1172 Brecon is considered to be Very Slight.

- 7.4 Stage 3 assessed the indirect impacts of the proposed development, in terms of indirect, physical impacts, and indirect (non-physical) visual impacts. These indirect impacts affect a wider area and several surrounding HLCAs were considered. Due to views to and from the site the development could have a potential visual impact on three HLCAs, these included both HLCA 1173 Llanddew and HLCA 1172 Brecon, but also included an area to the west, HLCA 1171 Pen y Crug. The overall magnitude of indirect impact on all three areas is scored as Slight.
- 7.5 Stage 4 formed an evaluation of the relative importance of the HLCA, and the parts within them that were affected by the proposed development. When combined, this considered the overall value of HLCA 1171 Pen y Crug and HLCA 1172 Llanddew to be Considerable, and the overall value of HLCA 1173 to be Moderate. The lower score for HLCA 1173 is largely due to the limited area within the HLCA that will be impacted upon.
- 7.6 Stage 5 formed an assessment of the overall significance of the impact. The impact on both HLCA 1171 Pen y Crug and HLCA 1173 Brecon is considered to be Slight. The impact on HLCA 1172 Llanddew is considered to be Moderate, due largely to the greater direct and indirect impacts on this particular HLCA.

8. Bibliography

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- Hankinson, R 2015 *Land at Cerrigochion Road, Brecon: Archaeological Assessment* CPAT Report No. 1315-1
- Highways Agency 2007 *Design Manual for Roads and Bridges, Vol.II*





-  Registered Historic Landscape
-  Historic Landscape Character Area

Figure 1: Site location map showing the registered Historic Landscape and HLCAs.

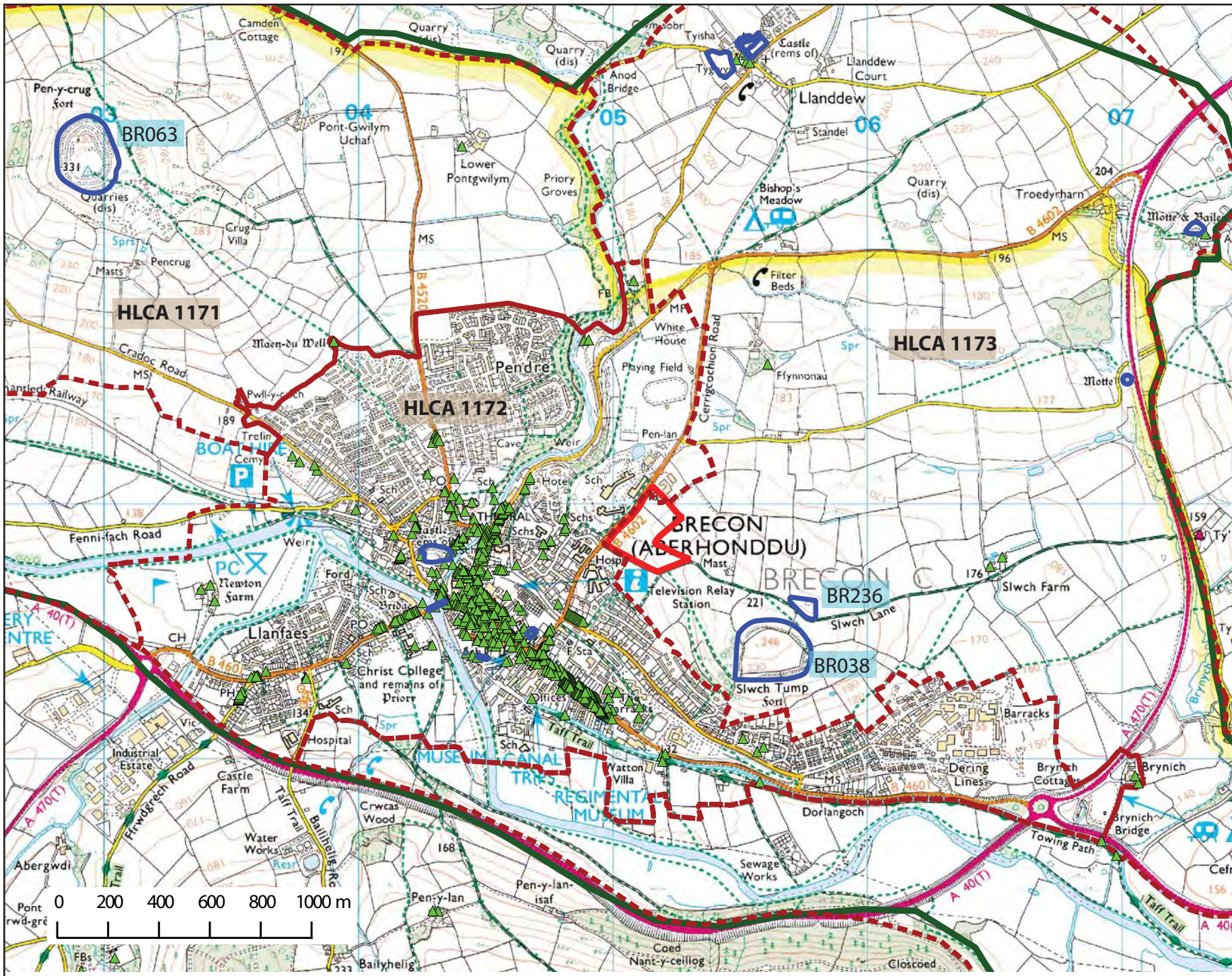
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Figure 2: Outline proposed site development plans, showing a proposed layout of buildings and open spaces on the left, and building heights on the right.

Taken from the Development Brief (Barton Willmore 2015)










-  Proposed development site
-  Historic Landscape Character Area
-  Scheduled Ancient Monument
-  Listed Building

Figure 3: Site location map showing the affected HLCA's and designated archaeological sites.

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Photo 1: Start of panoramic view from a high point within the proposed development area, looking north.



Photo 2: As above, looking NE.



Photo 3: As above, looking E



Photo 4: As above, looking SE



Photo 5: As above, looking S



Photo 6: As above, looking SW. The wooded hilltop of Coed Fenni-fach is visible just to the right of centre.



Photo 7: As above, looking W. The hilltop of Pen y Crug is visible in the background.



Photo 8: View from western edge of proposed development area, looking SE across the site.



Photo 9: View of the Coleg Powys buildings forming the northern boundary of the site.

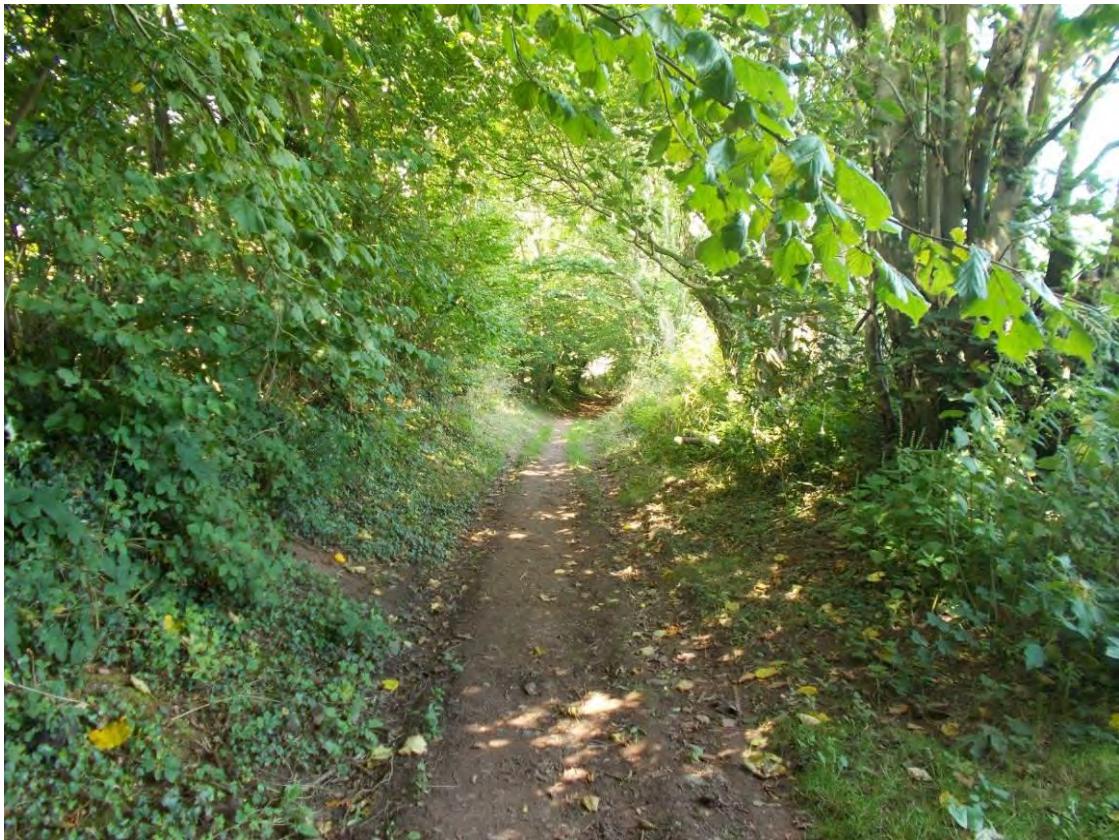


Photo 10: Slwch Lane



Photo 11: View from the edge of Slwch Tump hillfort (BR038)



Photo 12: View from within the hillfort



Photo 13: View from minor road to the northeast, at the entrance to Slwch Farm drive.



Photo 14: View from road between Troedyrharn and Llanddew



Photo 15: Within Llanddew



Photo 16: Llanddew church



Photo 17: View from Llanddew church



Photo 18: Brecon Leisure Centre building a short distance NE of site.



Photo 19: School/college building opposite the site.



Photo 20: View SW along Cerrigochion Road showing the school and leisure centre buildings on the right, the entrance to the Coleg Powys buildings on the left, with the proposed development site beyond that on the left.



Photo 21: View down Cerrigochion Road with the site boundary on the left, and residential development along the roadside



Photo 22: 467: View of some of the residential properties along Cerrigochion Road.



Photo 23: War Memorial Hospital, just to the south of the proposed development site.



Photo 24: View up Cerrigochion Road towards the site, showing the dense woodland cover along the southern boundary of the site.



Photo 25: View from within Brecon up towards the site, showing the lack of visibility (the proposed development hidden by topography and treeline on the ridge in the background).



Photo 26: Central Brecon.



Photo 27: View from B4520, at entrance to drive to Lower Pontgwilym Farm. The proposed development site is largely obscured by the tree cover below the television relay mast.

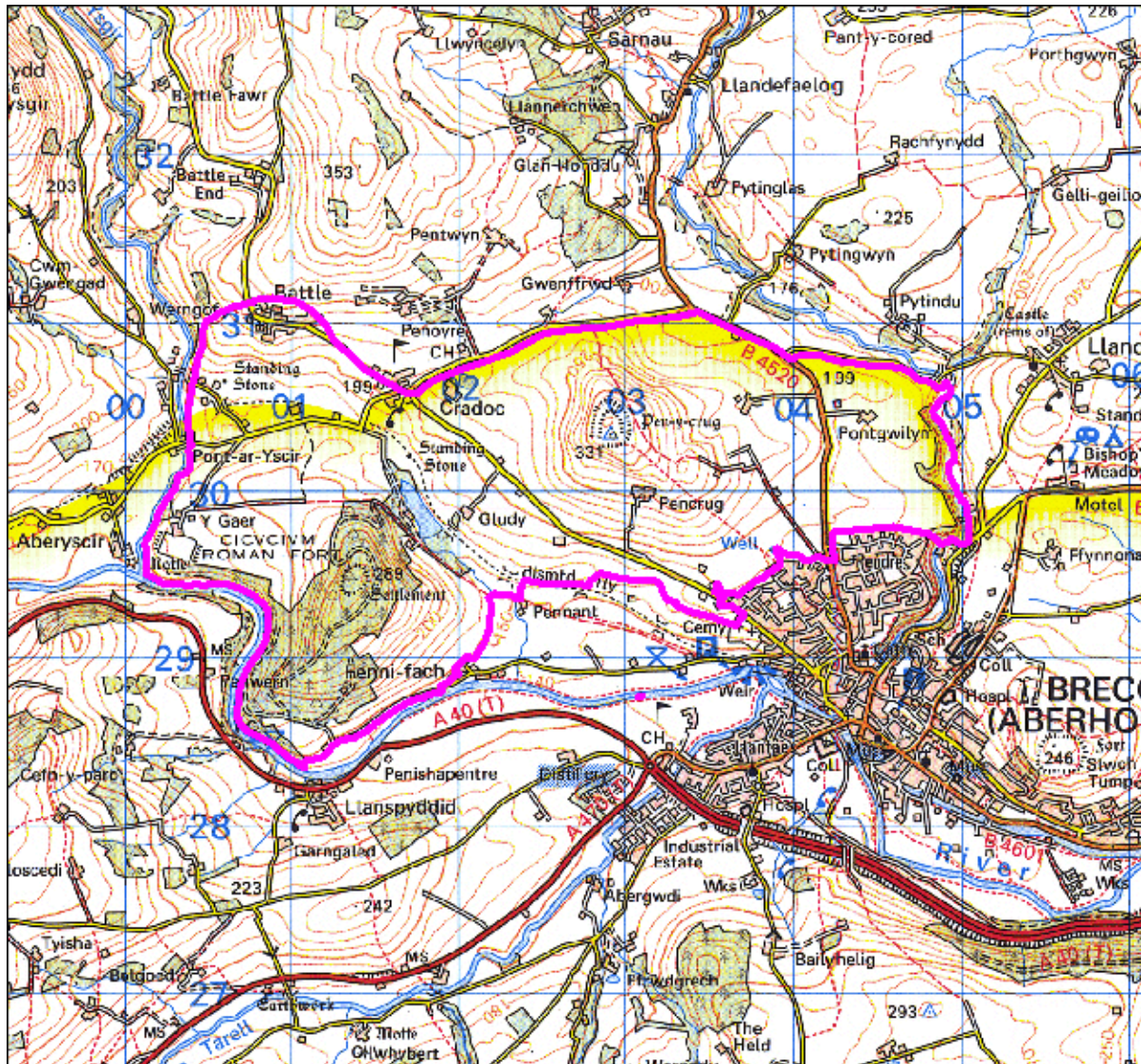


Photo 28: Closer view of above.

Archaeology
Wales

APPENDIX I:

The Middle Usk Valley: *Pen-y-crug* Brecon, Honddu Isaf and Ysgir communities, Powys (HLCA 1171)



Diverse, undulating landscape to the north and west of Brecon with predominantly irregular fields, and areas of conifer woodland and unenclosed hilltop common, broken by small stream valleys. Prehistoric and Roman defensive structures including the large Pen-y-crug and Coed Fenni-fach Iron Age hillforts and Brecon Gaer Roman fort. Significant elements of transport history including the Roman road network focused on Brecon Gaer and the later 19th-century Neath and Brecon Railway.

Historic background

The dating of the prominent standing stones at Battle and Cradoc is uncertain, though they may possibly be of Bronze Age date. Early settlement and land use is indicated by the Pen-y-

crug and Coed Fenni-fach Iron Age hillforts and by the Roman fort and associated Roman civilian settlement at Brecon Gaer, dating from the conquest period in about AD 75.

In the early medieval period the area formed part of Cantref Selyf within the kingdom of Brycheiniog, which following the Norman conquest formed part of the marcher lordship of Brecon. The fall of the native kingdom, marked by the battle between Bleddyn ap Maenarch and Rhys ap Tewdwr and Bernard de Newmarché in 1093 which is traditionally held to have taken place in the fields to the south of the village of Battle, but this is in fact named after Battle Abbey in Sussex, which drew income from the parish here. The church at Battle, dedicated to St Cynog and first documented in the 1220s, was a dependent chapel of Brecon Priory.

Following the Act of Union in 1536 the area later formed part of Merthyr Hundred within the county of Brecknock. It subsequently formed parts of the 19th-century tithe parishes of Brecon St John and Battle.

Key historic landscape characteristics

Predominantly medium to large-sized irregular fields with hedged boundaries, between a height of 140-310 metres above sea level, representing piecemeal enclosure from at least medieval times. Smaller, discrete areas of straight-sided fields suggesting enclosure or landscape reorganisation in the post-medieval period, with an area of rough, unimproved common land pasture on Pen-y-crug. Woodland at Coed Fenni-fach and along the north bank of the river Usk including some semi-natural and replanted broadleaved woodland and conifer plantations probably of the later 18th to 20th centuries.

Later prehistoric settlement and land use in the area is indicated by the two large and strategically-sited hillforts at Pen-y-crug and Coed Fenni-fach which probably represent Iron Age tribal centres associated with the native tribe known as the Silures.

The characteristic Roman fort at Brecon Gaer was constructed in the conquest period following the subjugation of the native tribe known as the Silures in about AD 75, stone defences being added in the earlier 2nd century and a civilian settlement becoming attached to the fort. The fort's garrison appears to have been reduced in size by about the middle of the 2nd century though there is evidence of continued activity of some kind, possibly of a civilian nature, continuing into at least the later 4th century. A cropmark enclosure site about 300 metres to the west of Brecon Gaer may represent a Roman military practice camp.

Brecon Gaer lay at the hub of a system of strategic military Roman roads, running southwards in the direction of Ystradgynlais (Powys), northwards towards Llandrindod, south-eastwards along the Usk valley to Abergavenny (Monmouthshire), north-eastwards to Kenchester (Herefordshire) and south-westwards to Llandovery (Carmarthenshire). Inscribed Roman milestones indicate that the road between Brecon Gaer and Llandovery was maintained into at least the later 3rd century and the road between Brecon Gaer and Abergavenny up to at least about the middle of the 4th century. Parts of the course of each of these roads are known from fieldwork or excavation though other stretches are speculative.

Modern settlement is represented by the small nucleated church settlement of medieval origin at Battle, the small nucleated settlement which appears to have grown up at road junctions or bridge crossings as at Cradoc and Pont-yr-Ysgir in the post-medieval period, and by

relatively large and dispersed farms with other scattered houses and cottages elsewhere, some of which may originate in the medieval period. An earlier phase of gentry houses is represented by Gaer House farmhouse, probably 16th-century timber-framed building to which a stone-built wing was added later. At Pen-y-crug is a characteristic later 18th and early 19th-century stone-built complex including a farmhouse, barn, cowhouse and wood store. Lake House is a later 19th-century rendered stone villa on western shore of Gludy Lake, built in a Swiss or Alpine cottage style.

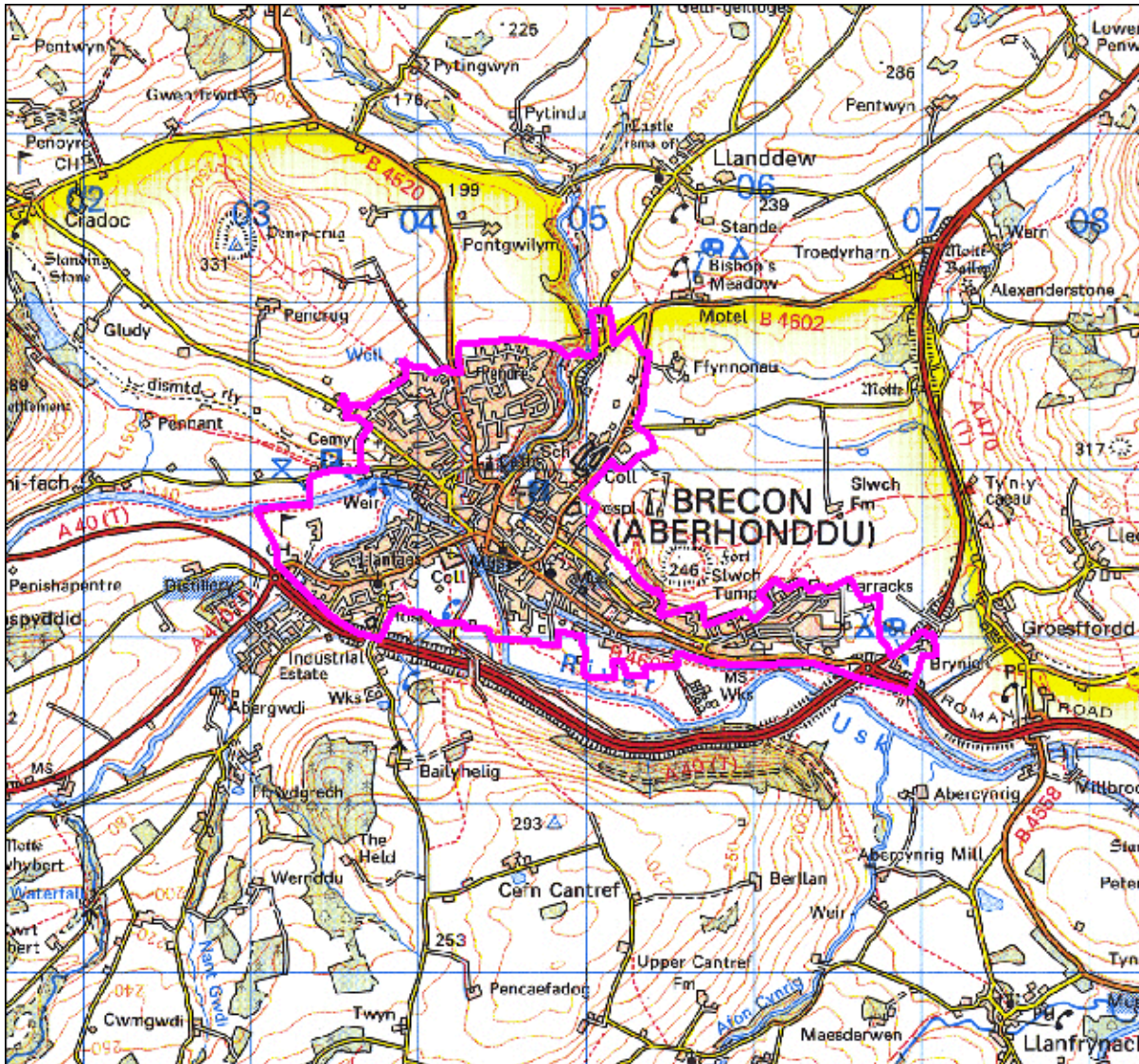
Industrial activity in the area is represented by scattered former small stone quarries for building stone and by the former brick and tile works on the southern slopes of Pen-y-crug hillfort which probably supplied the expanding town of Brecon with building materials in the late 18th- and earlier 19th-century, going out of use once building materials could be supplied to Brecon by rail, from the 1860s onwards.

The dismantled course of the Neath and Brecon Railway line, completed by 1872 and closed in 1963, line crosses the northern side of the area.

The Middle Usk Valley: *Brecon*

Brecon community, Powys

(HLCA 1172)



Large nucleated settlement of medieval origin alongside the river Usk, first established in the late 11th century alongside the castle built by Bernard de Newmarché following the Norman conquest, later becoming one of the largest towns in Wales in the 17th century and the county town of Breconshire. It continued to expand and develop as important regional commercial and administrative centre throughout the 18th and 19th from its position at the hub of regionally important road, canal and railway networks, though eclipsed in industrial and economic importance by the rapid rise of the industrial town and cities of south Wales in the later 19th century.

Historic background

Early settlement and land use in the vicinity of the town is suggested by a number of both Bronze Age and Roman chance finds. The course of the Roman road from Brecon Gaer to

Abergavenny is thought to run along the north bank of the Usk, through the area now occupied by the town, but no evidence of its physical presence has been identified so far. There is documentary evidence to suggest that a dilapidated or abandoned pre-Norman church lay on the site later occupied by the subsequent Benedictine priory. Although the status of this early church and any associated secular settlement is uncertain it has been suggested that it may have been monastic in origin and encompassed by a circular *llan* ('enclosure').

An earth and timber castle was probably established in the late 11th century or early 12th century by the Norman lord, Bernard de Newmarché, shortly after the conquest of the kingdom of Brycheiniog in 1093, which became the administrative centre of his newly-created marcher lordship of Brecknock. Religious institutions associated with the early settlement included a chapel dedicated to St Nicholas within the castle and the Benedictine priory that was founded to the north of the castle before 1106. This included the priory church subsequently to be dedicated to St John the Evangelist which shortly after its foundation was granted with lands in the lordship to Battle Abbey (Sussex). Like monastic churches elsewhere the priory church was also used as a parish church and from the early 15th century it became known as the Church of the Holy Rood after the ornate rood screen celebrated by pilgrims to the church.

Brecon, the English name of the town, is a shortening of Brycheiniog or its English or Latin derivatives; Aberhonddu, its Welsh name, is taken from that of the Afon Honddu, the river which joins the river Usk towards the centre of the town and divides the eastern part of the town from that on the west. The settlement was besieged by Llewelyn ab Iorwerth in 1217 and laid waste by him in 1231 and 1233. It subsequently recovered, being provided with defences in perhaps the early to mid 13th century and received a series of charters in the period between the 1276 and 1517. It became a regionally important religious centre, forming the focus of the archdeaconry of Brecon. The castle was temporarily taken by Llywelyn ap Gruffudd in the Welsh war of independence in 1263. It was again attacked in 1404 during the course of the Glyndŵr uprising.

The town was designated as one of the four regional capitals of Wales by the Act of Union in 1536 and during the 1540s, Christ College, a secular college and grammar school were attached to the Dominican friary, which had been established by the mid 13th century, its church dedicated to St Nicholas. Both the Dominican friary and the Benedictine priory were dissolved in 1537–38, the priory church subsequently continuing in use as a parish church and becoming a cathedral church in 1923 upon the creation of the new diocese of Swansea and Brecon. The town continued to flourish during the 16th to 18th centuries, initially under the influence of the wool trade, being described by George Owen in the early years of the 17th century as 'a bigge towne faire built'. It underwent further expansion as a commercial, industrial, legal, administrative and judicial centre and as a military garrison town in the later 18th and 19th centuries. The town expanded in response to the development of the turnpike road network from the later 18th century, the coming of the canal at the beginning of the 19th century, and tramroads and railways during the course of the 19th century. It remained a prominent county town from its geographical siting within the middle Usk valley, but it declined in national importance from the later 19th century following the growth of the south Wales coalfield and the expansion of the south Wales ports. Brecon remained the county town of Brecknockshire until the creation of the new county of Powys in the local government reorganisation of 1974, and is still the administrative centre of the Brecon Beacons National Park, designated in 1957.

Key historic landscape characteristics

The town of Brecon is sited on an alluvial fan deposited by the river Honddu at the point where it met the floor-plain of the Usk, the alluvial cone having later become incised by the Honddu which now forms part of a wooded walk known as Priory Groves. Brecon occupies an important position at the confluences of the Usk, Honddu and Tarell. There are several important historic fording points across the Usk here which are still usable at low water. The original settlement was centred on the early earthen motte and bailey castle and Benedictine priory (the later cathedral church of St John) on the north bank of the Usk, west of the Afon Honddu river. The original timber tower was rebuilt in stone as the partly surviving keep (Ely Tower) in about the late 12th century, other parts of the defences also rebuilt in stone at this period or in the 13th or 14th centuries including the curtain wall and towers and gateways, parts of which were still visible in the mid 18th-century but which are no longer visible above ground level. Early stone buildings made use of Roman building materials taken from Brecon Gaer, just under 4 kilometres to the west.

The main area of the medieval borough was subsequently laid out to the east of the Afon Honddu, presumably superimposed upon former farmland, the street pattern of the medieval town including a large triangular area used as the market square being still strongly reflected in that of the commercial core at the present day. This eastern portion of the town was provided with defences in perhaps the early to mid 13th century which comprised town walls with interval towers and gates at Struet Gate to the north, Watton Gate to the east, Bridge or West Gate leading to a bridge across the Usk, and Watergate leading to a bridge across the Honddu on the north-west. St Mary's church, in the centre of the town, probably dates from the later 12th century, but only become a parish church in 1923. The town defences appear to have been still relatively intact at the beginning of the 17th century but together with the castle were partially destroyed during course of the Civil War in the 1640s. A number of the medieval gates were ordered to be removed in 1775 to improve the flow of traffic. The southern suburb of Llanfaes, to the south of the Usk may have emerged by the end of the 12th century. The present parish church and former chapel dedicated to St David at Llanfaes have been in existence since at least the 1180s, on the site of the present church built in 1924. A medieval hospital and chapel dedicated to St Catherine were also established on the eastern outskirts of the town near the Watton, which appear to have disappeared above ground level by the end of the 17th century.

There are fine medieval remains at the castle, cathedral and abbots lodging, St Mary's church, and at Christ College but there is now little surviving evidence above ground level of the medieval period in domestic buildings. The castle is sited in the angle between the Usk and Honddu with a bridge over the Honddu linking it with the town. The remains of the castle consist of mound, with ruinous late 12th-century keep; attached to the present Castle Hotel is the ruined great hall of about 1280. The line of the town walls remains, but the extent of medieval survival is debated. Sections behind the council offices in Bulwark, and also in Captain's Walk (as well as a gateway there) are scheduled monuments, but a study currently under way casts doubt on their being medieval. To the north of the historic centre the walled cathedral precinct forms one of the most important medieval groups in Wales. The Benedictine priory church of St John the Baptist was founded in 1093, but the present building dates from the 13th century and 14th century. Although sited away from the town centre it was the parish church and housed the town's guild chapels and has important funerary monuments. Conventual buildings include the Canonry, partly on the line of a medieval cloister range with some ancient fabric, and the Deanery which incorporates the

medieval Abbot's Lodgings and perhaps guest hall. The Almonry too has some medieval fabric, but although the adjacent gateway is medieval, the walls of the precinct may be as late as the 18th century. The Priory became a cathedral only in 1923 when its parish functions were transferred to St Mary's. The medieval St Mary's church was originally a chapel of ease to St John's, and its fine tower of 1510-20 dominates the town centre.

The surviving suggest a period of rapid development 1570-1630, and again in the last quarter of the 17th century for about 50 years. A possible slow down in central fifty years of 18th century was followed by a boom from around 1790 to around 1850. This pattern is common to many country towns in Wales and England. The buildings give an overall impression of a long history of prosperity as Brecon fulfilled the tradition roles of county town, agricultural centre, and garrison town (the Barracks were developed in the early 19th century). Gentry town houses survive particularly in Lion Street, The Struet and Glamorgan Street. Brecon has particularly fine domestic interiors including panelling and exceptional staircases from the earlier 17th century to the mid 19th century. The town held balls and theatrical performances (the great tragic actress Sarah Siddons was born here in 1755). The shell of a theatre survives as well as the 'great rooms' of inns where balls and performances took place. Architecturally, the town gives an overall impression of being Georgian in character, with small-pane sash windows, classical doorcases and detailing, and often smooth render, but the continuous prosperity of the town meant constant rebuilding so that many of the buildings in the historic centre contain fragments of earlier buildings on their sites.

In the post-medieval period the town expanded beyond its medieval limits, particularly in the Pendre area on the north-west, in the area of Llanfaes to the south-west and in the Dering Lines area to the east, probably overlying former areas of medieval open-field cultivation associated with the medieval town. These open-fields appear to be denoted within the drawn boundaries of the character area by traces of ridge and furrow cultivation, in the playing fields just to the south of Christ College, and by a suggestion of a relict pattern of strip fields in the area of the playing fields and sport grounds south of the Watton, on the level ground north of the Usk. Low-lying land in the vicinity of Llanfaes that was previously subject to frequent flooding is now protected by flood defences built in 1983.

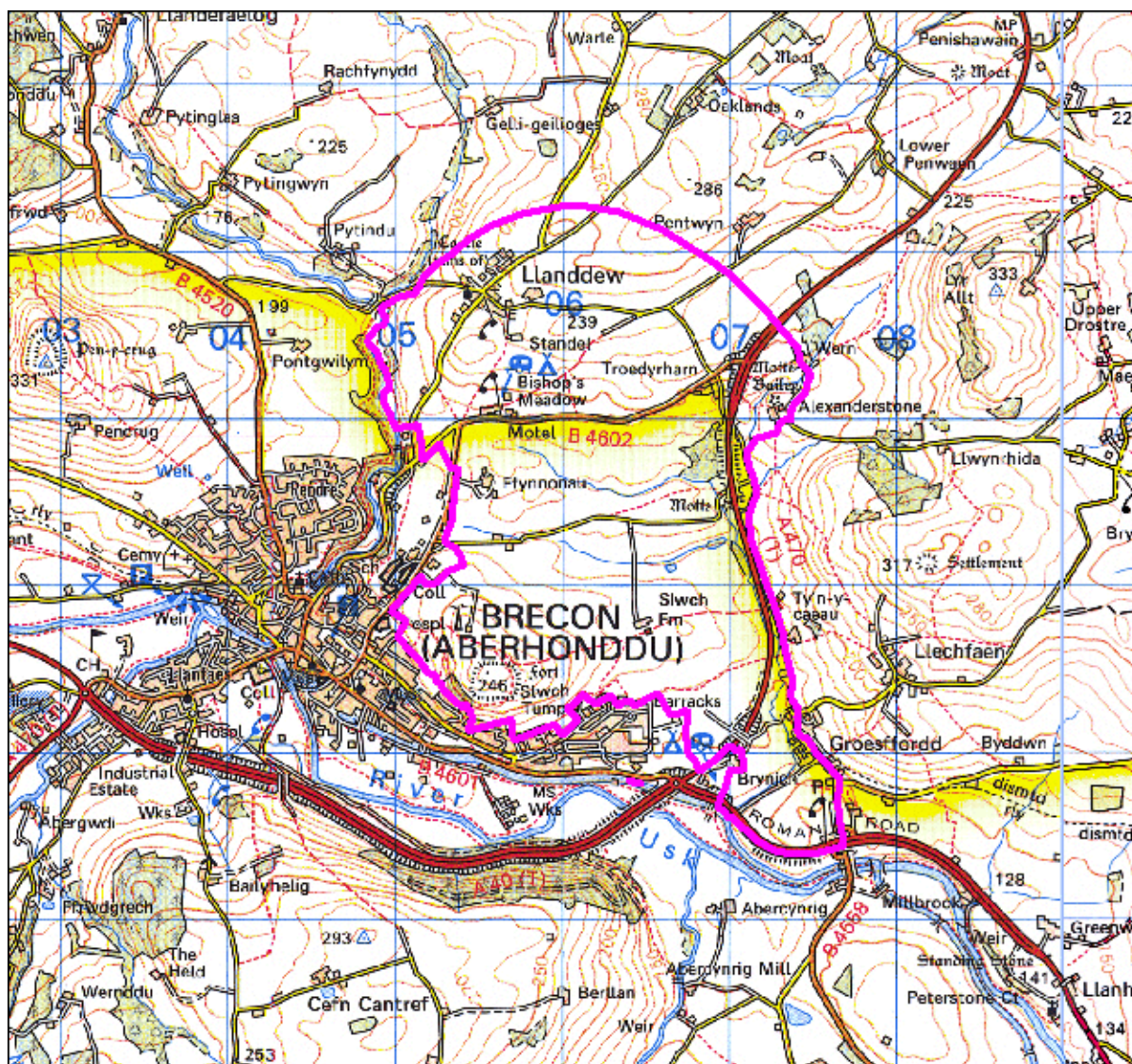
The buildings and townscapes of the town provide a valuable record of its economic and social history. An element of social stratification had evidently already developed in the town by the 16th and 17th centuries, the period of the earliest surviving buildings in the town, which has resulted in the presence of larger and more affluent town houses in Glamorgan Street, for example, and workers' housing with narrower street frontages in Ship Street and parts of Llanfaes. The town became an important focus for nonconformist worship from the later 17th century onwards, surviving early to later 19th-century chapels within the town, some of which have now been converted to other uses, including Bethel Chapel (1852), Plough Chapel (1841) and the Presbyterian Chapel (1866) at the Watton.

There are relatively few visible surviving remains of Brecon's important transport and industrial history. Several bridges or bridge sites of medieval origin across the Usk and Honddu survive within the town, including Usk Bridge, Castle Bridge, Watergate Bridge and Priory Bridge. The 7-arched Usk Bridge dates from 1573, although modified in 1794 and 1801. A number of inns such as the Castle, the Bell, the Wellington Hotel and the Golden Lion developed as coaching inns the later 18th and 19th centuries following the development of the turnpike road network from the later 18th century. The Monmouthshire and Brecon Canal (now called the Brecon and Abergavenny Canal) which opened in 1800 was of

particular importance in the transport and distribution of coal and lime from south Wales. It terminated at a complex of wharfs, dry docks, lime shed and other buildings at the Watton, most of which have now disappeared above ground level. There are likewise few surviving remains of age of tramroad and rail transport in Brecon, represented by the opening of the Hay Tramroad in 1818, the Hereford, Hay and Brecon Railway in 1862, the Brecon and Merthyr Railway in 1865 and the Neath and Brecon Railway in 1872. The Brecon and Merthyr Railway at first opened a station at the Watton (on a site now occupied by offices) and the Neath and Brecon Railway a temporary station at Mount Street, but a joint station was subsequently opened at Free Street in 1871 (on a site now occupied by the fire station). Commercial traffic on the canal ceased in the 1930s but continues to form an important focus for tourism and leisure activities. The railways ceased to carry both freight and passengers in the early 1960s.

Industrial sites associated with the use of water power include several early watermill sites on the Usk and Afon Honddu and originating in the medieval period, including the corn mill and malt mill called Castle or Honddu Mill, a former saw mill below Castle Bridge on the Honddu, and the site of a former fulling mill, now demolished, near Priory Bridge. Canal-side limekilns were established at a number of points along the southern margins of the town.

The Middle Usk Valley: *Llan-ddew* Brecon and Llanddew communities, Powys (HLCA 1173)



Undulating lowland fieldscapes to the east and north-east of Brecon, composed of large to medium-sized regular fields, probably of medieval and later origin, together with the shrunken medieval village of Llan-ddew and a number of widely dispersed larger post-medieval farms and possibly later prehistoric hillfort and enclosure.

Historic background

Later prehistoric settlement is probably indicated by the large and strategically sited Slwch Tump hillfort and adjacent enclosure site, just to the east of Brecon, the hillfort probably

representing an Iron Age tribal centre. The Roman road from Brecon Gaer to Kenchester (Herefordshire) is thought to cross the northern side of the area, passing through Llan-ddew, but as yet no physical evidence of its existence has been found within the character area, nor yet has any other evidence of Roman activity been found. It is thought that a church had been established at Llan-ddew by about the early 6th century, which by the early medieval pre-Conquest period had become a clas church—a regionally prominent ecclesiastical centre.

In the early medieval period the area formed part of the cantref of Cantref Selyf within the kingdom of Brycheiniog, which following the Norman conquest under Bernard de Neufmarché formed part of the marcher lordship of Brecon. A masonry castle and palace belonging to the bishop of St David's was established at Llan-ddew in the 12th century, associated with the management of an episcopal manor in the area which survived until the Reformation in the mid 16th century. An earthen castle was also established at Alexanderstone on the eastern edge of the character area, perhaps during the 11th to 12th centuries, which may have formed one of a number of smaller estates established within the area following the conquest. The place-name Alexanderstone is first recorded in the later 14th century, being derived from a personal name with the English suffix -ton denoting a farm or settlement.

Following the Act of Union the area later formed part of Pencelli Hundred. It subsequently formed parts of the 19th-century tithe parishes of Llan-ddew, Brecon St John, Brecon St Mary and Llanhamlach.

The Breconshire historian Theophilus Jones records that extensive land improvement was undertaken in the vicinity of Llan-ddew during the later 18th century by a number of the larger landowners.

Key historic landscape characteristics

Predominantly rural landscape of large and medium-sized regular fields with hedged boundaries, generally between about 150-260 metres above sea level. The general regularity of the field pattern throughout the area, together with some strip fields and fields with dogleg boundaries and the presence of some remnant ridge and furrow around Llan-ddew and near Alexanderstone suggests that an extensive proportion of the field pattern in the area may result from the enclosure and amalgamation in the later medieval period or early post-medieval periods of medieval open-field furlongs associated with the town of Brecon, the episcopal manor at Llan-ddew and other smaller secular manors.

Settlement in the early medieval and medieval period appears to have focused on the larger ecclesiastical manorial centre at Llan-ddew and the smaller centre at Alexanderstone. The small village of Llan-ddew possibly maintains its medieval plan. The large cruciform church with central tower dates from the 13th century but is thought to have originated as a religious centre from the 6th century. It is set in a large curvilinear churchyard of which the boundary is partly defined by a dry-stone wall. The settlement was granted a market charter in about 1290 and was probably more extensive in the medieval period than today, being associated with now abandoned building platforms. The masonry castle to the north-east of the village centre was built by the bishops of St David's during the 12th century as a residence for the archdeacon of Brecon. It was occupied by Gerald of Wales, archdeacon of Brecon, in the later 12th century but was in ruins by 1550. It is associated with a well traditionally ascribed to the 14th century, built into an arched recess in the south-west curtain wall, now equipped

with a 19th-century cast-iron hand pump. The remains of earthwork fishponds probably associated with the bishops' residence are visible to the south-east of the church. An extensive earthwork field system including some house sites and a substantial hollow way, occupies the field between the centre of the village and Llanddew Court, which are probably the remains of a medieval strip-field system and of some regional significance. Further earthworks indicating medieval field systems are visible to the north-west, north and south of the village centre, extending beyond Standel farm. A process of relatively modern rural depopulation is suggested by house plots within the settlement that have been abandoned since the mid 19th century.

There are a relatively small number of dispersed, larger farms within the character area. The large gentry farmhouse at Alexanderstone dates from the 17th-century but is probably on the site of an earlier manor house, associated with an earthwork castle probably originally associated with a medieval manorial centre established after the Norman conquest. Relict building platforms and ridge and furrow cultivation in the immediately surrounding area probably belong to this centre. Slwch Farm is a gentry farmhouse rebuilt in the early 19th century which together with three ranges of later 18th to mid 19th-century with characteristic stone-built outbuildings surround a farmyard, including cart and animal bays and a hay loft. Ffynnonau Farm has a late 17th to 18th-century house, with characteristic thick stone rubble walls.

St Elyned's Chapel, a medieval, non-parochial chapel to the west of Slwch Farm, is first recorded in the earlier 12th century, associated with well and possible enclosure site, of which some masonry structure was recorded in the early 19th century.

There are a number slight but characteristic remains of rural industries within the character area including scattered stone quarries of medieval or later date for building stone, such as the abandoned stone quarries inside the Slwch Tump hillfort, the remains of the 19th-century and probably earlier Felin Cwm Anod corn watermill on the river Honddu on the western boundary of the area.

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