

# Cultural Heritage Statement

Land at Craig-y-Parcau

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## Executive Summary

Land at Craig-y-Parcau, Bridgend, in South Wales has been assessed for its below ground archaeological potential and scope for impacts from the proposed development on identified nearby built heritage assets.

No designated archaeological assets, such as Scheduled Monuments, Registered Battlefields or World Heritage Sites, are situated within the study site.

Within 1km there are four Scheduled Monuments. Three are located within the boundary of the Merthyr Mawr estate: namely the St Rogue's Chapel (ref. GM247), the Chapel Hill Camp (GM248) and the Merthyr Mawr Inscribed Stones (ref. GM026). The fourth Scheduled Monument is the New Inn Bridge (GM050). The New Inn Bridge is considered in the built heritage section of this Statement. The study site is not considered to contribute to the significance of any designated archaeological assets on account of the previous use of much of the study site for earlier development and also the extensive mature tree cover immediately around the Scheduled Monuments screening any views out of the heritage assets, as well as the tree cover around the study site itself.

It is likely that Medieval to Modern agricultural practices and construction of the buildings on much of the study site would have heavily impacted upon any earlier archaeological evidence which may have been present on the study site. There has been limited archaeological works in the near vicinity.

No built heritage assets (designated or non-designated) are located within the study site. Within 1km of the study site there are twenty-six designated built heritage assets, one Registered Park and Garden and a Conservation Area.

Based upon a study site walkover undertaken in September 2025, detailed research and the application of professional judgement, the proposed development has the capacity to impact three designated heritage assets: the Grade II\* Registered Merthyr Mawr House Registered Park and Garden (RPG), the Grade II listed New Inn Bridge and the Grade II New Inn Lodge at the entrance to the aforementioned RPG. It is deemed that the proposals will not materially impact the special interest of these heritage assets on account of the very robust planting which encloses the study site, both within its boundary and adjacent including within the RPG.

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# 1 Introduction & Scope of Study

- 1.1 This Cultural Heritage Statement has been prepared by James Edwards of RPS on behalf of Bellway Homes, and considers both below ground archaeology and built heritage assets.
- 1.2 The subject of this assessment, also known as the study site, is land at Craig-y-Parcau, near Bridgend, Glamorgan. The study site measures approximately 7.7ha and is centred on NGR SS 88977 78604. The proposed development on the study site comprises the construction of residential properties with associated access, landscaping and infrastructure.
- 1.3 This report refers to the relevant legislation contained within both national and local planning policy. In addition, relevant Cadw guidance notably '*Heritage Impact Assessment in Wales (May 2017)* and *Setting of Historic Assets in Wales (May 2017)*' has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Cultural Heritage Statement.
- 1.4 The report also follows guidance as set out by the Chartered Institute for Archaeologists for production of desk-based assessments, as well as respond to the requirements of national and local planning policy in planning, including Planning Policy Wales (12<sup>th</sup> Edition). It has also been produced in accordance with a Written Scheme of Investigation (WSI) approved by...
- 1.5 This report draws together the available archaeological, built heritage, topographic and land-use information, and incorporates a 1km radius search of data in the Heneb Historic Environment Record (HER), and historic map regression, including historic maps, historic aerial photography and other archival searches.

## 2 Planning Background & Development Plan Framework

- 2.1 Legislative frameworks provide protection to the historic environment while planning policy guidance provides advice concerning how the historic environment should be addressed within the planning process.
- 2.2 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

### National Planning Policy

- 2.3 Nationally important archaeological sites are listed in a Schedule of Monuments and are accorded statutory protection.
- 2.4 The *Hedgerow Regulations* 1997 set out criteria for the identification of 'Important Hedgerows'; these include several historic environment criteria. Consent from the local planning authority is usually required for the removal of an 'Important Hedgerow'.

#### The Historic Environment (Wales) Act 2016

- 2.5 The *Historic Environment (Wales) Act* became law after receiving Royal Assent in March 2016. It gives more effective protection to listed buildings and scheduled monuments, improves the sustainable management of the historic environment, and introduces greater transparency and accountability regarding decisions affecting the historic environment.
- 2.6 This Act amended the two pieces of UK legislation, the *Ancient Monument and Archaeological Areas Act 1979* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which previously provided the framework for the protection and management for the Welsh historic environment. These amendments predominantly relate to the transference of a number of existing powers, including the designation of scheduled monuments and listed buildings, from the Secretary of State to Welsh Ministers. The key provisions of the Act can be summarised as the following:
- amendments to the procedure for determining scheduled monument consent;
  - provision for Welsh Ministers to enter into a Heritage Partnership Agreement with the owner of a scheduled monument, or any associated land, within Wales;
  - provision for Welsh Ministers to compile and maintain a register of historic parks and gardens of special historic interest; and
  - provision for Welsh Ministers and/or local authorities to enter into a Heritage Partnership Agreement with the owner of a listed building, or part of such a building, situated in Wales.
- 2.7 The Act included a provision for historic parks and gardens to be placed on a statutory register and this came into force on 1<sup>st</sup> February 2022. The statutory register does not include historic landscapes, which are instead identified on the non-statutory *Register of Landscapes of Outstanding Historic Interest in Wales* (published as Part 2.1, by Cadw, in 1998), and on the non-statutory *Register of Landscapes of Special Historic Interest in Wales* (published as Part 2.2, by Cadw, in 2001).
- 2.8 The Act also contains new stand-alone provisions for the compilation of a list of historic place names in Wales; for the compilation of an historic environment record for each local authority

area in Wales; and for the establishment of an Advisory Panel for the Welsh Historic Environment.

### **Planning Policy Wales (Edition 12, February 2024)**

- 2.9 The principal national planning policy is *Planning Policy Wales* (Edition 12, Welsh Government, February 2024, PPW12). This establishes Welsh Government objectives with regard to the protection of the historic environment and explains that responsibility for caring for the historic environment lies with all those that have an interest in the planning system. It sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters.
- 2.10 Chapter 6 of PPW12, entitled 'Distinctive and Natural Places', has a section entitled 'The Historic Environment' (section 6.1 – pp. 129-135) which provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 6.1 (6.1.6) in relation to the historic environment can be summarised as seeking to:
- protect the Outstanding Universal Value of the World Heritage Sites;
  - conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
  - safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
  - preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
  - preserve the special interest of sites on the register of historic parks and gardens; and
  - protect areas on the register of historic landscapes in Wales.
- 2.11 Section 6.1 of PPW12 (6.1.1) describes the historic environment as comprising all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. The historic environment is made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as historic assets.
- 2.12 Paragraphs 6.1.7 and 6.1.8 of PPW12 state the following: *"It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way. It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals".*
- 2.13 Welsh planning legislation and policy guidance outlines that the conservation of archaeological remains and their settings is a material consideration in the determination of a planning application, whether those remains are scheduled or not (PPW12 Para. 6.1.23). In order to take account of archaeological considerations and deal with them from the beginning of the development control process, Local Planning Authorities in Wales need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

- 2.14 Paragraphs 6.1.26 of PPW12 states that where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.
- 2.15 Paragraph 6.1.27 of PPW12 states that if the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief.
- 2.16 PPW is additionally supported by guidance published by Cadw. This includes Heritage Impact Assessment in Wales (2017), and Setting of Historic Assets in Wales (2017).
- 2.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance PPW, by current Development Plan Policy and by other material considerations.
- 2.18 The aspirations and vision of the Welsh Government regarding the historic environment are additionally expressed in the following documents.
- *People, Places, Future: The Wales Spatial Plan* (Welsh Assembly Government, 2008).
  - *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (Welsh Assembly Government, 2011).
  - *Historic Environment Strategy for Wales* (Welsh Government, 2013).

## National Guidance

### Technical Advice Note (TAN) 24: The Historic Environment (2017)

- 2.19 TAN 24 is one of a suite of documents designed to aid the application of PPW12. TAN 24 was adopted in May 2017, and supersedes pre-existing Welsh Office Circulars concerning the historic environment.
- 2.20 TAN 24 provides specific guidance on how the planning system considers each aspect of the historic environment during development plan preparation and decision-making on planning and Listed Building (LBC) applications. It also sets out that it is for an applicant to provide the LPA with sufficient information to allow the assessment of their proposal in respect of historic assets, irrespective of their designation, which may take the form of a heritage impact statement.
- 2.21 Regarding archaeological remains, TAN24 provides the following guidance:
- 'Archaeological remains are a fragile and non-renewable resource. In many cases they are highly fragile and vulnerable to damage and destruction. Produced by human activity over thousands of years, they are the only evidence of our prehistoric past and complement historic records from the last 2,000 years. Archaeological remains include evidence buried below the ground and the surviving fabric of historic buildings and structures. Their significance, as evidence of the past development of our civilisation and as part of Wales' identity, is not necessarily related to their size, visibility or popularity.'* (Paragraph 4.1)

*'The conservation of archaeological remains is a material consideration in determining a planning application. When considering development proposals that affect scheduled monuments or other nationally significant important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant adverse impact causing harm within the setting of the remains (see Annex A). In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings, including the need for the proposed development.'* (Paragraph 4.2)

2.22 With regards to Listed Buildings, it states:

*'Listed buildings are nationally important assets which represent a unique source of information about the past and make a valuable contribution to the quality and character of Welsh landscapes and townscapes. Buildings are listed when they are considered to be of special architectural or historic interest.'* (Paragraph 5.1)

2.23 Annex A of TAN24 as referenced above deals with the legal issues applied to scheduled monuments.

*'Where development might reveal, disturb or destroy archaeological remains, including palaeoenvironmental evidence, it is important that opportunities to record archaeological evidence are taken and that archaeological remains are not needlessly destroyed. The ability to record such evidence should not be a factor in deciding whether controlled removal should be permitted.'* (Paragraph 4.3)

*'The needs of archaeology and development may be reconciled and potential conflicts between development proposals and the preservation of significant archaeological remains can often be avoided through pre-application discussion. This should be between the applicant, the local planning authority, their archaeological advisors and, in cases where scheduled monuments may be affected, Cadw. In the case of those local authorities that do not have in-house archaeological advisors, they could draw upon the expertise and advice of the curatorial sections of the Welsh Archaeological Trusts.'* (Paragraph 4.4)

*'Where there is a possibility that archaeological remains may be present, applicants are encouraged to make an enquiry with the body responsible for the relevant historic environment record and seek advice from the local planning authority's advisor at an early stage in considering their development proposal. This will help determine if the proposal might impact on known archaeological remains. Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw.'* (Paragraph 4.5)

*'Where archaeological remains are known to exist, or considered likely to exist, and a study has not 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 competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show how 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.'* (Paragraph 4.7)

*'The need for a desk-based assessment, and field evaluation where appropriate, should be discussed with the local planning authority prior to submission of an application, and where required the results of these studies should be submitted as part of the planning application. Failure to provide sufficient archaeological information of the appropriate standard may be a valid reason for the local planning authority to refuse planning permission.'* (Paragraph 4.8)

*'When considering planning applications that affect known or potential archaeological remains, the local planning authority should consult with their archaeological advisor, about the impact, including the potential scale and harm, of the development on archaeological remains, and/or the adequacy of the mitigation of what has been proposed. Where a planning application directly affects a scheduled monument and its setting then the local planning authority is required to consult the Welsh Ministers through Cadw.'* (Paragraph 4.9)

*'The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance (See Annex A2), must be assessed on the individual merits of each case. The local planning authority must take into account relevant policies and material considerations, and will need to weigh the significance of the remains against the benefits of, and need for the proposed development. In cases where there are issues of more than local importance, applications may be called in for determination by the Welsh Ministers.'* (Paragraph 4.10)

- 2.24 Annex A2 of TAN24 as referenced above identifies the criteria used for assessing the national importance of an ancient monument, but these criteria are not regarded as definitive.

*'Having considered all policies and other material considerations and the need for the proposed development, the local planning authority may decide that the significance of the archaeological remains is not sufficient to justify their physical preservation. In these cases, the local planning authority must satisfy itself that the necessary and proportionate arrangements for the excavation and recording of these archaeological remains are secured, and the results of this archaeological work are properly analysed and published, and that arrangements are made for the deposition of the resulting archive to the appropriate standards. This can be achieved by the local planning authority issuing a brief setting out the scope of the archaeological work that is required, which should be prepared in conjunction with their archaeological advisor.'* (Paragraph 4.12).

#### **Technical Advice Note (TAN) 12: Design (2016)**

- 2.25 TAN 12 provides advice on the good design of new development. Alongside promoting sustainability, it sets out that the context of a development should be appraised, including the historic environment, to inform design.
- 2.26 Section 5.6 Historic Environment highlights that design should have regard to the desirability of preserving or enhancing the character and appearance of areas of special character, such as conservation areas. It also highlights that specialists are needed to accurately assess areas of architectural or historic character.

#### **Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) (2011)**

- 2.27 Conservation Principles provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. It is also for use by others (including owners, developers and other public bodies) to assess the potential impacts of development proposals on the significance of historic assets, and assist in the decision-making process where the historic environment is affected by the planning process.
- 2.28 The document echoes PPW in the emphasis it places upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main component values being:

**Evidential value:** which derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy access, or may be buried below ground, under water or be hidden

by later fabric. These remains provide the primary evidence for when and how an historic asset was made or built, what it was used for and how it has changed over time.

**Historical value:** derives from the ways an historic asset might illustrate a particular aspect of past life or be associated with a notable family, person, event or movement. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. As the functions of an historic asset are likely to have changed over time, the full range of changing historical values might not become clear until all the evidential values have been gathered together.

**Aesthetic value:** which derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour, or they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time, or a combination of both.

**Communal value:** which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion or reflect past or present-day perceptions of the spirit of a place.

### Best Practice Guidance Overview

- 2.29 Cadw publishes a wide range of Best Practice Guidance documents (BPGs). This guidance relates to the care and understanding of historic buildings, scheduled monuments and other archaeological remains; understanding the significance of, and managing, conservation areas; managing local lists, historic parks and gardens, wider historic landscapes, and World Heritage Sites; the role of the planning system in the management of the historic environment; and technical guidance for conservation.
- 2.30 This Best Practice Guidance is intended to complement the Historic Environment (Wales) Act 2016 and recent planning policy and advice. In particular, it is designed to provide information on good conservation practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing Welsh policy. BPGs of particular relevance are discussed below:

### Heritage Impact Assessment in Wales (May 2017)

- 2.31 Guidance on Heritage Impact Assessment in Wales has been published by Cadw (2017a) on behalf of the Welsh Government. This document advises that a heritage assessment should *'take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed'* (Page 5).
- 2.32 This document sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area, and scheduled monument consent. In particular, it emphasises the purpose and value of undertaking Heritage Impact Assessments in order to help identify the most appropriate way to accommodate change within the historic environment. The guidance echoes PPW12 by stressing that understanding the significance of historic assets is key to making decisions regarding the historic environment.

## Setting of Historic Assets in Wales (May 2017)

- 2.33 This guidance document focuses on the management of change within the setting of heritage assets. It explains what setting is, how it contributes to the significance of a historic asset, and why it is important, in order to aid practitioners with the implementation of Welsh national policies and guidance relating to the historic environment.
- 2.34 In the Conservation Principles document (Cadw, 2011), setting was defined as: *‘The surroundings in which an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape’*.
- 2.35 This definition has been updated thus in TAN24: *‘The setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is not a historic asset, though land within a setting may contain other historic assets’* (Welsh Government, 2017, Annex D).
- 2.36 The definition is repeated in recent guidance regarding the issue of the settings of historic assets in Wales (Cadw, 2017b), which makes the following points:
- Setting usually extends beyond the property boundary of an individual historic asset.
  - Intangible factors such as function, sensory perceptions or historical, artistic, literary and scenic associations can be important in understanding settings, as well as physical elements within the surroundings of the asset.
  - When development is proposed there is a need to assess the historic assets that may be affected and understand how their settings contribute to the significance of these assets.
- 2.37 The 2017 document goes on to outline a four-stage approach to decision-taking, as follows:
- Identify which historic assets and their settings could be affected by a proposed development;
  - Define and analyse the setting of each historic asset and assess whether, how and to what degree the setting contributes to the significance of the asset;
  - Evaluate the effects of the proposed development, whether beneficial or harmful, on that significance; and
  - Consider options to mitigate or improve potential impacts on that significance.
- 2.38 Although assessments of changes within the settings of historic assets can involve non-visual issues such as noise, odour and vibration, it is more usually the visual aspects of a development that form the major part of the assessment.
- 2.39 The existence of direct lines of sight between the historic asset and the proposed development is an important factor in judging the visual impact of the development. However, it is possible for changes within the setting to occur even when such a relationship does not exist. For example, views towards a listed building from a frequently visited location, such as a park or a public footpath, may be affected by the presence of a larger development, even if the development is not directly visible from the building itself.
- 2.40 An assessment of visual impacts on the historic assets and their settings needs to consider a wide variety of factors including the location of the asset within the physical landscape, its relationship with contemporary and non-contemporary features within that landscape and the location, size and character of the proposed development in relation to these factors.

- 2.41 The assessment then needs to balance the impact of these various considerations based on informed professional judgment. Assessment of visual impacts can be undertaken in accordance with the procedures expressed in the *Guidelines for Landscape and Visual Impact Assessment* (3<sup>rd</sup> Edition, Landscape Institute, 2013). If there is the potential for changes within the setting of historic assets due to noise or other impacts than these would be considered using appropriate procedures.
- 2.42 There should also be consideration of the sensitivity to change of the setting of a historic asset. This requires examination of the current setting with regard to identifying elements that contribute to the significance of the asset, elements that make a neutral contribution to the significance of the asset and elements that make a negative contribution to (i.e. detract from) the significance of the asset.
- 2.43 The guidance states that the introduction of offsetting or compensatory proposals, such as public access or interpretation panels, will not reduce the impact of the development within the setting of the historic asset, and thus should not be accepted as mitigation. However, these may be considered when the decision-making body weighs up the benefits of the scheme.

## Local Planning Policy

- 2.44 The study site is situated within jurisdiction of Bridgend County Borough Council, which adopted their Replacement Local Development Plan (RLDP) 2018-2033. The heritage policy relevant to this assessment is detailed below:

*SP18: Conservation of the Historic Environment The County Borough has a rich and diverse built heritage and historic environment. Development proposals must protect, conserve, and, where appropriate, preserve and enhance the significance of historic assets, including their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings including:*

- 1) World Heritage Sites*
- 2) Scheduled Monuments*
- 3) Archaeologically Sensitive Areas and Archaeological Remains*
- 4) Listed Buildings*
- 5) Conservation Areas*
- 6) Historic Parks and Gardens*
- 7) Historic Landscapes*

*Any application for listed building or conservation area consent will need to be accompanied by a Heritage Impact Statement in accordance with the Historic Environment (Wales) Act 2016.*

### 3 Geology & Topography

#### Geology

- 3.1 The study site is largely situated upon interbedded mudstone and limestone of the Porthkerry Member. The westernmost reaches of the study site are situated upon Blue Lias Formation (Marginal Facies) - Shell-Limestone. No superficial deposits are recorded (BGS: accessed 2<sup>nd</sup> October 2025).

#### Topography

- 3.2 The study site has a varied topography. The main body of the study site, around the ruinous Craig-y-Parcau house, broadly ascends to the south towards New Inn Road with a steep drop on the southern boundary down to this road. The western parcel within the study site rises to the west climbing out of a short shallow wooded coombe which served as the former access drive leading from New Inn Road into the study site. A watercourse also runs along this coombe feeding into the River Ogmore to the south. The high ground is situated at c. 35m above Ordnance Datum (aOD) at the westernmost part of the study site. From here, the ground gently drops broadly in the direction of the River Ogmore flood plain in the south-eastern direction. The lowest point in the study site, at the southernmost boundary of the study site, is approximately 20m aOD.
- 3.3 The River Ogmore runs north to south a short distance to the east of the study site. One watercourse is present within the study site itself. The A48 bypass runs east-west adjacent to the northern boundary of the study site.

### 4 Archaeological & Built Heritage Historical Background with Assessment of Significance

#### Timescales used in this report

##### Prehistoric

|              |           |           |
|--------------|-----------|-----------|
| Palaeolithic | 900,000 - | 12,000 BC |
| Mesolithic   | 12,000 -  | 4,000 BC  |
| Neolithic    | 4,000 -   | 1,800 BC  |
| Bronze Age   | 1,800 -   | 600 BC    |
| Iron Age     | 600 -     | AD 43     |

##### Historic

|                |           |         |
|----------------|-----------|---------|
| Roman          | AD 43 -   | 410     |
| Early medieval | AD 410 -  | 1066    |
| Medieval       | AD 1066 - | 1485    |
| Post medieval  | AD 1486 - | 1799    |
| Modern         | AD 1800 - | Present |

## Introduction

- 4.1 This chapter reviews the available archaeological and built heritage evidence for the study site and the archaeological/historical background of the general area, and, in accordance with PPW12, also considers the potential for any, as yet to be discovered, archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological and built heritage assets within a 1km radius of the centre point of the study site (Fig. 2), also referred to as the study area, held on the Heneb Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the early-19<sup>th</sup> century onwards. The online Archwilio database and data held by RPS was also consulted. The study site was visited on 30<sup>th</sup> September 2025 (Plates 1-10). No finds or features of an archaeological interest or buildings meriting status as a built heritage asset were identified on the study site during the visit.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential or built heritage identified below.
- 4.4 It is also noteworthy that the buildings previously constructed on the study site will likely have truncated any earlier remains, certainly under the footprints of the buildings themselves. The surrounding ground, now pasture, appears to have been gardens/parkland historically which, in turn, may also have disturbed below ground features of interest.

## Previous archaeological work

- 4.5 What follows is a summary of previous relevant archaeological investigations within the 1km study area.
- 4.6 Previous archaeological investigations have taken place prior to the construction of extensive residential development at Broadlands immediately north of the Site and the A48:
- **PRN E004312** *Persimmon Homes and Westbury Homes (Wales) Ltd and the Merthyr Mawr Estate commissioned an archaeological field evaluation in 1997 in respect of proposed development at Broadlands. This is identified on the HER as being immediately north of the study site. This archaeological field evaluation was commissioned by Permission Homes (Wales) Ltd, Westbury Homes (Wales) Ltd and the Merthyr Mawr Estate in respect of proposed development at Broadlands, Bridgend. In conclusion no feature of archaeological interest were identified and no remains of the Roman road were identified during the evaluation.*
  - **PRN E008643** *Broadlands Bridgend (Westbury Homes), Phase II, a short distance to the north of the study site, beyond the A48 Bypass. In 1999 Cambria Archaeology were commissioned by Westbury Homes Ltd to carry out a watching brief on the groundworks associated with Phase II of their housing area of the Broadlands residential development. The development area is located within a field system evident on the Tithe map of 1843, though some field boundaries may date to the 18th century. A small quarry and associated limekiln were once present on the site, although much disturbed and no definite kiln structures were recorded during the watching brief.*
  - **PRN E008638** *- Broadlands Bridgend Phase I, north of the study site and the A48 bypass. In 1999 Cambria Archaeology were commissioned by Beazer Home Ltd to carry out a watching brief on the groundworks associated with their Phase I housing element of the Broadlands residential development. An access route was cut through the parish boundary. Topsoil stripping in the field north of the boundary exposed an east-west row of post-holes in the south-west corner of the field. The development work*

*in this area resulted in the removal of this section of the parish boundary and the four post holes.*

4.7 Further afield, several excavations have been undertaken including:

- **PRN E000174** *Chapel Hill Camp Excavation undertaken at Chapel Hill Camp, Merthyr Mawr House by Grimes and Randel in 1937. Trenches were cut across the feature, which produced no evidence of date but showed that the work was ancient and that the ditch was originally 6".*
- **PRN E003855** *In 1992, an archaeological appraisal was commissioned by Ideal Homes Wales Ltd., on behalf of themselves with Merthyr Mawr Estates and Crest Homes (South West) Ltd as part of the formal environmental study of the area lying approximately 355m west of the study site to form part of a future application for a proposed scheme of comprehensive development. Conclusions drawn were that there was a probable site of small Medieval farmstead at SS 885.794. Secondly that there was existence of 16th Century Welsh dwellinghouse to rear of Broadlands House not yet recorded. Thirdly that there was a piece of worked flint debitage found near a pool at SS 892.789. There was no evidence found to suggest that any major archaeological feature would be at risk from the proposed development.*
- **PRN E004664** *in 2002 Cotswold Archaeology undertook an archaeological watching brief by Integral Geotechnique on land at Broadlands, Bridgend, Bridgend County Borough north of the study site and the A48 Bypass. It was undertaken during geotechnical investigations at the site. No archaeological remains found within the area. (Evans,2002)*
- **PRN E005577** *Cardiff Archaeological Consultants undertook a watching brief on the grounds of a post medieval building, Broadlands House, Bridgend, north of the A48 Bypass and study site. No significant archaeological finds were uncovered. Only a few sherds of late nineteenth century and early twentieth century pottery and glass bottle were uncovered. The finds were discarded on site (Robic 2007)*

## Prehistoric

- 4.8 The earliest evidence of human settlement in the wider area (beyond 1km) is represented by a number of scattered finds including flint tools dating to the Mesolithic (10000-4400BC), Neolithic (4400-2300BC), and early Bronze Age (2300-800BC) periods.
- 4.9 No archaeological evidence from this period is recorded on the HER within the study site or 1km study area.
- 4.10 The archaeological investigations undertaken in close proximity to the study site did not identify any evidence for significant Prehistoric activity.
- 4.11 Due to the paucity of recorded evidence both within the HER and from adjacent archaeological investigations, a low potential has been established for the study site to contain significant deposits from this period, noting also the late nineteenth and twentieth century built development already seen on much of the study site which will have disturbed any below ground features that are present.

## Roman

- 4.12 There is no archaeological evidence from this period recorded on the HER for land within the study site. However, within 1km study area there have been several archaeological finds from

this period, namely Heneb ref GGAT01810m – Roman fort found approximately 90 metres east of the study site. Heneb ref. GGAT01016.7w – Roman road also runs along the northern edge of the study site along the course of the present day A48 Bypass road. Finally, Heneb ref. GGAT06249m, a Roman coin which was found approximately 370 metres north-west of the study site.

- 4.13 The proximity of the study site to both the Roman road and the fort means that there is considered to be a moderate potential for Roman activity to be present within the study site.

## Early Medieval

- 4.14 Historic Landscape Characterisation indicates that *“the extent of early medieval settlement in the wider area [beyond 1km] is unknown; however it is likely that some measure of continuity of native settlement carried over from the late prehistoric/Roman period.”* Particular focus appears to be around the Merthyr Mawr Warren and sand dunes to the south-west of the study site (now scheduled GM432) at over 2km away.
- 4.15 There is no archaeological evidence from these periods recorded on the HER within the study site and one find noted within the 1km study area. Specifically, this relates to a Goblin Stone (Heneb ref. 00245m) found 970 metres west of the study site.
- 4.16 The archaeological investigations undertaken in close proximity to the study site did not identify any evidence for significant Early Medieval activity.
- 4.17 Due to the paucity of recorded evidence both within the HER and from adjacent archaeological investigations, a low potential has been established for the study site to contain significant deposits from this period.

## Medieval

- 4.18 Evidence of settlement is noted from this period in the wider surrounds in and around the River Ogmore and the nearby coastline. Particular reference is focussed in and around the Merthyr Mawr Warren. This includes the location of the, now lost, Candleton Castle near to the Merthyr Mawr dunes (scheduled monument). Further upstream, on the River Ogmore, are the remains of Ogmore Castle (Scheduled GM037) nearer to the Site at 1.7km to the south-west dating from the 12th -14th century.
- 4.19 There is however no archaeological evidence from this period recorded on the HER within the study site itself and very little within the 1km study area. The bulk of the evidence in this search area is related to finds within the Merthyr Mawr House estate, namely a number of Scheduled Monuments: St Rogue’s chapel (GM247 and Grade II listed), Inscribed stones (GM026), Chapel Hill Camp (GM248) and New Inn bridge (GM050 and Grade II\* listed). The bridge is the only remaining functional feature which conveys New Inn Road over the River Ogmore. The chapel is now ruinous. There is also churchyard associated with the chapel (Heneb ref. GGAT04656m), not scheduled but on the HER.
- 4.20 It is perhaps from this period that the near surrounds to the Site evolve into a distinct settlement focussed around the earlier manor house on the Merthyr Mawr estate which was later replaced by the current early 19<sup>th</sup> century Merthyr Mawr House. A church has also existed west of the present day Merthyr Mawr House since this period, though with the present day Church of St Teilo (Grade II\* listed Cadw ref. 11242) in Merthyr Mawr –replacing an earlier Medieval building. Evidence of 5<sup>th</sup> and 6<sup>th</sup> century memorial stones recorded at this location suggest that it has been a site of settlement pre-dating the medieval period.
- 4.21 The study site comprises a mix of previously developed land (former gardens and built development), though with some undeveloped land at the western reaches, north of Merthyr Mawr and some distance south of the historic core of Bridgend.

- 4.22 During the Medieval period it is likely that the study site was located within the agricultural hinterland to the north of the settlement at Merthyr Mawr. On this basis, there is considered to be a low potential for significant remains associated with this period to be present within the study site.

## **Post Medieval & Modern (including map regression exercise)**

- 4.23 There is no archaeological evidence from this period recorded on the HER within the study site itself. However, the remains of Craig-y-Parcau house and outbuildings are present. The buildings date from the late nineteenth century and it is therefore likely that there will be tangible features and artefacts evidencing domestic activity from this period and into the early twentieth century. Whilst there may be high levels of archaeological finds from this period on the study site, they are likely to be only of low local significance at best.
- 4.24 In the wider surrounds within the 1km search area, there are a number of other features identified on the HER. Specifically, this includes several farm buildings, quarries and kilns.
- 4.25 During the Post Medieval period it is likely that the study site remained within the agricultural hinterland of the settlement at Merthyr Mawr.
- 4.26 In these periods, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER.
- 4.27 The 1843 Merthyr Mawr Tithe Map (Fig 3) shows the study site as comprising five field parcels (parts or whole) as well as areas of woodland on the southern boundary around New Inn Road. The bulk of the surrounds comprise agricultural field parcels save for the parkland and gardens associated with the Merthyr Mawr.
- 4.28 By 1878 (Fig. 4) the study site remains as previously found though with greater discernible detail displayed, namely the presence of several old quarries, and a limekiln. The mapping details the extent of woodland planting that surrounds much of the southern reaches of the Site. A small watercourse runs north-south through the study site within the present-day wooded coombe.
- 4.29 The 1899 Ordnance Survey Map (Fig 5), shows the presence of Craig-y-Parcau for the first time, sitting within the larger of the land parcels. It has a meandering access drive sweeping off New Inn Road, through the woodland into the western reaches of the study site along the wooded coombe, with the watercourse sweeping above the house before dropping down into the larger parcel within the study site. The house has outbuildings which are understood to be stabling and wagon storage. Little changes in 1918 (Fig 6).
- 4.30 By 1941 (Fig 7) a new Bridgend Bypass is seen skirting around the southern reaches of Bridgend, which, at this time, is some distance from the historic core of Bridgend. This brings the study site hard up against the new road. The existing access remains off New Inn Road, though a new access into the study site is provided off the bypass. The road is built on a small embankment immediately north of the study site, presumably to attain sufficient height to go over the River Ogmore. The 1947 aerial imagery (Fig 8) reinforces the context in which the study site now sits.
- 4.31 By 1970 (Fig. 9) the bulk of the study site remains as previously found in 1941. The exception to this is the construction of the elderly care facility, Llanerch, on the southern flank of the study site. This development, enclosed as a private plot, has its own access directly off New Inn Road to the south.
- 4.32 The present-day mapping (Fig 10) shows the full extent of urban expansion of Bridgend, which saw considerable southward expansion in the 1980s and 1990s up to the A48 Bridgend Bypass.

The study site now sits immediately adjacent to the settlement edge of the town. A new roundabout is seen immediately north of the study site, which connects with the earlier access into the study site from the bypass. Whilst Craig-y-Parcau remains, in part, Llanerch, beyond its foundations and wider infrastructure (access drive and parking) no longer exists, having been destroyed by fire. The earlier access into the study site from New Inn Road has been closed as has the dedicated access to Llanerch, though street lighting up the former drive to the care facilities are still visible from New Inn Road. The earlier drive to Craig-y-Parcau is now completely overgrown and is no longer visible as such. The condition of the present buildings on the study site is exceptionally poor with little remaining due to vandalism and theft.

- 4.33 The bulk of HER data within 1km of the study site relates to Post Medieval and Modern periods, including farm buildings, quarries and a rifle range. Throughout the bulk of the Post Medieval and Modern periods, the study site is believed to have existed as agricultural land on the outskirts of Merthyr Mawr, though, more latterly in the twentieth century, a large part of the study site was developed upon for a single large dwelling (Craig-y-Parcau) with the associated private grounds. Later, again in the second half of the twentieth century, saw the elderly care facilities constructed in the southern reaches of the study site, at a time when the principal dwelling also became care facilities. The later nineteenth century dwelling on the study site is now ruinous, but sufficient remains to identify it as a former dwelling. As such, and due to the presence of these Post Medieval and Modern features within the study site and wider area, a high potential for archaeological finds has been established for these periods, though it is likely that these will be of low local significance at best.
- 4.34 It is acknowledged that the presence of these buildings and associated infrastructure will have truncated any archaeological remains pre-dating the late nineteenth and twentieth century due to the subsequent below ground disturbances.

## LiDAR

- 4.35 Environment Agency LiDAR data held by RPS was reviewed as part of this assessment. No potential archaeological features or evidence of ridge and furrow was identified.

## Portable Antiquities Scheme (PAS)

- 4.1 A search of the PAS database resulted in 5 records in the vicinity of Merthyr Mawr. The majority of these relate to brooches and coins from the Roman period. However, a single Iron Age and Post Medieval find were recorded respectively.

## Historic Landscape Characterisation (HLC)

- 4.36 The Glamorgan Gwent Archaeological Trust (now Heneb) Historic Landscape Characterisation (HLC) does not provide any detail on the study site in available searches.

## Assessment of Significance (Designated Archaeological and Built Heritage Assets)

- 4.37 Existing national policy guidance for archaeology (the PPW12 as referenced in section 2) enshrines the concept of the 'significance' of heritage assets and describes the historic environment as comprising all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us.
- 4.38 No designated **archaeological assets** are located within the study site such as Scheduled Monuments, Registered Battlefields or World Heritage Sites. Within 1km there are four Scheduled Monuments. Two are located within the boundary of the Merthyr Mawr estate: The

St Rogue's Chapel (ref. GM247) and the Chapel Hill Camp (GM248) and Inscribed stones (GM026). The fourth Scheduled Monument is the New Inn Bridge (GM050). The New Inn Bridge is considered in the built heritage section; however, the study site is not considered to contribute to the significance of the remaining designated archaeological assets, primarily on account of the previous use of the bulk of the study site, but also, importantly, the extensive mature tree cover immediately around the Scheduled Monuments screening any views out of the heritage assets as well as the tree cover around the study site itself.

- 4.39 No designated **built heritage assets** are located within the study site. Within 1km of the study site there are twenty-six designated built heritage assets, and one Registered Park and Garden
- 4.40 It is considered that because of the distance from these heritage assets, the lack of intervisibility/degree of screening or the lack of functional associations, the majority of these heritage assets are discounted from further assessment in this Statement. This includes Merthyr Mawr Conservation Area which, sitting beyond the Merthyr Mawr House RPG, is heavily screened from the Site and will not be materially impacted by the proposal. It also includes the Grade II listed Gate, Gate piers and Gate Posts at the entrance to Merthyr Mawr House (Cadw ref.21250) which sits next to the grade II listed New Inn Lodge (see below for assessment). Any contribution derived from setting to the significance of the gates and piers is almost completely tied to its entrance location, the associated lodge and the wider RPG and estate. The study site makes no contribution to this significance.
- 4.41 Based upon a study site walkover undertaken in October 2025, detailed research and the application of professional judgement, the proposed development has the capacity to impact three designated heritage assets: the Grade II\* Registered Merthyr Mawr House Registered Park and Garden, the Grade II listed New Inn Bridge and the Grade II New Inn Lodge at the entrance to the RPG.

#### **Merthyr Mawr House RPG**

- 4.42 **Significance:** There is no public access afforded into the estate grounds, other than on public roads, so the below is based upon those available views from these publicly accessible locations as well as online research.
- 4.43 The register citation cites the following Merthyr Mawr House Registered Park and Garden (RPG):
- "Registered for its attractive landscape park laid out at the same time as the house was built in the early nineteenth-century, and for its contemporary pleasure grounds. The gardens include a very fine large glasshouse of 1900. The remains of the walled gardens of the earlier house also survive. The registered park and garden has important group value with Merthyr Mawr House and the associated estate buildings and garden structures on the Merthyr Mawr estate."*
- 4.44 The Merthyr Mawr Estate was laid out and planted between 1806 and 1838 by Sir John Nicholl, with the house being constructed early in 1809 (Plates 11-16). Several accesses into the estate are afforded including one, the principal entrance, which lies to the south of the study site and indicated by the presence of the Grade II listed New Inn Lodge (see below).
- 4.45 The citation further notes that *"the core of the park is occupied by the house and its extensive garden and pleasure grounds. The house is backed on the north by Chapel Hill, a spur projecting out from the slope. Planting consists largely of narrow perimeter belts and clumps, and fingers of woodland radiating out from the house and grounds."* Private pleasure gardens sit near to the house including a kitchen garden (with listed glasshouse), rose garden, terracing, rockeries, shrub gardens and ornamental orchards. A visually striking curved ha-ha also forms an important part of the overall landscaping strategy.

- 4.46 Overlooking the Ogmores Valley, the park is situated on the south-south-east facing side of the valley with views in this direction over the park in this direction including over the River Ogmores which flows through the RPG. A key view south-west was orientated to take in the ruins of Ogmores Castle, an important part of the overall landscape design for the parkland. This view is not afforded now, but the linearity of planting along this view line is still present. Merthyr Mawr Road is discretely cut into the ground meaning that, barring the largest vehicles, most vehicles are screened from views from the house and near gardens. The RPG also includes several 'compartment gardens' associated with Old Merthyr Mawr Hall, the house that preceded the present property.
- 4.47 The centre of the RPG is dominated by the Grade II\* listed Merthyr Mawr House with associated outbuildings. It is also flanked by several listed lodge buildings which provide imposing entrances to the grounds. Merthyr Mawr House, a relatively small country house with ancillary outbuildings is detailed in the listing citation as a "*well-preserved late Georgian country house retaining good external and internal detail, and as the focus of the rebuilding of the Merthyr Mawr Estate following Sir John Nicholls's purchase of it in 1804.*" Adjacent, but outside of the RPG, is the estate village of Merthyr Mawr which forms part of the wider landholding, still owned, like the estate, by the Nicholls family, and shares some overlap with parts of the RPG in forming part of the Merthyr Mawr Village Conservation Area.
- 4.48 Merthyr Mawr House RPG (and associated house) provides strong architectural and historic value as a Georgian country estate with designed landscape and country house. A strong group value is seen between the RPG and the associated listed buildings within the RPG, notably the main house but also including lodges, greenhouse as well as, outside of the RPG, the estate village of Merthyr Mawr adjacent, which collectively provides an excellent example of the nineteenth century country estate. The degree of planting and the orientation of the house, affording views over the Ogmores Valley, provides historic value in showing the aspirations and fashions of the Georgian landed gentry in creating landscaped parkland and pleasure grounds closer to the house. The remnant compartment gardens of the earlier house in the RPG add additional value in understanding how these tastes and requirements evolved over generations and periods. The architectural value is derived from the design and layout of the RPG but also the built heritage within the designation including the Georgian house and the numerous other listed buildings and structures. The fact that the estate remains in the ownership of the original family adds an important dimension to this significance through a retained associative value.
- 4.49 **Setting:** Merthyr Mawr House RPG is primarily experienced from within the designation where one can appreciate the layout and design intentions, as well as the historic special interest. The depth of planting now means that views out are more limited to views from higher ground south of the designation. From here one sees the house amongst parkland and extensive woodland planting; some within the RPG and the bulk outside of the RPG including around the study site. The house appears in relative isolation, though with the scattered settlement of Merthyr Mawr village a short distance to the south. Whilst affording a distant view of the house in its wider surrounds when viewing from higher ground to the south, one isn't readily able to appreciate the overall special interest, however. The elevated glimpses in the wider setting do offer the house in parkland and wooded enclosure, though with the wider surrounds also visible, including Bridgend beyond the study site create an additional urban element to the locale. In the near surrounds of the RPG boundary, it remains very difficult to read the special interest of the RPG. Indeed, the view presents more as robust woodland planting, which surrounds most of the boundary with no ability to appreciate what lies beyond this natural buffer.
- 4.50 The study site sits adjacent to the RPG boundary on its northern flank and effectively sits within the immediate setting of the heritage asset. Allied to the robust mature tree planting within the designation on this flank, the southern edge of the study site also comprises robust mature woodland planting, forming an extensive screening from the ruinous buildings and the surrounding field parcels. In the return direction, no views are afforded into the RPG from the study site or of New Inn Road which divides the study site from the RPG. The drop in level from the study site to the New Inn Road and RPG beyond, allied to the boundary planting, consequently, make views of the ground level of the RPG non-existent from the centre of the

study site with only glimpses of the uppermost tree canopies on the edge of the RPG visible, themselves beyond boundary trees within the study site.

- 4.51 The interior of the study site is therefore well screened from the surrounds. Accordingly views of the ruined buildings within the study site are non-existent from beyond its boundary. There are incidental glimpses from New Inn Road towards the location of the remaining footprint of the now demolished post-war Llanerch House, which was a single storey care home on the southern flank of the study site near to New Inn Road. In supporting the wider rurality in which the RPG is experienced the study site can be said to make a small contribution, at most, largely confined to the extent of boundary planting. Views from higher ground provide very limited views of the study site beyond the tree planting around its boundary which essentially merge into the wider planting around and within the RPG. No views are afforded of the pastureland within the study site or of the ruinous buildings that remain. These ruinous buildings are negative features of the study site.
- 4.52 **Significance and Setting:** Merthyr Mawr House RPG is a heritage asset of high (national) significance. Its significance is primarily derived from its architectural and historic significance: the characteristics and quantum of the designed landscape and its constituent parts, showing the tastes and fashions of Georgian gentry, as well as the evolving tastes from earlier designs and layouts. The presence of listed buildings within the RPG adds an important group value to the RPG, with the parkland and gardens essentially serving the main house. These listed buildings provide important architectural and historic significance in their own right and provide the context to the landscape.
- 4.53 Meaningful views are largely afforded now from within the designation only, though the broader rurality surrounding the designation helps to retain the estate in relative isolation, which was one of the main principles of country house and estate design. Designed viewing corridors, now appearing to be overgrown looking towards Ogmore Castle and over the Ogmore Valley, also provide some measure of the historic role of the surrounds (and follies/ruins) in the wider designed landscape approach. To this end, setting makes a positive, though, secondary contribution to the overall significance. Within this, the study site can be said to make a small contribution to the wider rurality, largely through the extensive tree planting that forms the boundary of the study site.

### ***New Inn Bridge***

- 4.54 **Significance:** The Grade II\* listed (Cadw ref. 11235) and Scheduled Monument, New Inn Bridge, conveys New Inn Road over the River Ogmore (Plate 17). It was first referred to in the mid sixteenth century. It is a four-arch bridge carrying a single carriageway constructed in coursed rubblestone with later stone flanking walls. A parapet on the downstream side has openings which allowed for sheep dipping, with a nineteenth century sheep washing pool below on the west side. The listing citation notes that it was listed at Grade II\* as it is a “*well-preserved late medieval bridge*” It provides an architectural and historic interest as a sixteenth century bridge that has been adapted to perform an additional agricultural role for sheep dipping. The bridge has remained an important and active piece of infrastructure since construction, remaining as a bridge for the conveyance of traffic.
- 4.55 **Setting:** The principal setting in which one experiences the significance of the bridge is on the River Ogmore or on the New Inn Road which the bridge conveys. It is from here that one understands the role that the bridge performs. The wider surrounds are more inconsequential, though one might argue that the rurality helps to define the road bridge as a ‘rural structure’. The bulk of the study site is screened from the bridge by extensive tree cover outside of the study site, and where a view is afforded, it is off the trees on the study site boundary abutting up to New Inn Road. The study site interior, sharing no intervisibility or functional associations, makes no material contribution to the significance of the heritage asset.
- 4.56 **Significance and Setting Summary:** The New Inn Bridge is a heritage asset of high (national) significance. Its significance is primarily derived from its architectural and historical significance

as a sixteenth century bridge, exhibited through its design and materials used as well as the alterations seen to facilitate its use for other purposes (sheep dipping) alongside its principal role as a bridge. Setting makes a positive contribution to understanding this significance though this is largely limited to the New Inn Road which the bridge carries as well as the River Ogmore that it spans. The study site is considered, on aggregate, to make no material contribution to this significance.

### **New Inn Lodge**

- 4.57 **Significance:** The building is largely screened from publicly accessible locations meaning that the below assessment is made on the basis of available resources and any views gained during the study site walkover.
- 4.58 The lodge was constructed in 1813 as a single storey building in coursed limestone and a hipped stone slate (Plates 18-19). Sash windows predominate often under flat arches. The building has been modernised internally, and a rear wing was added in the later nineteenth century. The listing citation notes that the Grade II listed lodge is “*an integral component of the surviving buildings associated with Merthyr Mawr House and the Merthyr Mawr Estate.*” The road leading into the main house from New Inn Road was the old road to Merthyr Mawr village which re-appropriated as the main entrance into the estate resulting in a new road cutting through the estate further south.
- 4.59 The Lodge provides architectural and historical evidence as ‘an integral component’ of the estate, as the gate keeper and the first feature that one sees as they enter the estate from New Inn Road. The architectural and historic interest are defined in part by the materials and design of the lodge, as well as its situation and the recognition of the elements that were deemed necessary to fulfil the criteria of a Georgian country estate, in this case lodges at key entrances. The Lodge, remaining as part of the estate, shares a strong group value with other buildings within the estate, namely the principal house, as well as in the wider estate village beyond. It remains difficult to appreciate the broader special interest of the RPG and the principal house beyond the Lodge and the RPG, but the Lodge fulfils its requirements as an entrance building to something ‘more important’. It shares a group value with the RPG in which it forms an integral part of, not least the listed gate and gate piers which sit adjacent to the Lodge and form part of the overall entrance experience.
- 4.60 **Setting:** The primary setting in which the Lodge is experienced is its immediate setting of the road entrance into the estate and the adjacent (separately listed) gate piers and gate. It is evident that this is an entrance to a larger building/feature of interest, defined by the gates, piers and the positioning of the Lodge. There is a depth of mature tree planting around the Lodge, in effect, the boundary of the estate. Very glimpsed views are afforded of elements of the building though with no discernible appreciation of what it is one is viewing from anywhere other than the entrance drive given the depth of planting now seen. One might argue that the tree planting reinforces the isolation and rurality that the building/feature of interest beyond the lodge sits within, though doesn’t actually provide any clue as to what lies beyond the lodge. The study site shares no direct intervisibility though the very roadside edge of the study site on New Inn Road will be seen in sequential views from New Inn Road closer to the bridge. This further adds to the sense of enclosure but arguably does not, in and of its self, add to the sense that the Lodge is an entrance feature. The study site, on aggregate, is considered to not materially contribute to the overall significance of the Lodge.
- 4.61 **Significance and Setting Summary:** The New Inn Lodge is a heritage asset of high (national) significance. Its significance is primarily derived from its architectural and historical significance as a nineteenth century lodge, exhibited through its design and materials used as well as the alterations seen to facilitate its ongoing use and relevance to the wider estate operations. Setting makes a positive contribution to understanding this significance, though this is largely limited to the road leading into the estate alongside the lodge and the separately listed gate piers and gate which provide further context to the lodge in its surrounds. The wider surrounds,

outside of the RPG, are not considered to materially contribute to the overall significance of the heritage asset, which includes the study site.

## Assessment of Significance (Non-Designated Archaeological and Built Heritage Assets)

4.62 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figure 2:

| Period        | Identified potential | archaeological Identified significance | archaeological |
|---------------|----------------------|----------------------------------------|----------------|
| Prehistoric   | Low                  | Low (Local)                            |                |
| Roman         | Moderate             | Low (Local)                            |                |
| Anglo-Saxon   | Low                  | Low (Local)                            |                |
| Medieval      | Low                  | Low (Local)                            |                |
| Post Medieval | Low                  | Low (Local)                            |                |
| Modern        | High                 | Low (local)                            |                |

4.63 Based on current evidence, including the results of previous archaeological investigations in the near surrounds of the study site, a low archaeological potential has been established for significant features of all periods within the study site except Roman, on account of the adjacent Roman road and fort, and the Modern period, on account of previous development on the study site dating from this period.

4.64 There is currently no evidence to suggest that if archaeological remains are present, they would be of anything more than local interest.

4.65 In respect of built heritage, there are no identified non-designated heritage assets that have capacity to be impacted by the proposed development. Although Craig-y-Parcau dates from the late nineteenth century, its overall condition and the quantum that remains of the building is such that it does not merit consideration as a built heritage asset.

## 5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological and Built Heritage Assets

### Site Conditions

5.1 The study site is situated within Bridgend County Borough, immediately south of the town of Bridgend and the A48 Bridgend Bypass.

5.2 The study site comprises an irregularly shaped plot of land, bounded to the north by the A48, New Inn Road to the south. Beyond New Inn Road lies the Merthyr Mawr House Registered Park and Garden. The River Ogmore and associated woodland outside of the study site abuts the eastern edge of the- study site with agricultural land beyond. Agricultural land abuts the western edge of the study site.

5.3 At the time of the site visit in September 2025 (Plates 1-10) the study site comprised two separate parcels in managed pasture with a ruinous former dwelling and separate stabling in the centre of the easternmost parcel. A linear belt of woodland divides the two plots up.

Extensive woodland planting encloses much of the study site, with mature hedgerow forming the westernmost boundary. The former gardens and yard of the house are used for operational storage facilities all enclosed with palisade security fencing. Foundations of the former elderly care facilities (Llanerch House) are located to the south of the study site but are now heavily overgrown. Former parking and access drive from New Inn Road are still present though heavily overgrown.

- 5.4 No archaeological finds or features were identified during the study site walkover. The study site is heavily contained by woodland and mature hedgerows and trees.

## Proposed Development

- 5.1 A residential development with associated landscaping, access and infrastructure is proposed, with access off the A48 via the existing roundabout which already provides entry and egress from the study site. The former vehicular access to the elderly care facility off New Inn Road will be closed off, though an access will be retained for pedestrian use.
- 5.2 All woodland and tree planting around the edge of the study site is to be retained with a managed removal of several trees around what is the present builder's yard and ruinous house and stable yard.

## Review of Potential Development Impacts on Designated Archaeological and Built Heritage Assets

### **Archaeology**

- 5.5 No designated archaeological assets, such as Scheduled Monuments, Registered Battlefields or World Heritage Sites, are situated within the study site. Four Scheduled Monuments are located within 1km of the study site. One, the New Inn Bridge, is considered in the built heritage section below. In respect of the remaining three Scheduled Monuments, the study site is not considered to contribute to the setting or significance of these designated archaeological assets due to the depth and scale of mature tree planting around the heritage assets as well as the scale of tree planting around the study site. Therefore, it is anticipated that no such assets will be impacted by proposed development of the study site.

### **Built Heritage**

- 5.6 **Merthyr Mawr RPG:** The proposed development will introduce built form on land that is presently providing a degree of rurality to the immediate surroundings of the Merthyr Mawr RPG. It remains very difficult presently to see into the study site from land to the immediate south within the RPG given the extensive mature tree planting that encloses the study site. From beyond the boundary planting of the RPG, it is likely that one would not see the proposed development at all and would only see it as one exited the designation onto the adjacent New Inn Road. Likewise, views out of the study site are heavily screened for the same reason. Where any glimpses are afforded from within the trees on the southern boundary, the view into the designation from the study site is one of a heavily treed, wooded landscape.
- 5.7 Additional planting on the southern boundary will provide further screening, meaning that a greater depth of screening will reduce any scope for direct views in the future. Recognising that the study site includes remains of three buildings and technically comprises a bulk of previously developed land which has lessened the overall isolation, it can be said that the further development of the study site will bring the extent of Bridgend closer to the designation. This will increase the degree of 'urbanisation' near to the designation, despite there being a heavy screen of planting around both the RPG and Site respectively. With this in mind and recognising the existing use of the study site and building remains upon it, as well as the degree of tree

planting, the setting of the RPG will change and this equates to a **low level of harm** to the special interest of the Merthyr Mawr House Registered Park and Garden.

- 5.8 **New Inn Bridge:** The principal contribution to significance from setting for the New Inn Bridge is the River Ogmore which the bridge spans and the New Inn Road which it conveys over. The river is the sole reason why this bridge is here and, accordingly, the wider surrounds are largely inconsequential to understanding the special interest of the bridge. Accordingly, there will be **no material impact** to the special interest of this designated heritage asset.
- 5.9 **New Inn Lodge:** The New Inn Lodge sits on the main entrance to the Merthyr Mawr House estate, set within extensive tree cover. It acts as the gatehouse to the estate and ultimately the contribution that setting makes to significance is derived, first and foremost, from what lies beyond this gate house: the main estate, and, at a micro level, from its position adjacent to the gates providing access into the estate and the estate drive.
- 5.10 The wider surrounds are one of rurality and this presents a sense of isolation which a principal determinant for the siting of a country estate. This will largely remain with the proposed development on account of the extensive tree cover around the heritage asset and also the study site. The proposed development will bring development closer giving rise to a change to the wider setting of the heritage asset. However, recognising the role that the gatehouse performs and the bulk of its significance from setting being attributed to its situation at the entrance to the RPG, it is considered that the proposed development will **not materially impact** the overall significance of the New Inn Lodge.

## Review of Potential Development Impacts on Non-Designated Assets

### *Archaeology*

- 5.11 Based on current evidence a low potential has been identified for significant archaeological remains of all but the Roman and Modern periods within the study site. In respect of the Roman period, this is on account of the proximity of the study site to a Roman road, immediately north of the study site and adjacent to it, the location of a Roman fort. Regarding the Modern period, this is limited to the easternmost field parcel and on account of the construction in the late nineteenth century of Craig-y-Parcau house and separate stable building which, although ruinous, is still present and will contain evidence relating to late nineteenth and early twentieth century domestic life. Given the recent origin of such finds, they would be considered to be of negligible archaeological significance.
- 5.12 However, with this in mind, the construction of this property and the later construction of Llanerch elderly care facilities will have sufficiently disturbed any finds of interest that may exist below and around these buildings.
- 5.13 Few archaeological investigations have been carried out within the 1km study area, providing little opportunity for as yet unidentified archaeological remains to be discovered.

### *Built Heritage*

- 5.14 There are considered to be no non-designated built heritage assets, such as buildings of local interest, parks and gardens of local interest, that have the capacity to be materially impacted by the proposed development on the study site.

## 6 Summary & Conclusions

- 6.1 The study site has been assessed for its below ground **archaeological** potential.
- 6.2 No designated archaeological assets are located within the study site such as Scheduled Monuments, Registered Battlefields or World Heritage Sites.
- 6.3 Within 1km there are four Scheduled Monuments. Three are located within the boundary of the Merthyr Mawr estate: the St Rogue's Chapel (ref. GM247 and also listed at Grade II) and the Chapel Hill Camp (GM248) as well as Inscribed stones (GM026). The fourth Scheduled Monument is the New Inn Bridge (GM050) (separately listed at Grade II\* also). The New Inn Bridge is considered in the built heritage section. The study site is not considered to contribute to the significance of any designated archaeological assets, primarily on account of the previous use of the bulk of the study site but also the extensive mature tree cover immediately around the Scheduled Monuments screening any views out of the heritage assets as well as the tree cover around the study site itself.
- 6.4 Based on current evidence, this assessment has established a low potential for significant remains on the study site of all but the Roman and Modern periods; the Roman period on account of the study site being adjacent to a Roman road and Roman fort. In respect of the Modern period this is related primarily to those parts of the study site that still have some degree of nineteenth century built development up them. Any finds are likely however to be of local significance only.
- 6.5 It is likely that construction of the nineteenth and twentieth century development on much of the study site will have very much truncated earlier archaeological evidence which may have been present through below ground disturbance.
- 6.6 In respect of **built heritage** there is considered three designated heritage assets which have the capacity to be impacted by the proposed development. Specifically, this comprises the Grade II\* Registered Merthyr Mawr House Registered Park and Garden (RPG), the Grade II listed New Inn Bridge and the Grade II listed New Inn Lodge at the entrance to the RPG. It is deemed that the proposals will give rise to a low level of harm to the special interest of the Merthyr Mawr House RPG by virtue of bringing the urban edge of Bridgend closer to the designation, albeit recognising the depth of screening that exists around the RPG and study site. In respect of the New Inn Bridge and New Inn Lodge, it is considered that there will be no material impact to their significance respectively.
- 6.7 On the basis of conclusions drawn in this Cultural Heritage Statement it is considered that there are no archaeological or built heritage reasons why development should not be undertaken on the study site.

# Sources Consulted

## General

Heneb Historic Environment Record

## Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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Domesday Online – <http://www.domesdaybook.co.uk/>

Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

## Bibliographic

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Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

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Technical Advice Note (TAN) 24: The Historic Environment (2017)

Technical Advice Note (TAN) 12: Design (2016)

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) (2011)

Heritage Impact Assessment in Wales (May 2017)

Setting of Historic Assets in Wales (May 2017)

Bridgend County Borough Council, Replacement Local Development Plan (RLDP) 2018-2033.

## Cartographic

1843 Merthyr Mawr Tithe Map

1878 Ordnance Survey Map

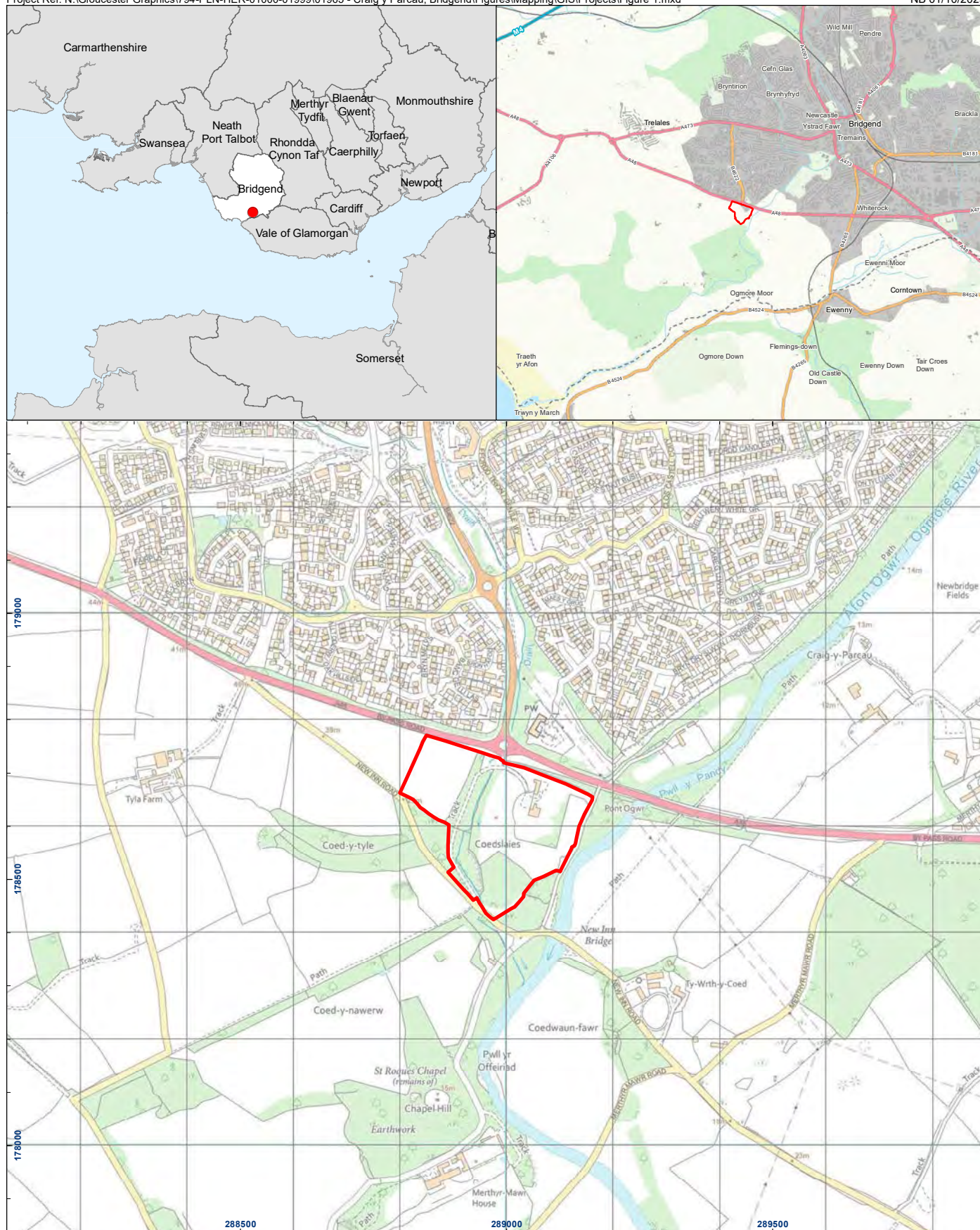
1918 Ordnance Survey Map 1:2,500

1941 Ordnance Survey Map 1:2,500

1970 Ordnance Survey Map 1:2,500

2025 Ordnance Survey Map 1:10,000

## Figures



 Site Boundary

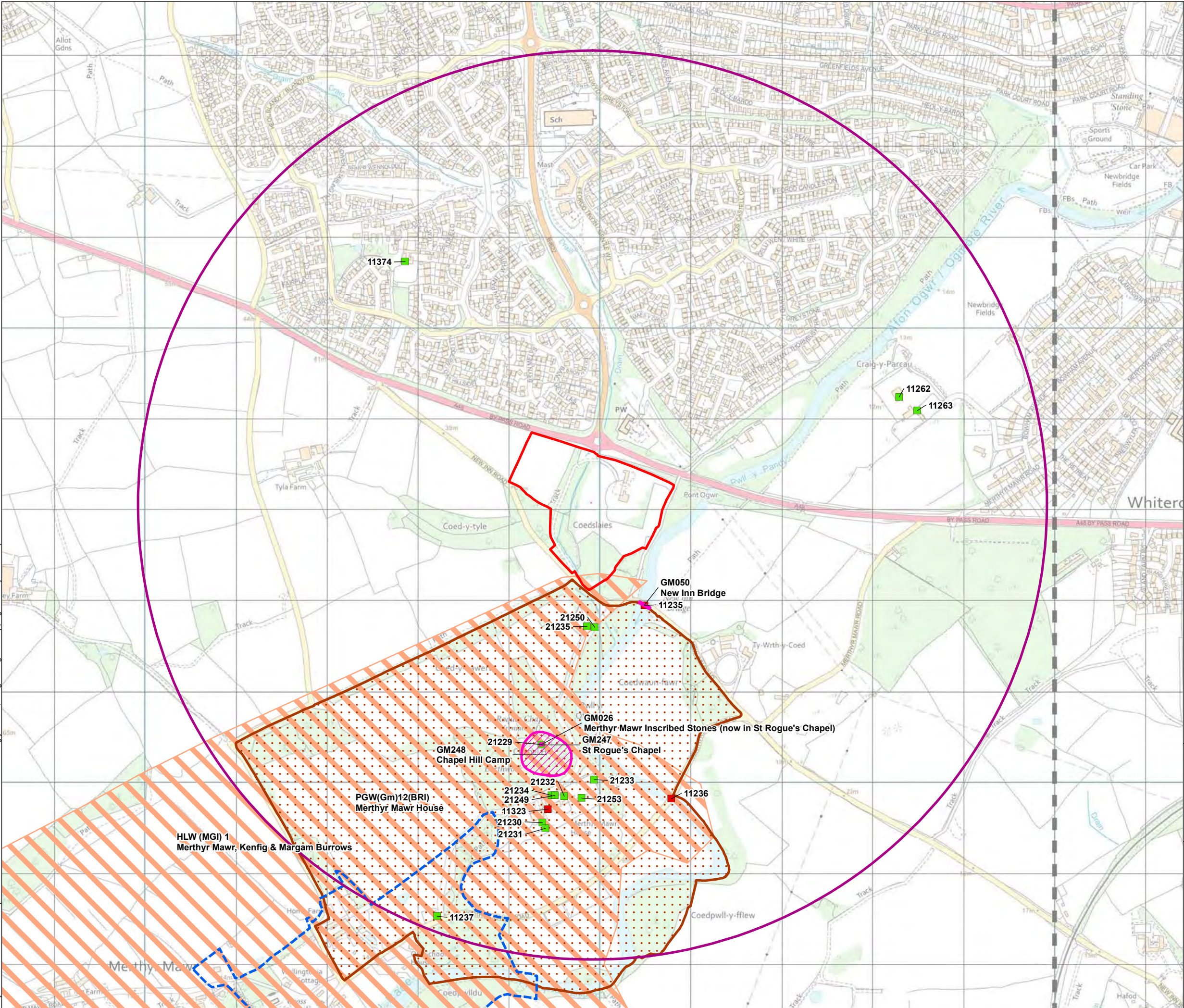


0 100 200m  
Scale at A4: 1:10,000



Figure 1

Site Location



**Legend**

- Site Boundary
- 1km search radius
- Designated Heritage Assets:**
  - Scheduled Monuments
  - Registered Parks and Gardens
  - The Registered Landscapes of Outstanding and of Special Interest in Wales
  - Merthyr Mawr Village Conservation Area
- Listed Buildings**
  - Grade II\*
  - Grade II

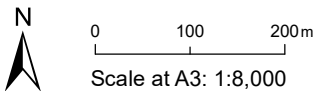
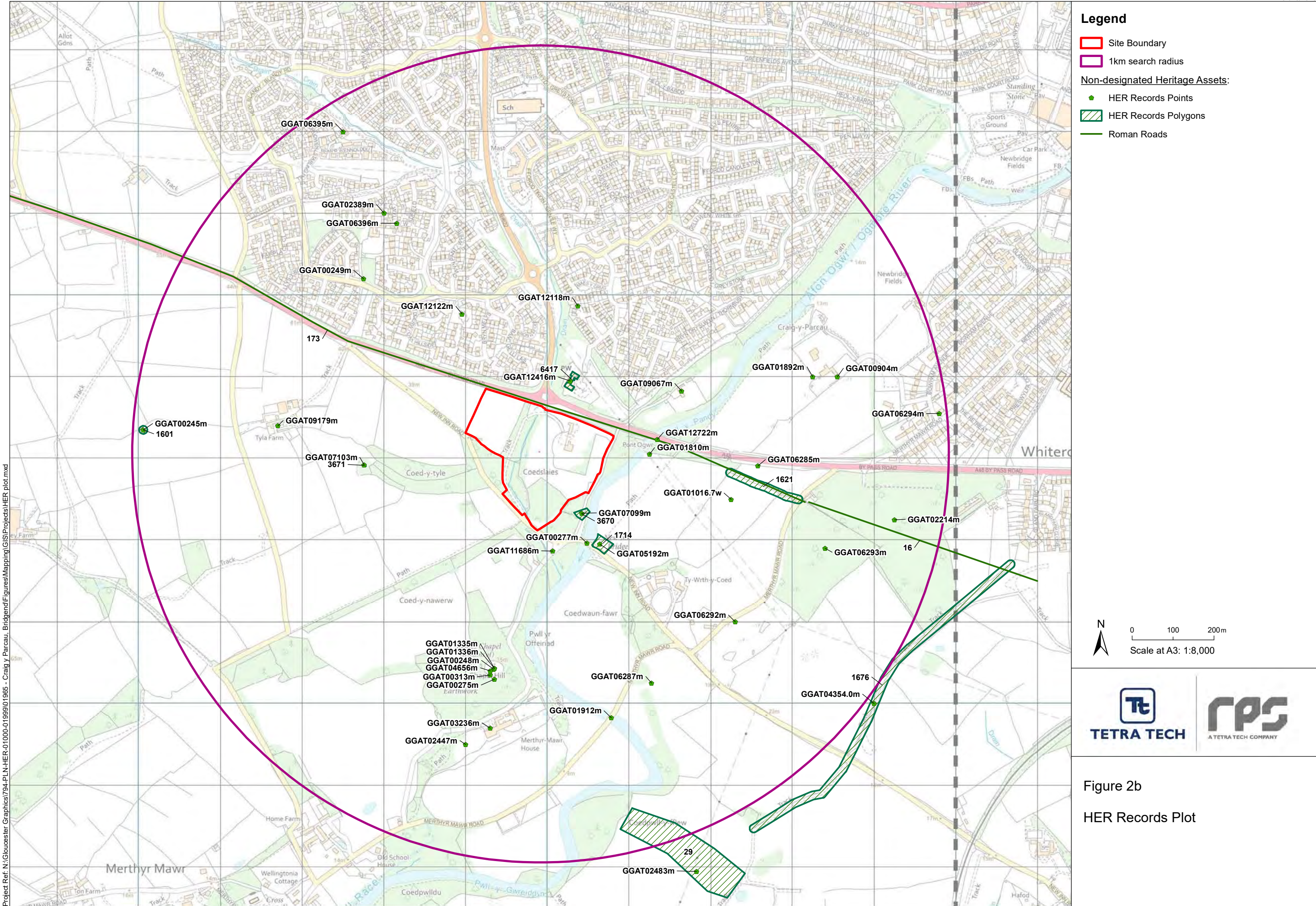
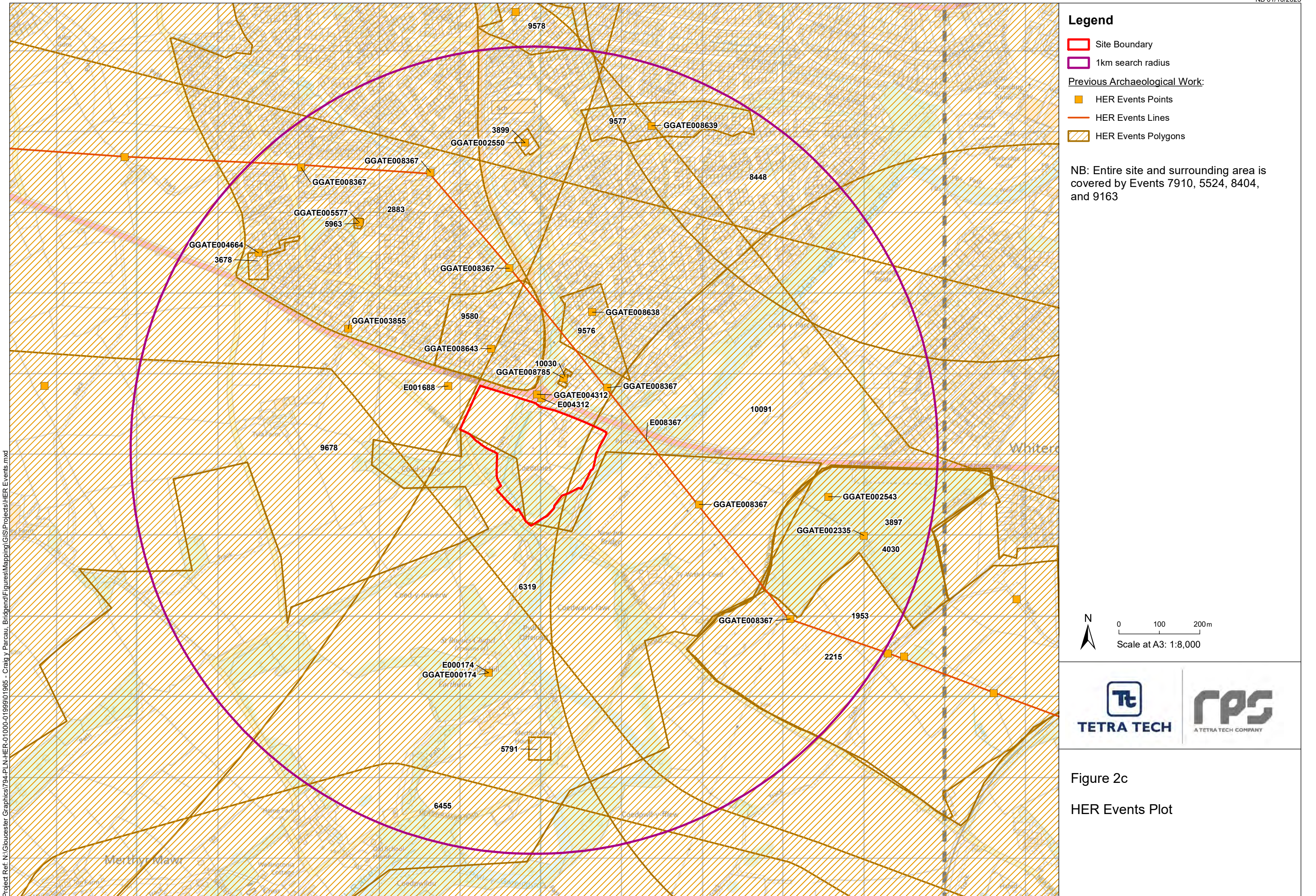


Figure 2a  
Designated Heritage Assets Plot







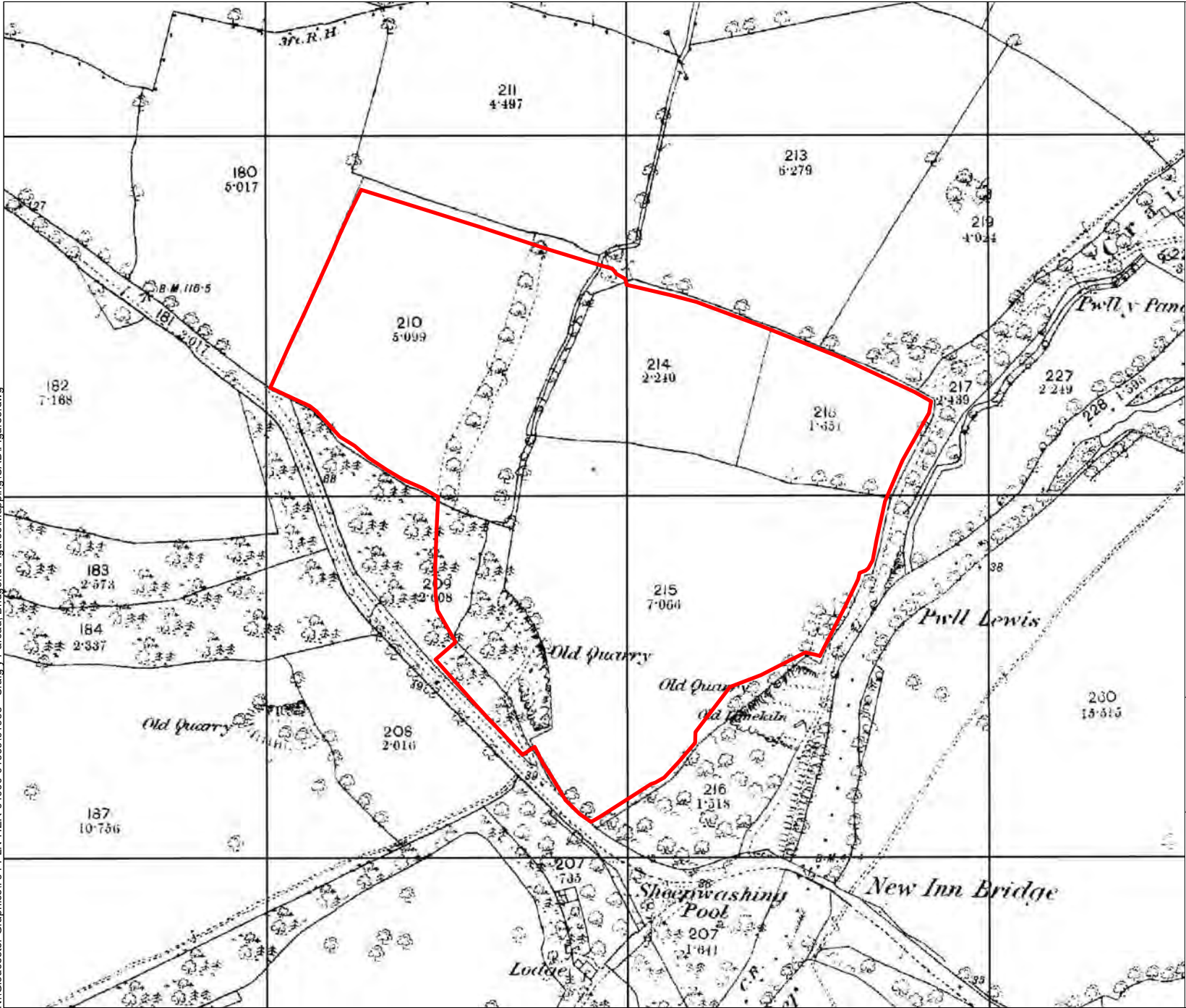
Site Boundary



Not to Scale  
Illustrative Only



Figure 3  
1843 Merthyr Mawr Tithe Map



 Site Boundary

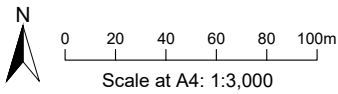
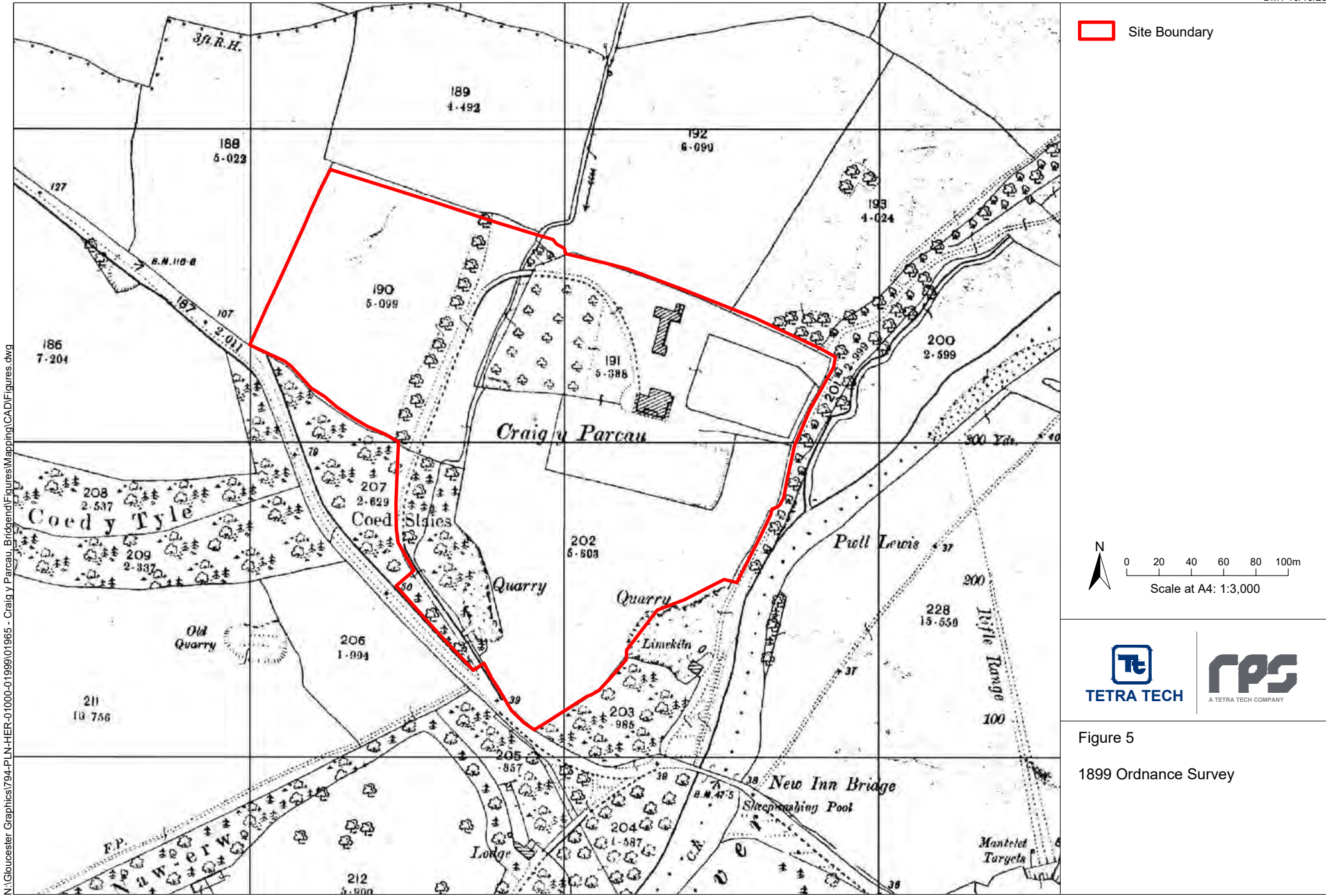


Figure 4

1878 Ordnance Survey



Site Boundary

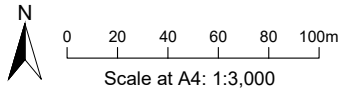
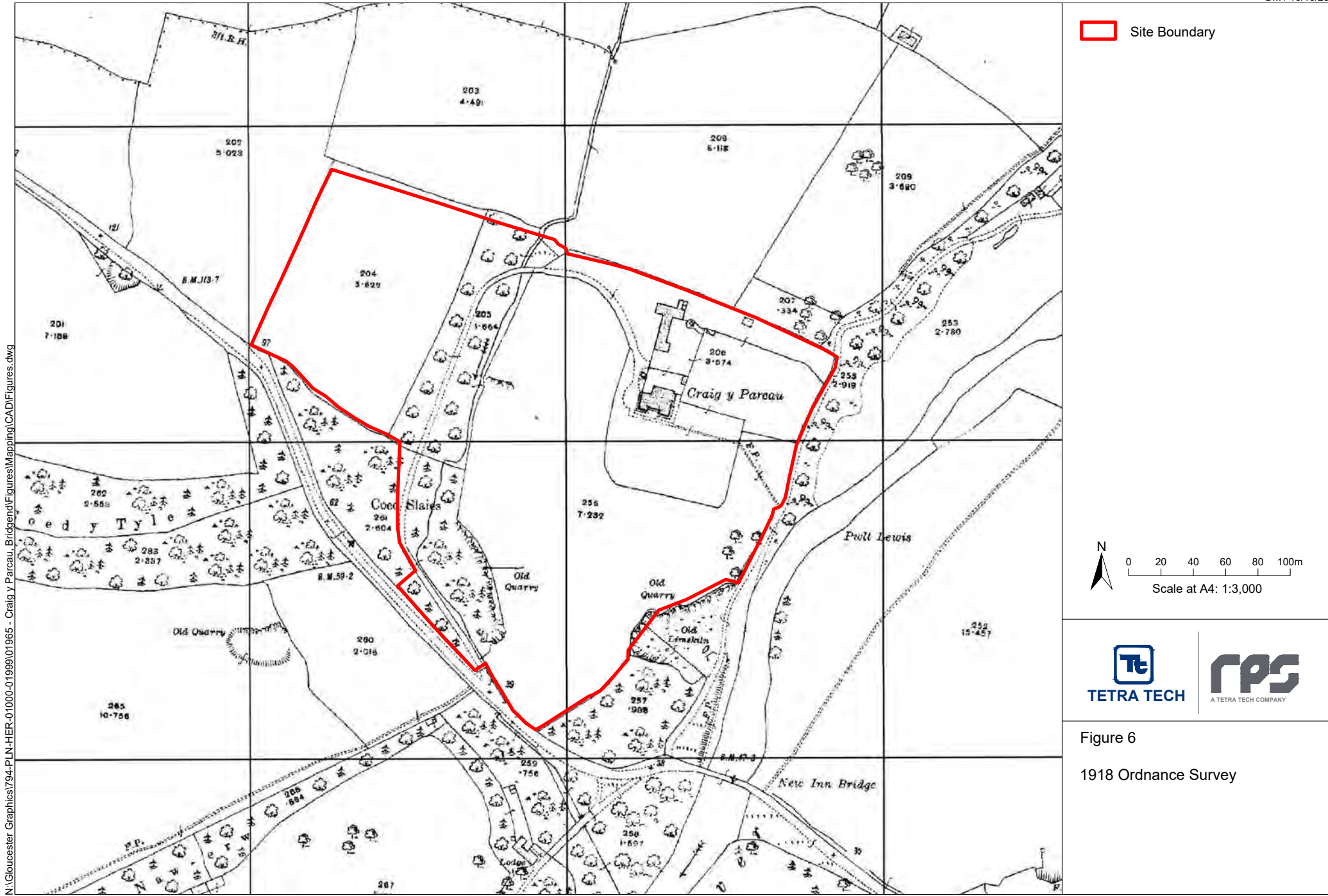


Figure 5  
1899 Ordnance Survey



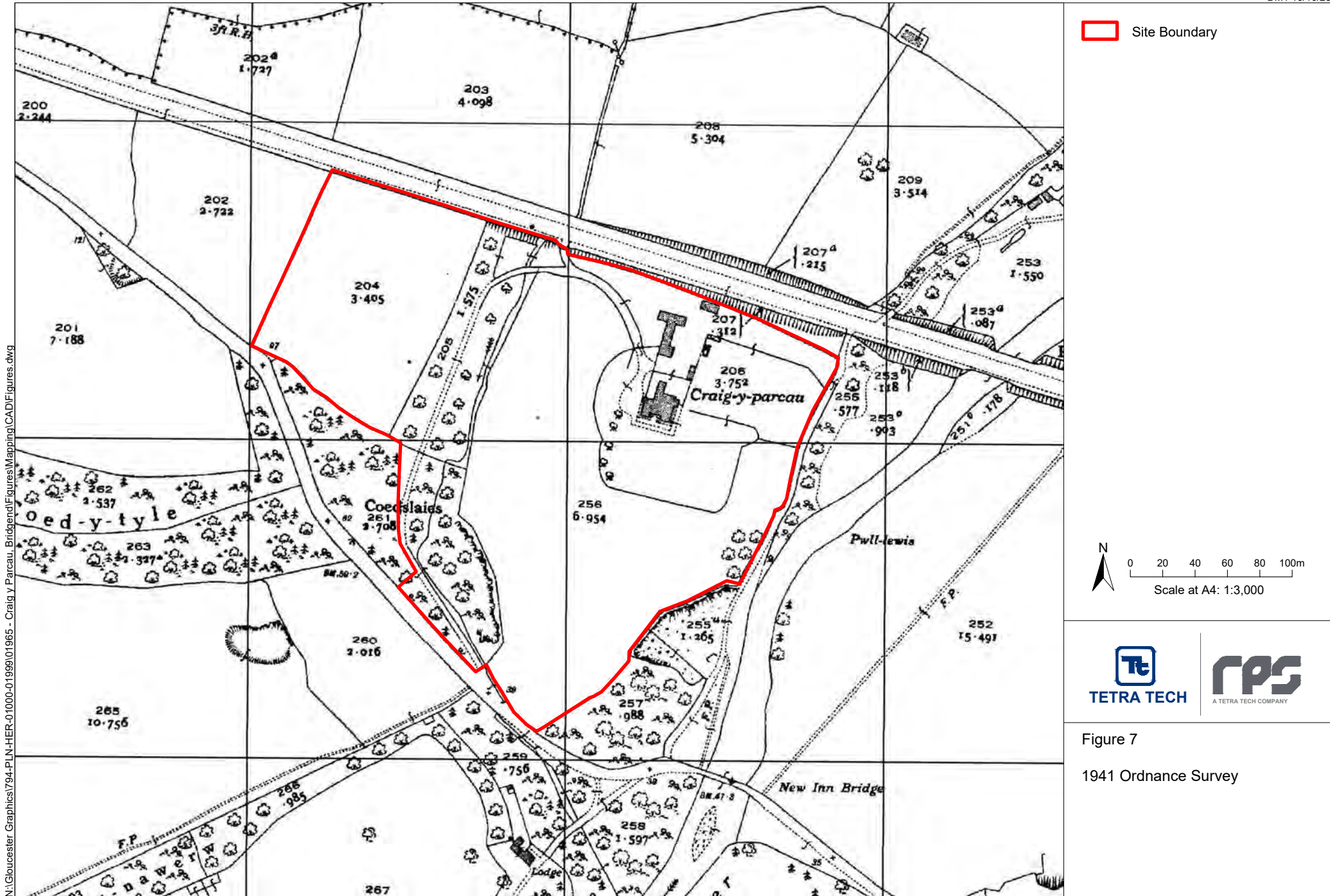
Site Boundary

N  
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Scale at A4: 1:3,000



Figure 6

1918 Ordnance Survey



Site Boundary

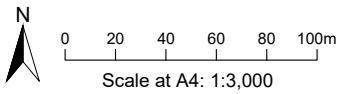


Figure 7  
1941 Ordnance Survey

N:\Gloucester Graphics\794-PL\N-HER-01000-01999\01965 - Craig y Parcaw, Bridgend\Figures\Mapping\CAD\Figures.dwg



 Site Boundary

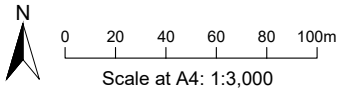


Figure 8  
1947 Aerial Photograph

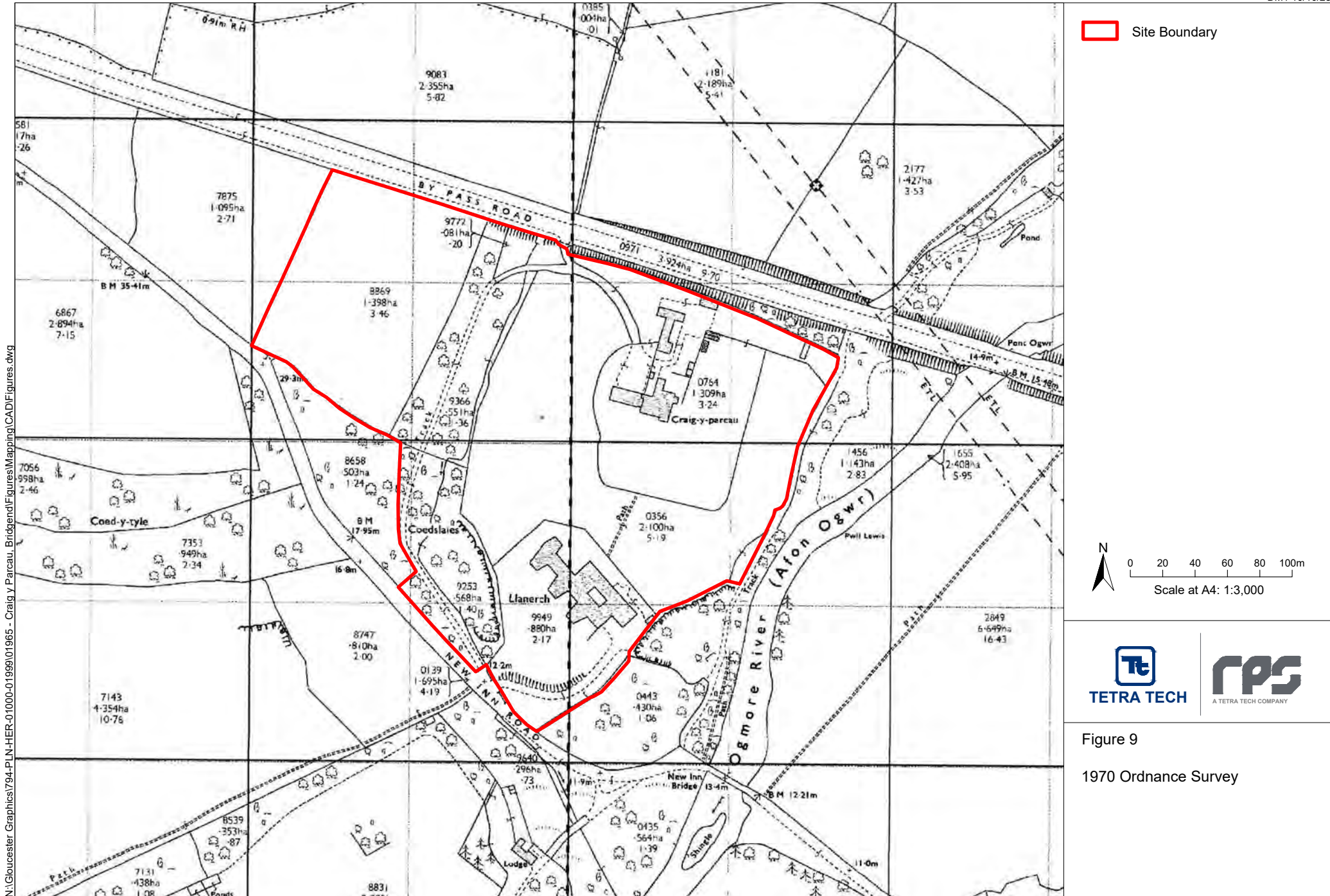
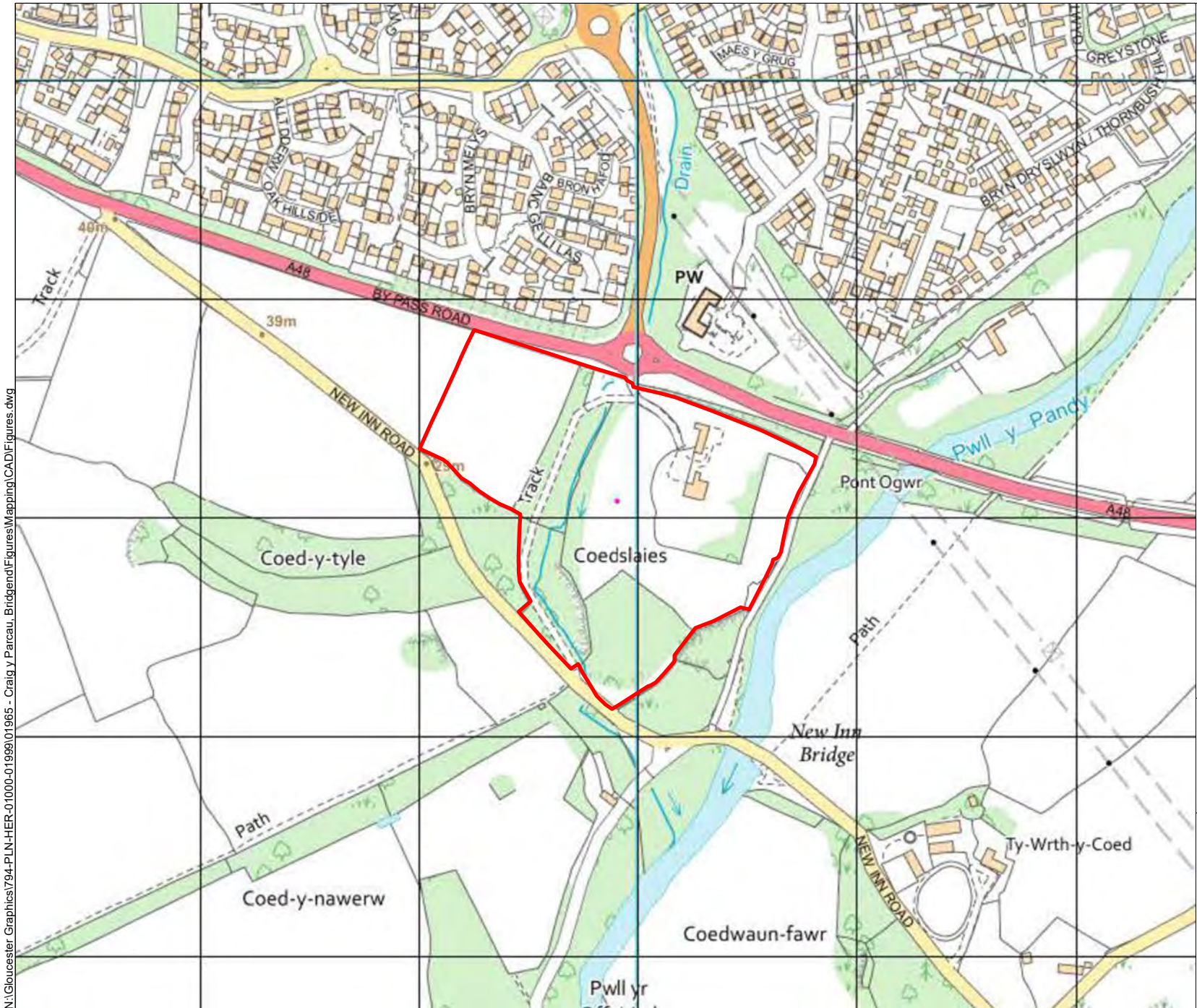


Figure 9  
1970 Ordnance Survey



Site Boundary

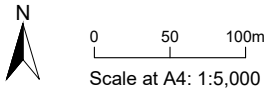


Figure 10  
2025 Ordnance Survey

# Plates



Plate 1: View south from within main field parcel of study site.



Plate 2: View north-west within main parcel of study site.



Plate 3: View north-east within main parcel of study site.



Plate 4: View west within main parcel of study site.



Plate 5: View from access drive into study site with builders yard remains of house visible.



Plate 6: Remains of house surrounded by builders yard and palisade fencing within study site.



Plate 7: View from within main parcel of study site looking towards former location of Llanerch care home.



Plate 8: The westernmost field parcel within study site, looking west.



Plate 9: Former entrance into Site from New Lodge Road up to Llanerch.



Plate 10: Southern edge of study site fronting onto New Inn Road.



Plate 11: Merthyr Mawr House RPG viewed from Merthyr Mawr Road with main dwelling centre.



Plate 12: Merthyr Mawr RPG viewed from Merthyr Mawr Road.



Plate 13: Merthyr Mawr RPG viewed from Merthyr Mawr Road.



Plate 14: Merthyr Mawr RPG viewed from elevated ground of Ogmore Down with study site in trees centre right.



Plate 15: Ogmores Castle which was originally a ruinous eye catcher from Merthyr Mawr House, viewed south.



Plate 16 View back in direction of Merthyr Mawr House from Ogmores Castle. Original view corridor overgrown now.



Plate 17: New Inn Bridge looking south.



Plate 18: View of principal entrance into Merthyr Mawr (left) with New Inn Lodge visible in trees left.



Plate 19: Depth of planting on edge of RPG between New Inn Road and the New Inn Lodge.

# Appendices

**Appendix 1**  
HER Data Gazetteer

| PRN          | Name                                          |
|--------------|-----------------------------------------------|
| GGAT00245m   | Goblin Stone, Merthyr Mawr                    |
| GGAT00248m   | St. Roque's Chapel, Merthyr Mawr              |
| GGAT00249m   | Findspot, Broadland, Laleston                 |
| GGAT00275m   | Chapel Hill Camp Hillfort, Merthyr Mawr House |
| GGAT00277m   | New Inn Bridge                                |
| GGAT00313m   | Cross-base, St Roque's Chapel                 |
| GGAT00904m   | Newbridge Farm                                |
| GGAT01016.7w | Roman Road RR60 Caerleon - Loughor            |
| GGAT01335m   | Conbelani Stone, St Roque's Chapel            |
| GGAT01336m   | Goblin Stone, St Roque's Chapel               |
| GGAT01810m   | Bomium Fort                                   |
| GGAT01892m   | Newbridge Farmhouse                           |
| GGAT01912m   | New Bridge, Merthyr Mawr                      |
| GGAT02214m   | POW Camp (198) Special Camp IX                |
| GGAT02389m   | Broadlands House                              |
| GGAT02447m   | Merthyr Mawr House, Park and Gardens          |
| GGAT02483m   | Vervil cropmarks, Merthyr Mawr                |
| GGAT03236m   | Merthyr Mawr House                            |
| GGAT04354.0m | Heolgam Trackway                              |
| GGAT04656m   | St Roque's Churchyard                         |
| GGAT05192m   | Clearance Cairns, Merthyr Mawr                |
| GGAT06285m   | Rifle Range, Merthyr Mawr                     |
| GGAT06287m   | Old Quarry, Merthyr Mawr                      |
| GGAT06292m   | Pond, Merthyr Mawr                            |

|            |                                          |
|------------|------------------------------------------|
| GGAT06293m | Crossways House                          |
| GGAT06294m | Pottery Buildings, Bridgend              |
| GGAT06395m | Medieval Farmstead, Laleston             |
| GGAT06396m | House, Bridgend                          |
| GGAT07099m | Limekiln, Merthyr Mawr                   |
| GGAT07103m | Limekiln, Merthyr Mawr                   |
| GGAT09067m | Pandy Farmstead                          |
| GGAT09179m | Tyle Farmstead                           |
| GGAT11686m | Sheepwashing Pool, Bridgend              |
| GGAT12118m | Post Holes, Broadlands, Bridgend         |
| GGAT12122m | Quarry & Lime Kiln, Broadlands, Bridgend |
| GGAT12416m | LDS Chapel, Celestial Way, Bridgend      |
| GGAT12722m | Pontogwr Bridge                          |