



**Baglan Way, Port
Talbot**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Glass Systems Ltd

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Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Glass Systems Ltd (hereafter referred to as 'the client'). It comprises a report on the nature and significance of historic environment resources in relation to land at Baglan Way, Port Talbot (hereafter referred to as 'the site').
- S2 This report provides an initial high-level assessment of the site, with respect to identifying key heritage and archaeological constraints, thereby informing initial pre-application consultation (PAC) with Neath Port Talbot County Council (NPTCC). The proposals are for a Glass Manufacturing development. Further site details are given in the Pre-Application Document prepared by LRM Planning. Initial proposals considered as part of this baseline are included at **Appendix EDP 1**.
- S3 The assessment concludes that the site does not contain any scheduled monuments, registered historic parks and gardens or listed buildings, nor is it part of any area-wide designation such as a conservation area or World Heritage Site, where there would be a presumption in favour of the historic asset's physical preservation *in situ* and against development.
- S4 Potential changes to the settings of historic assets in a 1km radius study area have been considered. The assessment has concluded that none will have their settings altered by the proposed development.
- S5 Whilst the site has not been subject to previous intrusive archaeological or geophysical survey, aerial photographs have identified that the site was heavily disturbed in the late 20th century. This disturbance removed extant features related to the former agricultural landscape and, may have damaged or destroyed any buried archaeological remains within the site. The assessment identifies potential for medieval and post-medieval remains, relating to agricultural practices, being present in the site. However, it is considered likely that such remains will be, at best, poorly preserved and thus of little or no evidential value.
- S6 As such, given the likelihood that any archaeological remains in the site would be of very limited significance, this report concludes that the loss of previously unknown or unrecorded archaeological remains, due to development, will not constrain the site's development and is not a matter that should require mitigation.
- S7 The information contained within this report should be sufficient to inform the pre application consultation and the site's development would not conflict with historic environment legislation, national and local planning policy.

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Section 1

Introduction

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Glass Systems Ltd, to inform planning proposals for a Glass Manufacturing development.
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential to contain further historic assets and/or archaeological remains, in accordance with the requirements of *Planning Policy Wales Eleventh Edition* (PPW 2021), *Technical Advice Note 24* (TAN 24) and local planning policy.
- 1.3 The second aim of this assessment is to identify and assess possible changes to the settings of surrounding designated historic assets, resulting from the proposed development, and to determine whether, and to what extent, those changes would affect their historic significance.
- 1.4 This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (2014; updated 2020). In accordance with good practice and guidance, desktop sources have been augmented through the completion of a walkover survey, which in this case was undertaken in August 2021.

Site Location and Boundaries

- 1.5 The site is centred approximately at Ordnance Survey Grid Reference (OSGR) SS 74886 91547, within the Local Planning Authority (LPA) of Neath Port Talbot County Council (NPTCC). Located adjacent to the northern corner of Baglan Industrial Estate, the site comprises an irregularly shaped brownfield area totalling circa 11.94 hectares in size.
- 1.6 The boundaries of the site are delineated by semi-mature tree lines and scrub/shrub planting. The outer periphery of this vegetation is characterised by amenity grassland and a mix of native/ornamental hedgerows located offsite.
- 1.7 The north-west and western boundaries of the site are bordered by Moor Road. The north-east and eastern boundaries are bordered by Baglan Way, whilst the southern boundary is bordered by an industrial unit.
- 1.8 The site is located within the settlement of Baglan. The M4 motorway lies c.50m to the east, whilst the wider landscape to the north, south, east and west is characterised by residential, commercial and industrial development.

Geology

- 1.9 The British Geological Survey (BGS, 2019) records the underlying solid geology across the site as South Wales Middle Coal Measures Formation – mudstone, siltstone and sandstone. Superficial deposits are also recorded, consisting of tidal flat deposits – clay, silt and sand, formed up to two million years ago in the Quaternary Period.

Development Proposals

- 1.10 The proposed development will comprise the construction of a glass manufacturing facility with associated access, car park facilities and drainage infrastructure. An illustrative layout is provided at **Appendix EDP 1**.

Section 2

Legislation and Planning Guidance

- 2.1 This section outlines the legislative and planning policy context at both national and local levels.

Legislation

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force. Whilst providing several new provisions to existing legislation, the changes do not specifically affect the planning process, or the way that archaeology and heritage is assessed.

Archaeology

- 2.3 The *Ancient Monuments and Archaeological Areas Act 1979* addresses the designation and management of scheduled monuments, providing for a schedule of monuments (and archaeological remains) which are protected. The designation of archaeological and historical sites as scheduled monuments applies only to those that are deemed to be of national importance and is generally adopted only if it represents the best means of protection.
- 2.4 The 1979 Act does not address the concept of ‘setting’ and the protection of their ‘setting’ is a matter of policy only.
- 2.5 In Wales, the written consent of the Welsh Minister is required for development that would impact upon a scheduled monument, and applications for scheduled monument consent are submitted to Cadw, the Welsh Government’s Historic Environment Service.

Listed buildings

- 2.6 The *Planning (Listed Buildings and Conservation Areas) Act of 1990* (HMSO, 1990) is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.
- 2.7 Section 66 of the *Planning (Listed Buildings and Conservation Areas) Act of 1990* sets out the statutory duty for Local Planning Authorities, where proposals would affect a listed building or its setting. It states that:
- “...In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.8 The “special regard” duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that “considerable importance and weight” should be afforded by the

decision-maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.

National Planning Policy

2.9 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Chapter 6 of *Planning Policy Wales Eleventh Edition*, published in February 2021 (PPW 2021).

2.10 At Paragraph 6.1.2, it identifies the historic environment as being made up of individual historic features which are collectively known as “*historic assets*”. Examples of what can constitute an historic asset include listed buildings, conservation areas, historic parks and gardens, townscapes, historic landscapes, World Heritage sites and archaeological remains, including scheduled monuments.

2.11 Regarding archaeological remains, PPW states at Paragraph 6.1.23, that “*The conservation of archaeological remains and their setting is a material consideration in determining planning applications, whether those remains are a scheduled monument or not*”.

2.12 It then adds that:

“...Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in-situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).

In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.”

2.13 Paragraph 6.1.26 recommends 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”.

2.14 Regarding listed buildings PPW 2021 states, at Paragraph 6.1.10, that:

“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage” and then adds that *“For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the*

desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

- 2.15 It then adds that “... the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use”.

Technical Advice Note 24 (TAN 24)

- 2.16 Additional guidance for archaeology in Wales is set out in *Technical Advice Note 24: The Historic Environment* (Welsh Government, 2017).
- 2.17 TAN 24 provides “*guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications*”.
- 2.18 It clarifies the policies and distinctions made in PPW. A definition for a “historic asset” is given as: “*An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, an historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated*”.
- 2.19 Of particular relevance to the current application is Section 5, which deals with listed buildings, although it is predominantly concerned with direct effects on their fabric, rather than any indirect effects on setting.
- 2.20 Indirect effects through changes within the settings of designated historic assets are covered in TAN 24 at Paragraphs 1.23 to 1.29. These paragraphs define the setting of an historic asset as:

“...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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”.

- 2.21 Tan 24 also provides advice on factors to consider when assessing effects on setting. Paragraph 1.26 requests that it is:

“...for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage sites, or other sites of national importance and their settings”.

2.22 Paragraph 1.29 goes on to state that:

“The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use”.

2.23 Section 4 of TAN 24 is concerned with archaeological remains and is thus also relevant to the current assessment. Key points of advice, derived from the guidance, regarding archaeological remains and the development process, are as follows:

- *“The importance of pre-application discussion is stressed in order to reconcile the needs of archaeology and development between the applicant, the local planning authority, their archaeological advisors and, in cases where scheduled monuments may be affected, Cadw;*
- *Applicants are encouraged to make an enquiry with the body with responsibility for the relevant historic environment record and seek advice from the local planning authority’s archaeological advisor at an early stage in considering their development proposal;*
- *Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts; and*
- *The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance (see Annex A.2), 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.”*

2.24 Regarding the preservation, recording and understanding of archaeological evidence, the guidance contains the following points of advice:

- *“Measures can be taken to minimise the impact of a development proposal on identified archaeological remains and allow their preservation in-situ;*
- *Having considered all policies and other material considerations and the need for the 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

- *Any programme of archaeological excavation and recording should precede the start of work on the development, unless there are exceptional circumstances which prevent this from occurring.”*

2.25 Regarding unexpected archaeological discoveries, the guidance states the following:

- *“Where unexpected archaeological discoveries are considered to be of national importance, the Welsh Ministers have the power to schedule the site (see Annex A). In the event of scheduling, the developer must seek separate scheduled monument consent before work can continue. It is also open to the local planning authority and the Welsh Ministers to revoke or modify a planning permission under these circumstances, in which case there is provision for the compensation of the developer for loss of value and expenditure incurred.”*

Local Planning Policy

2.26 Local policy, addressing the conservation and management of the historic environment, is identified in the *Neath Port Talbot County Borough Council (NPTCBC) Local Development Plan 2011-2026 (LDP)*, which was adopted by NPTCBC in January 2016.

2.27 Key Policy SP21: *Built Environment and Historic Heritage* sets out that:

“The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures:

1. *Encouraging high quality design standards in all development proposals;*
2. *Protecting arterial gateways from intrusive and inappropriate development;*
3. *Safeguarding features of historic and cultural importance;*
4. *The identification of the following designated sites to enable their protection and where appropriate enhancement:*
 - (a) *Landscapes of Historic Interest;*
 - (b) *Historic Parks and Gardens;*
 - (c) *Conservation Areas;*

(d) *Scheduled Ancient Monuments; and*

(e) *Listed Buildings and their curtilage.*"

2.28 These adopted and proposed planning policies, at the national and local levels, have been considered in the preparation of the present assessment.

Section 3

Methodology

Assessment Methodology

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by ClfA (2014, updated 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment involved the consultation of readily available archaeological and historical information from documentary, cartographic and aerial photographic sources. This included the following:
- i) The Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous investigations (Enquiry Reference No. 6566);
 - ii) Cadw's Historic Environment Service;
 - iii) Historic maps held by the Glamorgan Archives;
 - iv) Additional historic mapping obtained from online sources; and
 - v) Aerial photographs held at the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff.
- 3.3 This report provides a synthesis of relevant information for the site derived from a search area extending 1km from its boundary, hereafter termed the '1km study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 3.5 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the site; i.e. through potential changes to the settings of designated historic assets, as defined in TAN24 at Paragraphs 1.23 to 1.29.
- 3.6 In that regard, the site walkover (completed August 2021) also considered, where appropriate, the contribution (if any) made by the land within the site to the settings of designated historic assets situated within its wider zone of influence.

- 3.7 The report concludes with (1) an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an assessment of the likely effects of the proposed development upon designated assets, whether direct or indirect.

The Significance of Historic Assets

- 3.8 The definition of the 'significance' in aspect of historic assets is derived from Cadw's (2011) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales*.
- 3.9 This document defines the 'significance' of a historic asset as embracing "*all of the cultural historic values that people associate with it, or which prompt them to respond to it*". It also states that these values are considered to "*grow in strength and complexity over time, as understanding deepens, and people's perceptions evolve*".
- 3.10 Conservation Principles identifies four component values that contribute to significance:
- The asset's 'evidential value', which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's 'historical value', which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset's 'aesthetic value', which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset's 'communal value', which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

Setting Assessment Methodology

- 3.11 In addition to the potential for direct impacts on the fabric of an asset, when assessing the impact of proposals on designated historic assets, it is important to ascertain whether change within its 'setting' would lead to a loss of 'significance'. This assessment is made according to Cadw's guidance *Setting of Historic Assets in Wales* (published on 31 May 2017).
- 3.12 In simple terms, setting "*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*" (Cadw, 2011). It must be recognised from the outset that 'setting' is not a historic asset and cannot itself be harmed. The guidance states that the importance of setting "*lies in what it contributes to the significance of a historic asset*".

- 3.13 As such, when assessing the indirect impact of proposals on designated historic assets, it is not a question of whether their setting would be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of 'significance'.
- 3.14 Set within this context, where the objective is to determine the potential for development to have an adverse effect on designated historic assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a historic asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.
- 3.15 Cadw's guidance (Cadw, 2017) sets out a four-stage approach to the identification and assessment of setting effects:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's historic significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.16 This assessment has only undertaken Stage 1 of the assessment process. Having identified which assets were present, it established that none had intervisibility with the site or could have their setting otherwise changed by development within it. As such, Stages 2-4 did not need to be undertaken.

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Section 4 Existing Information

Introduction

- 4.1 The site does not contain any designated historic assets, such as scheduled monuments, listed buildings or historic parks and gardens, where there would be a presumption in favour of physical retention or preservation *in situ* and against development proceeding.
- 4.2 The site does not contain any buildings which are on Neath Port Talbot County Council's list of locally significant buildings.
- 4.3 The 1km study area contains a total of 22 monument records, including one grade I listed building and four grade II listed buildings, and two scheduled monuments as identified by Cadw and the GGAT HER. Additionally, there are 15 event records identified within the GGAT HER records within the 1km study area, which are discussed within the context of the period-based sections below. All Cadw records within the 1km study area are shown on **Plan EDP 1** and all HER records are shown on **Plan EDP 2**.

Designated Historic Assets

Scheduled Monuments

- 4.4 Located 860m north-east of the site is the *Plas Baglan* medieval castle (**GM358/GGAT00654w**, **Images EDP 1, 3 and 6**). This monument consists of the remains of a castle or fortified house, dating to the medieval period.
- 4.5 Plas Baglan resides on an artificially levelled, rectangular piece of ground defended to the west and south by steep natural slopes. Across the north, and part of the east sides, defence is provided by a ditch. The centre of the monument comprises the remains of a rectangular building and a small courtyard. The entrance to the building was to the south-east.
- 4.6 The monument is of national importance for its potential to enhance our knowledge of medieval defensive practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits.
- 4.7 The asset is surrounded by woodland, which conceals it and restricts any views to or from it, including towards the land at the site, which cannot be seen. No related medieval structures or archaeological remains are known to be located within the site. As such, it is concluded that the site does not form a part of the setting of the monument and contributes nothing to its significance. Effects on this scheduled monument are therefore not considered any further within this report.

- 4.8 The other scheduled monument, which is also a grade II listed building, are the ruins of *St Baglan's Church* (**GM428/LB II 14146/GGAT00653w, Images EDP 1 and 6**), located 700m north-east of the site.
- 4.9 The monument consists of the remains of a small church, probably dating to the medieval period. It is small, single-celled, and no longer has its roof. It is orientated north-east by south-west and has stone and mortar walls, 0.8m thick, splayed at the footings. The western half is believed to date from the 12th century and the eastern half to the 14th century. According to a writer of about 1690, Baglan Church “*was by some of former days thought more than ordinary sacred*” and it still possessed both the brass head of its patron’s crozier and a late medieval lection (life) for his feast day. It was the principal church of the Cantref and later Lordship of Afan, whose castle of Plas Baglan was 200 metres to the east, across the steep valley on the crest of which the church is sited.
- 4.10 The church has produced a 9th century cross-slab of Irish affinity with fine interlace ornament and an 11th century grave marker. There is, thus, strong circumstantial evidence that it was a small pre-Norman minster. The monument is of national importance for its potential to enhance our knowledge of the organisation and practice of medieval Christianity and forms an important element within the wider medieval landscape. The monument is well-preserved and retains considerable archaeological potential with a strong probability of the presence of evidence relating to chronology, layout, building techniques and functional detail.
- 4.11 This monument is also surrounded by woodland, which conceals it and restricts any views to or from it, including towards the land at the site, which cannot be seen. No related medieval structures or archaeological remains are known to be located within the site. As such, it is concluded that the site does not form a part of the setting of the monument. Effects on this scheduled monument are therefore not considered any further within this report.

Listed Buildings

- 4.12 There are no listed buildings located within the site.
- 4.13 There is a single Grade I listed building and four Grade II listed buildings situated within the wider 1km radius study area (listed below and shown on **Plan EDP 1**).

Table EDP 4.1: Listed Buildings within the 1km Study Area.

PRN	Name
LB I 14171/GGAT03253w	Church of St Catherine's
LB II 22811	The Vicarage
LB II 22810	Footbridge and walls of Baglan Brook around churchyard of St Catherine
LB II 14146/GGAT00653w	Old church of St Baglan
LB II 22813	Sunray

Grade I listed Church of St Catherine

- 4.14 The *Church of St Catherine* dates from 1882 and was built by the notable diocesan architect John Pritchard. The church is architecturally complex and highly ornate, both internally and externally. It was listed at Grade I on account of its “*exceptional architectural interest as the most complete church by John Prichard, the leading church architect in C19 S Wales, having a striking and well-designed exterior as well as an opulent interior.*”
- 4.15 In this respect the church possesses a broad range of heritage values. Its significance is primarily derived from the evidential value inherent in its fabric, its historical value through its association with John Pritchard, its aesthetic value as an ornate and attractive building and its communal value as functioning parish church.
- 4.16 The church’s setting also contributes to its significance but to a lesser degree than its physical fabric. It is set within a churchyard and cemetery defined by low stone walls, railings and rows of trees, as well as by the course of the Baglan Brook with a bridge over it. These structures are listed separately at Grade II (**22810**). The churchyard and its walls have a strong historical and functional association with the church and contribute highly to its significance. The churchyard is quite open, and the church has a tall spire and thus is highly prominent in the local landscape. More widely, the church is situated within a built-up area of the town and is surrounded by houses which mostly comprise large, detached properties set within gardens. To the north-east is a small woodland which contains the ruined remains of the older medieval church, as described above.
- 4.17 The church has an important social link with the surrounding settlement although the nearby development appears to be a mix of late 19th century villas and later 20th century houses. As a key building within the town, the surrounding conurbation represents a part of its setting that make a small positive contribution to its significance.
- 4.18 The spire of St Catherine’s Church is a visible landmark and can be seen in views from across the wider landscape. Its prominence in such views is a key aspect of its significance, although it is not understood that there are any specific locations from where the spire was designed to be seen, rather it has a general degree of visibility across the local landscape. In this respect, it is the spire’s visibility that is an aspect of its significance, rather than the locations from where it is visible making a contribution in their own right.
- 4.19 The spire is visible from the site (**Image EDP 1**), which is located c.600m to the south-west, as a prominent yet distant feature in the landscape to the north-east, riding above intervening trees on the skyline. From the church, there is no visibility of the site, as views are screened by intervening trees, garden boundaries and houses (**Image EDP 2**). There are no historical or functional relationships between the land at the site and the church. Given the lack of experience of the site from the church and the fact that only the spire is visible from the site, as it is from many places in the locality, it is considered that the site makes no contribution to the significance of the church and that its development, as proposed, would have no effect on its significance. As such, the setting of the church is not considered any further within this report.

Grade II listed buildings

- 4.20 Regarding the Grade II listed buildings, *The Old Church* (**14146**) has been considered above with reference to its status as a scheduled monument and is not discussed again.
- 4.21 Regarding the Grade II listed *Footbridge and walls of Baglan Brook around churchyard of St Catherine* (**22810**). This comprises a group of 19th century structural features closely associated and contemporary with the church. Their setting comprises the brook, adjacent churchyard and church, as well as the adjacent streetscape from where they are experienced. These elements all contribute highly to their significance. The wider landscape has little relevance to these features, which are low in height and screened from beyond the immediate streetscape by adjacent houses and boundary features.
- 4.22 The site is located c.600m to the south-west; it is entirely screened from the walls and has no functional or historical association with them. As such, it makes no contribution to the significance of the footbridge and walls and its development, as proposed, would have no effect on their significance. As such, the setting of the asset is not considered any further within this report.
- 4.23 *The Vicarage* (**22811**) is a large house located close to the Church of St Catherine on Church Road, c.620m to the north-east of the site. It originated as an 18th century farmhouse with its main range of that date and, was later occupied by various industrialists who extended it to a large Georgian house. The house is listed for its architectural interest as a Georgian house retaining its original character and detail. In this respect, its significance is primarily evidential but also historical, through its association with the area's farming and industrial history, and aesthetic on account of its appearance and detailing.
- 4.24 The house's setting also contributes to its significance but to a lesser degree than its physical fabric. The house is located within a garden that has tree-lined boundaries and is thus well-enclosed. This surrounding space has a strong functional and historical association with the house. Beyond the garden the house is surrounded by modern suburban housing, mainly comprising large, detached houses and their gardens, of a 20th century date.
- 4.25 In this respect, the house is screened from the surrounding landscape, including in any views to or from the site, from where it is not distinguishable. There are no historical or functional relationships between the land at the site and the house. Given the lack of experience of the site from the house and vice versa, it is considered that the site makes no contribution to the significance of the house and that its development, as proposed, would have no effect on its significance. As such, the setting of the house is not considered any further within this report.
- 4.26 The house *Sunray* (**22813**) is a large Modern and Art Deco inspired house of the 1930s. It is listed on account of its architectural interest as a well-designed Modern house from the inter-war period, that is a scarce example of this style in South Wales. In this respect, its significance is primarily evidential but also historical, through its illustration of the architecture of its era, and aesthetic on account of its striking appearance.

- 4.27 The house's setting also contributes to its significance, but to a lesser degree than its physical fabric. The house is set within a terraced garden which is defined by walls and rows of trees. This space is closely associated with the house and contributes highly to its significance. To the south-west the house is present as part of the streetscape on Baglan Road and is experienced, as it was designed to be, as a prominent and interesting building on the street. In this respect, the adjacent street represents a part of its setting that contributes, to a moderate degree, to its significance.
- 4.28 The site is located c.650m to the north-west and is probably just about visible from the house as a distant area of scrub vegetation. It would be seen with modern housing in the foreground and adjacent to industrial buildings on the land to the south, with the M4 motorway in between. This wider developed landscape is of little relevance to the significance of the house, representing the modern urban extent of the conurbation at Port Talbot and an experience of the house's architecture is much more localised. Development would potentially be visible from the house but would occupy a distant piece of land that has no relevance to the house's significance. Furthermore, it would be seen adjacent to similar pre-existing modern industrial buildings. As such, considering that the site's development would have no influence on the experience of the house from the adjacent street, or impose heavily into the wider landscape, it would not result in any adverse effect on the house's significance. As such, the setting of the house is not considered any further within this report.

Non-designated Historic Assets

Prehistoric (500,00 BC to AD 43)

- 4.29 There is one record for a Bronze Age round barrow located 960m east of the site. This feature, Twyn Disgwlfafa (**GGAT00647w**) is located within an area of scrub and mixed woodland on Mynydd Dinas. It consists of a roughly circular grass covered mound with a flat top, the sides are eroded, and an OS triangulation point has been placed on top.
- 4.30 No other prehistoric features are recorded by the HER within the 1km radius study area. It is likely that the site would have been located in an area of tidal flats and marshes during the later prehistoric periods, prior to its reclamation. The lack of prehistoric records in the site's vicinity, coupled with its likely status as marshland in the later prehistoric periods, suggests a very low potential for remains of this era to occur within the site boundary.

Roman (AD 43 – 410)

- 4.31 There are no HER records for Roman sites or finds within the 1km study area. There is no evidence that the land at the site was reclaimed from tidal flats and marshland in the Roman period, and probably remained as such during this era. As such, the lack of HER records and likely status of the site as marshland suggest a very low potential for remains of the Roman era to occur within the site boundary.

Early Medieval (AD 410-1100) and Medieval (AD 1100-1539)

- 4.32 There are no medieval records in the HER data within the site boundary, and there are five medieval records within the 1km study area.
- 4.33 The village of Baglan has medieval origins and it is likely that the land at the site was reclaimed from marshland during this period, in tandem with the development of the settlement. The medieval sites within the 1km study area consist of three crosses (**GGAT00670w**, **GGAT00672w** and **GGAT00671w**), one churchyard relating to Baglan Church (**GGAT05222w**) and one Holy Well (Wellfield Holy Well **GGAT00680w**).
- 4.34 The cross (**GGAT00670w**), St Catherine's Church (**LB I 14171/GGAT03253w**) (**Images EDP 1, 2 and 6**), the footbridge and walls of Baglan Brook (**LB II 22810**) and Baglan Churchyard Cross (**GGAT00671w**) are all part of a group located c.600m north-east of the site, which was the core area of the medieval settlement.
- 4.35 The site is situated well beyond the medieval extent of Baglan and, with reference to the historic map evidence detailed below, was probably part of the village's medieval hinterland, comprising open fields of agricultural land reclaimed from marshland.
- 4.36 As such, it is considered that there is a moderate potential for archaeological remains of the medieval period to exist within the site but any that do survive are likely to be agricultural in nature, such as drainage ditches or infilled furrows, and therefore likely to be of low or negligible significance.

Post-Medieval (AD 1485 – 1900)

- 4.37 There are seven records on the HER related to the post-medieval period within the 1km study area, consisting of agricultural, religious, domestic and industrial sites. These historic assets consist of:
- **GGAT07253w** Sarn Fan Farmhouse (near destroyed);
 - **GGAT05210w** Ffynnon Pany Yr Arian (Baglan Well);
 - **GGAT04415w** Twyn Disgwlfafa Trig Point (intact);
 - **GGAT01701.0w** Rhondda and Swansea Bay Railway;
 - **GGAT09662w** Tir-usceirch Farmstead (damaged);
 - **GGAT09759w** Pentwyn Farmstead (near destroyed); and
 - **GGAT09661w** Styeyll-Wen Farmstead (near destroyed).

- 4.38 The records mainly relate to remnants of the agricultural landscape which dominated the locality prior to modern development in the 20th century. In this respect, four of the records relate to former farmsteads which now comprise ruined remains.
- 4.39 Other records include the triangulation point located on top of the Bronze Age Cairn (**GGAT00647w**), which is most likely of the modern period but is recorded as post-medieval, the course of a former railway that was located 400m west of the site and the Baglan well that was located on the outskirts of the historic village core, c.600m to the north-east of the site.
- 4.40 None of these records is in any proximity to the site nor do they suggest the presence of any archaeological remains within the site.
- 4.41 It is likely that the entirety of the site consisted of agricultural land during the post-medieval period and earlier. This land use is likely to have resulted in buried remains within the site relating to agricultural practice, such as drainage or boundary ditches. Any such remains would possess little evidential value and, as such, it is considered that the site has a high potential for post-medieval remains of negligible heritage significance.

Modern (AD 1900 - present)

- 4.42 There are four non-designated historic assets relating to the modern period recorded within the 1km study area, consisting of Sandfields Methodist Church (**GGAT09138w**), buildings at Tynewydd associated with a coal level (**GGAT07750w**), Baglan Lodge (**GGAT09086w**) and Ty-newydd Reservoir (**GGAT07749w**).
- 4.43 None of these records are located near to the site and their presence does not indicate any archaeological potential within the site.
- 4.44 The cartographic sources and aerial photograph section below describe the site during the modern period and comments in that section are on the site's potential for archaeological remains of the modern period.

Previous Archaeological Investigations

Investigations recorded by the HER

- 4.45 The HER does not record any archaeological investigation as having taken place within the site.
- 4.46 Within the study area there are 15 event records on the HER, of which seven relate to intrusive archaeological investigation that might have relevance to understanding the site's archaeological potential.
- 4.47 Four of these records relate to geotechnical work carried out in advance of the construction of the M4 Motorway in 1989 (**GGATE 001622** and **001623** – both of which

are duplicated). The HER does not record any archaeological interest derived from this survey which was primarily geological in its nature.

- 4.48 In 2013 the HER records an archaeological evaluation as having been carried out at Dinas Road, Baglan, by Archaeology Wales (**GGATE 004302**). Seven trenches were dug, producing remains related to a 19th century farmhouse. Then evaluation took place c.420m to the south-east of the site and does not suggest that similar remains might occur within the site.
- 4.49 Two of the records are duplicates of the same record (**GGATE 003918**), relating to a watching brief carried out by GGAT in 1994 on a water main. The observation identified a possible Roman road, although it was concluded that not enough evidence was recorded to definitely ascribe a Roman date to the feature. However, it is possible that a Roman road did pass along the coastal plain and may have intersected with the water main. The watching brief occurred c.200m to the north-east of the site and there is no evidence that the road recorded passed through the site.

Cartographic Sources

- 4.50 The earliest known cartographic depiction of the site is on the Tithe Map of Baglan Parish, 1843 (**Plan EDP 3**). On this map the site boundary (which was defined in a much later period) is drawn across an area characterised by small strip fields and irregular enclosures. Many of these appear to be remnants of a residual medieval arrangement of strip fields, where a large open field would have been divided into strips each assigned to a different family. It shows that the site consisted of 26 meadows, or parts of meadows, under a complex system of multiple ownership.
- 4.51 It is evident that the site, at present, does not contain a preserved landscape of medieval strip fields as depicted on the tithe map. It is, however, possible that buried remains exist within the site related to this system, such as infilled buried boundary or drainage ditches. Such remains would possess limited evidential value and would be considered of low or negligible heritage significance.
- 4.52 The 1876 First Edition OS Map (**Plan EDP 4**) continues to show a complicated agricultural landscape at the site with small irregular fields crossing the site, but with many of the individual strips shown on the tithe map no longer identified.
- 4.53 Later maps, prior to the 1960s, show the same layout of fields across which the site boundary lay. Industrial and domestic development commenced to the east of the GWR railway track to the site's east, and to the west of the Rhondda to Swansea railway (**GGAT01701.0w**) from the early 1960s. The site was contained between the two railways and was named 'Baglan Moors' on the OS Plan of 1964-65 (not reproduced), comprising part of a wide expanse of undeveloped land.

- 4.54 During the 1960s and 1970s the land to the west and south of the site was developed and the adjacent roads formed. However, the site itself appears to have remained named as 'Baglan Moors' as a separate undeveloped area to the present.

Aerial Photographs

- 4.55 A total of 15 vertical and oblique aerial photographs covering the site and its immediate environs were identified within the collection maintained by the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff. The available images span the period from March 1941 to October 1992.
- 4.56 The photographs provide a record of change within the site over the course of the mid- to late 20th century. The images of the 1940s and 1950s show the site as meadows and strips divided by hedgerows. Parch marks are evident showing a complex landscape of paleochannels, evidence for the site's original situation as an area of tidal flats and marshes prior to its reclamation which probably occurred during the medieval period.
- 4.57 A photo from 1967 (**Plan EDP 5**) shows dramatic change across the site and the surrounding landscape, with broad areas stripped for development and clear evidence for ground disturbance, both within and around the site. This disturbance appears to have stripped at least part of the ground surface in the site and removed surface features, such as ditches and hedgerows.
- 4.58 Later images show the site as an area of rough, disused ground with its former layout of field boundaries no longer present. An image from 1984 (**Plan EDP 5**), shows the roads adjacent to the site, Christchurch Road, Moor Road and Ffordd Baglan, under construction. The image shows the site partitioned, and possibly with areas stripped. Within the centre of the site, a square feature built of earth is present, which was probably some sort of spoil heap.
- 4.59 Later imagery shows the site as it appears today, as an area of rough ground possibly used for pasture and containing spoil tips.
- 4.60 The aerial images clearly show that the site has undergone considerable disturbance in the latter part of the 20th century, as adjacent areas were redeveloped. It is likely that this disturbance will have resulted in the loss or damage of archaeological remains within most of the site.

Site Walkover

- 4.61 The site was visited in August 2021 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains, and to identify any hitherto unknown remains of significance.
- 4.62 The site is currently an overgrown disused field (**Images EDP 4 – 6**). No extant archaeological features were identified within the site boundary.

- 4.63 As such, the site visit did not identify any historic assets within, or adjacent to the site, that might restrict its capacity for development.

Section 5

Conclusions

- 5.1 This Archaeological and Heritage Assessment concludes that the site does not contain any World Heritage sites, scheduled monuments, registered historic parks and gardens or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- 5.2 Potential impacts upon the settings of designated historic assets in the 1km study area have been considered. This assessment concludes that no designated assets or non-designated assets will have their settings affected by the proposed development.
- 5.3 Whilst the site has not been subject to previous intrusive archaeological or geophysical survey, aerial photographs have identified that the site was heavily disturbed in the late 20th century, during a period in which adjacent areas were developed. This disturbance is likely to have involved the stripping of topsoil across much of the site and removal of extant features related to the former agricultural landscape, such as boundary ditches, and may have damaged or destroyed any buried archaeological remains within the site. As such, although the assessment identifies a moderate potential for medieval and a high potential for post-medieval remains relating to agricultural practices being present in the site, it is considered likely that such remains will be, at best, poorly preserved and thus of little or no evidential value.
- 5.4 As such, given the likelihood that any archaeological remains in the site would be of very limited significance, this report concludes that the loss of previously unknown or unrecorded archaeological remains due to development will not constrain the site's development and is not a matter that should require mitigation.
- 5.5 The information contained within this report should be sufficient to inform the pre-application submission. Within the limits of the baseline archaeological data and following a robust assessment in relation to the settings of historic assets, it is concluded that the site's development would not conflict with historic environment legislation, national and local planning policy.

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Section 6

Sources Consulted

Chartered Institute for Archaeologists (CIfA), 2014 (updated 2020), *Standard and Guidance for Historic Environment Desk-based Assessment*, Reading.

Cadw, 2017, *Setting of Historic Assets in Wales*.

Cadw, 2011, *Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment in Wales*

City and Country of Neath Port Talbot, 2011, *Neath Port Talbot Local Development Plan 2011-2026*.

HMSO, 1979, *Ancient Monuments and Archaeological Areas Act 1979*.

HMSO, 1990, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Thomas, H. M. (1969) 'Margam Estate Management, 1765-1860' *Glam. Historian*, vi

Welsh Government, 2021, *Planning Policy Wales Edition Eleven*, Cardiff.

Welsh Government 2017, *Technical Advice Note 24 (TAN 24) The Historic Environment*, Cardiff.

Websites

British Geological Survey, <http://www.bgs.ac.uk/home.html> (accessed 20/09/2021)

List of Consulted Maps

1843 Tithe Map of Baglan
1879 First Edition Ordnance Survey Map 1:2500
1899 Second Edition Ordnance Survey Map 1:2500
1918 Third Edition Ordnance Survey Map 1:2500
1936 Fourth Edition Ordnance Survey Map 1:2500
1964 1:10,560 Ordnance Survey Plan
1972 1:2500 Ordnance Survey Plan
1980 1:10,000 Ordnance Survey Plan

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Images



Image EDP 1: View north-east towards St Catherine's Church (**LB I 14171/GGAT03253w**) and scheduled monuments Plas Baglan (**GM358/GGAT00654w**) and the Ruins of St Baglan's Church (**GM428/LB II 14146/GGAT00653w**), from the northern part of the site. The weather obscured the visibility in the images, but St Catherine's Church spire was visible by eye. None of the scheduled monuments were visible.



Image EDP 2: View south-west from St Catherine's Church (**LB I 14171/13664/GGAT03253w**) towards the site, of which there was no visibility due to trees and housing.



Image EDP 3: View south-west from as close to Plas Baglan (**GM358/GGAT00654w**) as it was possible to get, towards the site, of which there was no visibility due to the trees and topography.



Image EDP 4: General view across the site from the northern part towards the south-eastern corner.



Image EDP 5: General view across the site from the northern part towards the south-western corner.

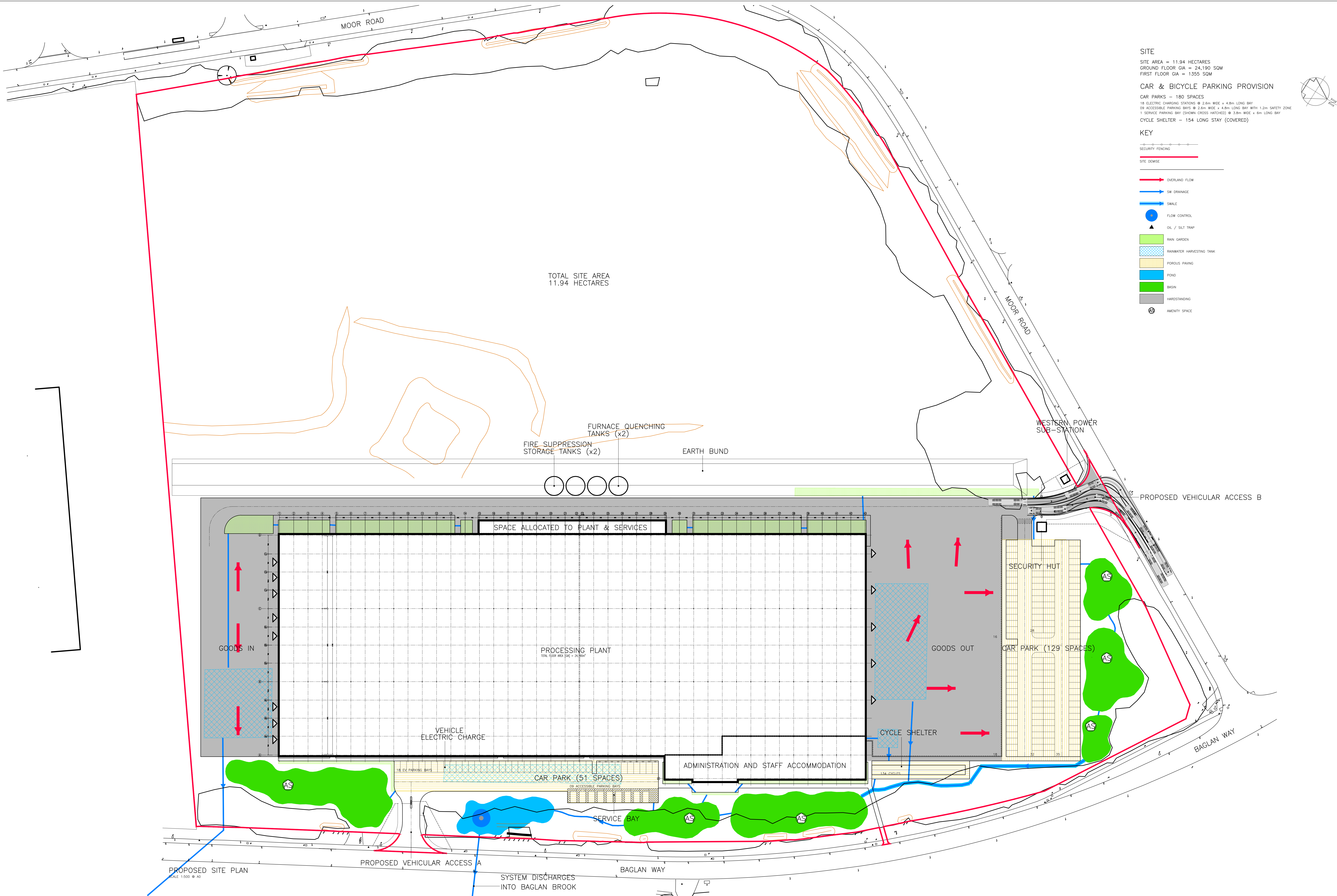


Image EDP 6: General view across the site from the south-western part towards the north-eastern corner, and the area of listed buildings and scheduled monuments.

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Appendix EDP 1
Proposed Site Plan
(James and Nicholas Drawing no. A03 Rev I)

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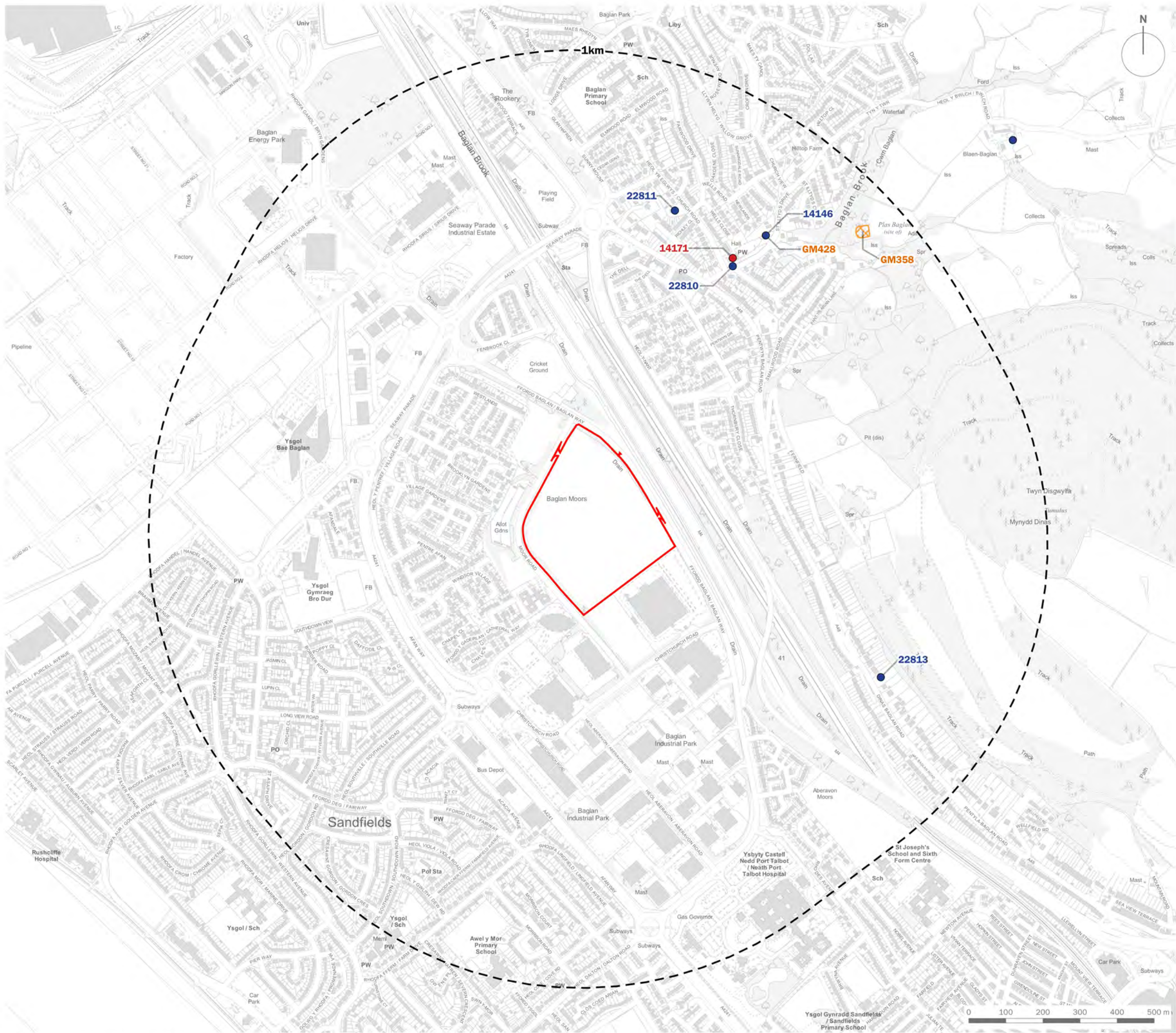
- SITE**
- SITE AREA = 11.94 HECTARES
GROUND FLOOR GIA = 24,190 SQM
FIRST FLOOR GIA = 1355 SQM
- CAR & BICYCLE PARKING PROVISION**
- CAR PARKS – 180 SPACES
18 ELECTRIC CHARGING STATIONS @ 2.6m WIDE x 4.8m LONG BAY
09 ACCESSIBLE PARKING BAYS @ 2.6m WIDE x 4.8m LONG BAY WITH 1.2m SAFETY ZONE
1 SERVICE PARKING BAY (SHOWN CROSS HATCHED) @ 3.8m WIDE x 6m LONG BAY
CYCLE SHELTER – 154 LONG STAY (COVERED)
- KEY**
- SECURITY FENCING
 - SITE DEMISE
 - OVERLAND FLOW
 - SW DRAINAGE
 - SWALE
 - FLOW CONTROL
 - DE / SILT TRAP
 - RAIN GARDEN
 - RAINWATER HARVESTING TANK
 - POROUS PAVING
 - POND
 - BASIN
 - HARDSTANDING
 - AMENITY SPACE

Rev	Job No	Drawing No	Scale	No. REVISION				No. REVISION				No. REVISION				NOTES	REFER ALSO TO THE FOLLOWING Drawings:	CLIENT	james&nicholas	COPYRIGHT		
				by	date	by	date	by	date	by	date	by	date	by	date							
	21.49	A03	1:500 @ A3	A	VEHICULAR ACCESS (A) & KERB RADIIUS AMENDED TO 12m. VEHICULAR ACCESS B KERB RADIIUS AMENDED TO 15m. BARRIER TO 'M' & BARRIER REPOSITIONED.	AP	18.10.21	1	PLANT & SERVICES PUSHED BEYOND PREVIOUS ENVELOPE 1 WEEK UPDATED.	AD	04.05.22				1	Do not scale from this drawing	CJ CONSTRUCTION (WALES) LTD	GLASS SYSTEMS UK'S NUMBER ONE	Grove House, Grove Place, Port Talbot SA13 1XA • Tel 01639 885431 • Fax 01639 891687 admin@jamesandnicholas.com • www.jamesandnicholas.com James & Nicholas Limited Liability Partnership. Registered in the UK No. OC303071	drawn JEN	by JEN	date 03.08.2021
				B	CAR PARK & VEHICULAR ACCESS AMENDED TO INCLUDE FOOTPATH AND PEDESTRIAN ACCESS GATE. SERVICE CAR PARK BAY ADDED.	AP	01.11.21							2	All dimensions to be checked on site							
				C	CAR PARK & CYCLE SHELTER RELOCATED TO NORTH EAST CORNER OF BUILDING. SECURITY BUILDING LOCATION AMENDED. VEHICULAR ACCESS AMENDED TO INCLUDE FOOTPATH AND PEDESTRIAN ACCESS GATE.	AD	25.01.22								3	No 'As built' drawings are prepared. If part, based upon information furnished by others. While this information is believed to be reliable, James & Nicholas LLP assume no responsibility for the accuracy of 'As built' drawings or for any errors or omissions that may have been incorporated into them as a result of incorrect information provided to us by others. Those relying on an 'As built' drawing are advised to obtain independent verification of its accuracy.				approved JEN	by JEN	date 10.08.2021
				D	SITE DRAINAGE STRATEGY INCORPORATED WITH LAYOUT. CAR PARKING & CYCLES PROVISION UPDATED IN LINE WITH PLANNING REQUIREMENTS.	AD	25.01.22															
				E	FURTHER REVISIONS TO CYCLES PROVISION AND ACCESS. BASKING MOVED INSIDE OF SITE BOUNDARY.	AD	25.01.22															
				F	AMENITY SPACE INCORPORATED WITH HARDSTANDING.	AD	28.01.22															
				G	GROUND FLOOR GROSS INTERNAL AREA (GIA) INDICATED ON LAYOUT.	AD	28.01.22															
				H	SUBS STRATEGY REVISER. WESTERN POWER SUB-STATION & FURNACE QUENCHING TANKS INDICATED.	AD	15.03.22															
				I	BUILDING ENVELOPE EXPANDED.	AD	28.03.22															

Plans

Plan EDP 1	Designated Historic Assets (edp7017_d010b 15 March 2022 GY/CB)
Plan EDP 2	Non-Designated Historic Assets (edp7017_d011c 15 March 2022 DJ/CB)
Plan EDP 3	Tithe Map of Baglan (1843) (edp7017_d012b 15 March 2022 DJ/CB)
Plan EDP 4	Historic Map (First Edition Ordnance Survey Map of 1876) (edp7017_d014b 15 March 2022 DJ/RS)
Plan EDP 5	Aerial Photographs (edp7017_d015b 15 March 2022 DJ/RS)

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- Site Boundary
- 1km Study Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument

client

Glass Systems Ltd

project title

Baglan Way, Port Talbot

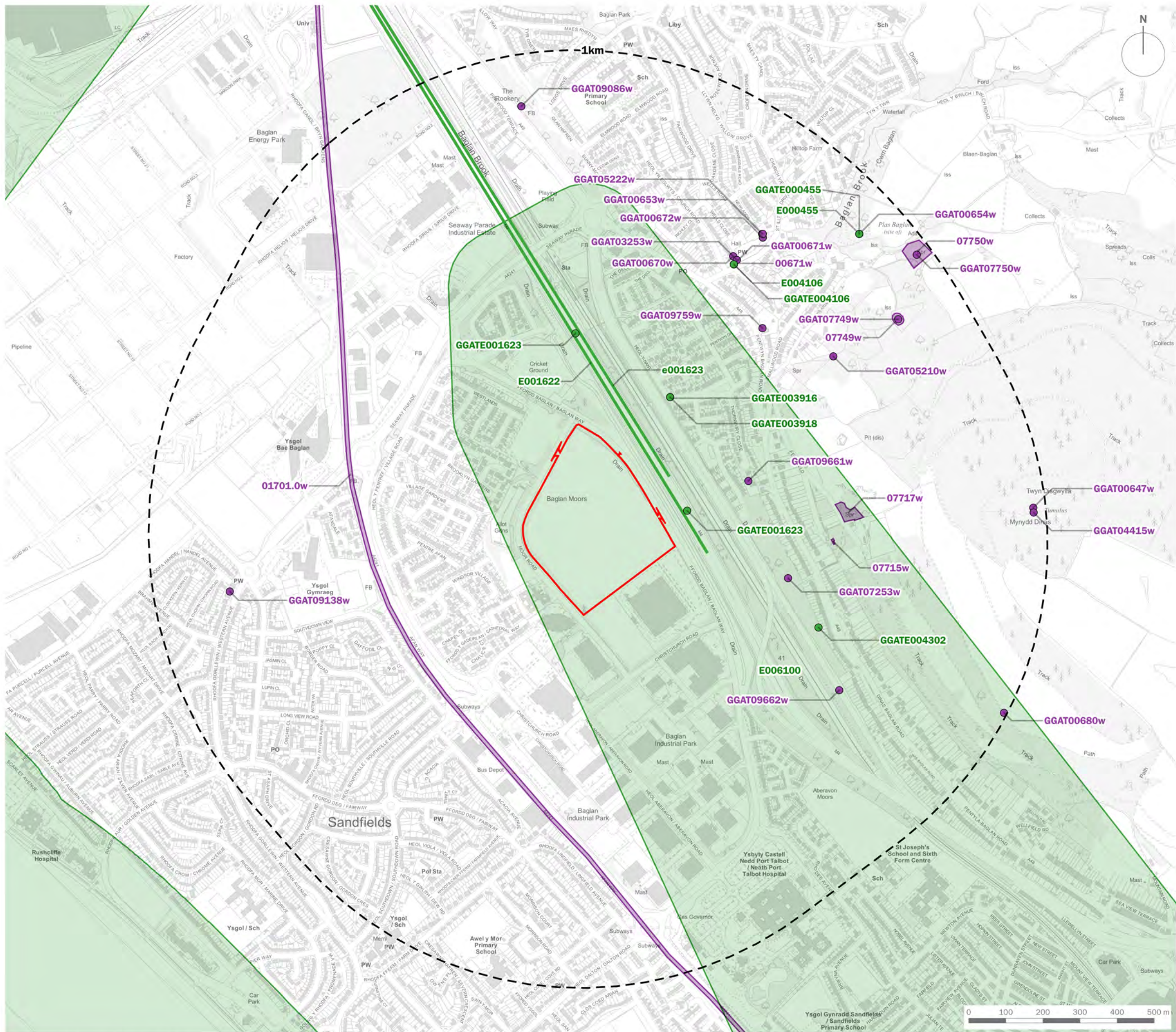
drawing title

Plan EDP 1: Designated Historic Assets

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drawing number	edp7017_d010b	checked	CB
scale	1:10,000 @ A3	QA	RB



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- Site Boundary
- 1km Study Area
- HER Monument
- HER Event

client	Glass Systems Ltd		
project title	Baglan Way, Port Talbot		
drawing title	Plan EDP 2: Non-designated Historic Assets		
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drawing number	edp7017_d011c	checked	CB
scale	1:10,000 @ A3	QA	RB

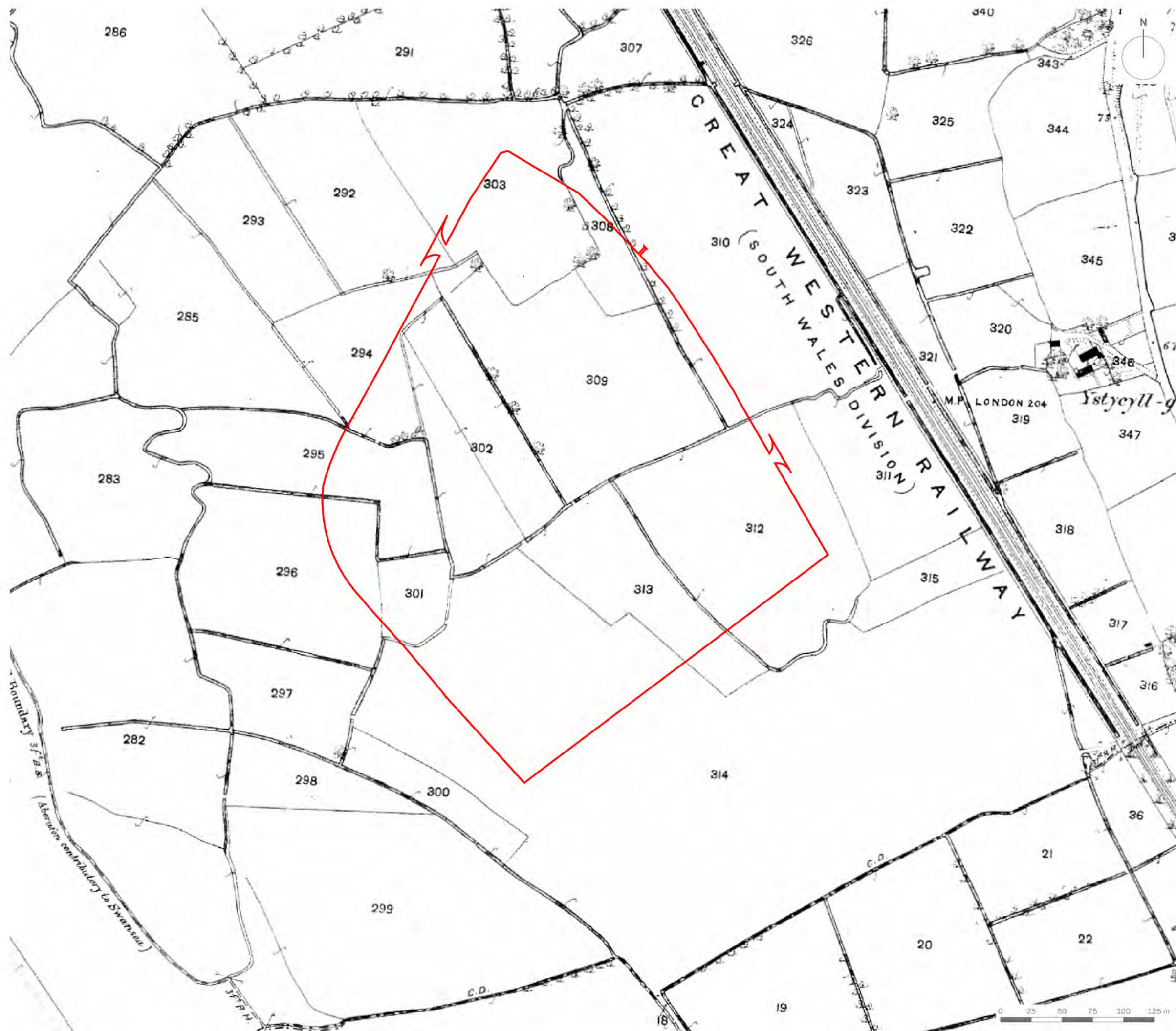


 Approximate Site Boundary

client			
Glass Systems Ltd			
project title			
Baglan Way, Port Talbot			
drawing title			
Plan EDP 3: Tithe Map of Baglan (1843)			
date	15 MARCH 2022	drawn by	DJ
drawing number	edp7017_d012b	checked	CB
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 Approximate Site Boundary

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project title

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drawing title

**Plan EDP 4: Historic Map (First Edition
Ordnance Survey Map of 1876)**

date	15 MARCH 2022	drawn by	DJ
drawing number	edp7017_d014b	checked	RS
scale	1:3,000 @ A3	QA	RB

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Extract from 6740 OS 67_091 006 – 10 May 1967

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Extract from 8427 RAF 1 PRU 561 093 – 23 July 1984



Approximate Site Boundary



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project title

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drawing title

Plan EDP 5: Aerial Photographs

date	15 MARCH 2022	drawn by	DJ
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