

# **LAND AT THE FORMER TUDOR INN, CIMLA, NEATH PORT TALBOT: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**



Prepared by Dyfed Archaeological Services  
For: Tai Tarian Ltd.



**Heneb**

**DYFED ARCHAEOLOGICAL SERVICES**  
**HENEB – THE TRUST FOR WELSH ARCHAEOLOGY**

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**LAND AT THE FORMER TUDOR INN, CIMLA,  
NEATH PORT TALBOT**  
**HISTORIC ENVIRONMENT DESK-BASED  
ASSESSMENT**

by

**Shelley Williams**



**Heneb**

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*Heneb – Archaeoleg Dyfed*  
*Gynt Ymddiriedolaeth Archaeolegol Dyfed Cyf*  
*Corner House, 6 Stryd Caerfyrddin, Llandeilo, Sir*  
*Gaerfyrddin SA19 6AE*  
*Ffon: Ymholiadau Cyffredinol 01558 823121*  
*Ebost: [info@heneb.org.uk](mailto:info@heneb.org.uk)*  
*Gwefan: [www.heneb.org.uk](http://www.heneb.org.uk)*

*Heneb – Dyfed Archaeology*  
*Formerly Dyfed Archaeological Trust Limited*  
*Corner House, 6 Carmarthen Street, Llandeilo,*  
*Carmarthenshire SA19 6AE*  
*Tel: General Enquiries 01558 823121*  
*Email: [info@heneb.org.uk](mailto:info@heneb.org.uk)*  
*Website: [www.heneb.org.uk](http://www.heneb.org.uk)*

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**LAND AT THE FORMER TUDOR INN, CIMLA, NEATH PORT TALBOT:**

**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

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|---------------|-----------------|
| <b>Client</b> | Tai Tarian Ltd. |
|---------------|-----------------|

**Event Record No** E008558

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| <b>Report No</b> | 2024-56 |
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| <b>Report Prepared by</b> | Shelley Williams |
|---------------------------|------------------|

**Site-visit Undertaken by** Shelley Williams and Philip Poucher

|                       |                  |
|-----------------------|------------------|
| <b>Illustrated by</b> | Shelley Williams |
|-----------------------|------------------|

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## **LAND AT THE FORMER TUDOR INN, CIMLA, NEATH PORT TALBOT: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

### **EXECUTIVE SUMMARY**

*Dyfed Archaeological Services, a contracting arm of Heneb: The Trust for Welsh Archaeology was commissioned by Tai Tarian Ltd. to prepare a historic environment desk-based assessment for a proposed residential development on land at the former Tudor Inn, Cimla, Neath Port Talbot (NGR SS 76051 96020).*

*The assessment has identified a slight to moderate adverse impact upon general post-medieval archaeological potential and a slight adverse impact upon a post medieval farm complex, a quarry access road and a linear feature, all of low archaeological importance. Proposals to mitigate the impact upon the archaeological resource are suggested.*

### **CRYNODEB GWEITHREDOL**

*Gwasanaethau Archaeolegol Dyfed, cangen gontractio Heneb: Comisiynwyd Ymddiriedolaeth Archaeoleg Cymru gan Tai Tarian Ltd. i baratoi asesiad desg amgylchedd hanesyddol ar gyfer datblygiad preswyl arfaethedig ar dir yn hen Dafarn y Tudor, Cimla, Castell-nedd Port Talbot. NGR SS 76051 96020).*

*Mae'r asesiad wedi nodi effaith andwyol fach i gymedrol ar botensial archeolegol ôl-ganoloesol cyffredinol ac effaith andwyol fach ar gyfadeilad fferm ôl-ganoloesol, ffordd fynediad i chwarel a nodwedd linellol, oll o bwysigrwydd archeolegol isel. Awgrymir cynigion i liniaru'r effaith ar yr adnodd archeolegol.*

## **1 INTRODUCTION**

### **1.1 Project Proposal and Commission**

- 1.1.1 Dyfed Archaeological Services, a contracting arm of Heneb: The Trust for Welsh Archaeology, was commissioned by Tai Tarian Ltd to prepare a historic environment desk-based assessment for a proposed residential development on land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath (centred on NGR SS 76051 96020, figures 1-3).
- 1.1.2 The proposed development lies on the southern edge of Cimla, approximately 1.5km southeast of Neath town centre. The site is around 1 hectare in size and borders a residential area to the north and east and fields to the south and west. The northern area of the site had been partly occupied by the Tudor Inn public house. The inn suffered extensive fire damage in 2009 and was subsequently demolished, an area of hardstanding now in its place. The southern part of the site is under cover of vegetation.
- 1.1.3 Planning permission is being sought for a residential development of 22 new homes, the demolition of two semi-detached dwellings and the creation of appropriate vehicular access, along with associated works.
- 1.1.4 As part of a pre-planning consultation, Heneb -Glamorgan-Gwent Archaeology, in their role as archaeological advisors to the local planning authority Neath Port Talbot Council, recommended a pre-application desk-based assessment. Noted in the advice was the presence of an historic farmstead and quarry complex in the vicinity of the site, which had been identified via historic mapping.
- 1.1.5 This historic environment desk-based assessment is a primarily desk-based study of the site area and provides an indication of the archaeological potential of the development area, highlighting possible issues in relation to the impact of the development on the historic environment.

### **1.2 Scope of the Project and Methodology**

- 1.2.1 A Written Scheme of Investigation (WSI) has been produced, detailing the methodology by which this assessment would be carried out. The WSI was submitted to the Development Management section at Heneb for comment and approval in their capacity as archaeological advisors to the local planning authority.
- 1.2.2 The scope of the assessment follows the *Standard and Guidance for Historic Environment Desk-Based Assessment* as defined by the Chartered Institute for Archaeologists (CIfA 2014). The standard is stated by CIfA as:

*Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.*

- 1.2.3 A desk-based assessment is defined by CIfA as:

*.....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of*

*existing written, graphic, photographic and electronic information in order to identify the likely historic assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of historic assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*

1.2.4 The desk-based assessment of the area identifies known archaeological sites within the proposed development site and its environs, and assesses the potential for hitherto unknown remains to be present. This helps inform future decision making, design solutions and potential mitigation strategies, including the potential for further archaeological works.

1.2.5 The report also includes a brief assessment of the impact on the settings of any surrounding designated historic assets, including scheduled monuments, listed buildings, historic landscape character areas and undesignated archaeological sites. This utilises the best practice guidance in *Setting of Historic Assets in Wales* (Cadw 2017).

1.2.6 The report presents relevant information from a number of sources including:

- Regional Historic Environment Record (HER) data and other relevant information;
- National Monuments Record of Wales information as held by the Royal Commission on Ancient and Historic Monuments of Wales (RCAHMW) in Aberystwyth;
- Identification of any scheduled monuments, listed buildings, historic parks and gardens, historic landscape character areas, or conservation areas within or in the vicinity of the site area;
- Accessible bibliographic, cartographic and photographic information held at the National Library of Wales and regional archives;
- Historic and current aerial photographs;
- Relevant web-based information, including cartographic information, satellite imagery, geological information and LiDAR data;
- Relevant information held by the landowner/developer;
- Site visit and walkover survey;
- Assessment of the archaeological potential of the area; and
- Assessment of likely impacts on any identified remains (or potential remains) and likely requirements, if any, for further stages of archaeological work.

1.2.7 An initial search area of 1km from the boundary of the development area has been used to identify sites recorded on the HER and other sources that may be directly impacted and provide an indication of the archaeological potential of the area. A wider 2km search area from the development boundary was used to examine the potential impact on the setting of high status, designated, historic assets in the surrounding landscape. Where potential wider ranging impacts on designated historic assets beyond the 2km search area have been identified, these have been included within the assessment as well.

1.2.8 For the purposes of planning policy in Wales, the historic environment is defined as:

*all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to*

*Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset* (Welsh Government 2024)

Examples of what can constitute an historic asset include (ibid):

- *Listed buildings;*
- *Conservation areas;*
- *Historic assets of special local interest;*
- *Historic parks and gardens;*
- *Townscapes;*
- *Historic Landscapes;*
- *World Heritage Sites; and*
- *Archaeological remains (including scheduled monuments).*

### **1.3 Abbreviations**

- 1.3.1 All sites recorded on the regional Historic Environment Records (HERs) are identified by a Primary Reference Number (PRN) and located by their National Grid Record (NGR).

Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN).

References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

### **1.4 Illustrations**

- 1.4.1 Printed map extracts are not necessarily reproduced to their original scale.

### **1.5 Timeline**

- 1.5.1 The following timeline gives date ranges for the various archaeological periods that may be mentioned within this report.

**Table 1:** *Archaeological and historical timeline for Wales*

| Period                             | Approximate Date     |                    |
|------------------------------------|----------------------|--------------------|
| Palaeolithic                       | c.450,000 – 10,000BC | <b>Prehistoric</b> |
| Mesolithic                         | c.10,000 – 4400 BC   |                    |
| Neolithic                          | c.4400 – 2300 BC     |                    |
| Bronze Age                         | c.2300 – 700 BC      |                    |
| Iron Age                           | c.700 BC – AD 43     |                    |
| Roman (Romano-British) period      | AD 43 – c. AD 410    | <b>Historic</b>    |
| Post-Roman / early medieval period | c.AD 410 – AD 1086   |                    |
| Medieval period                    | 1086 – 1536          |                    |
| Post-medieval period <sup>1</sup>  | 1536 – 1750          |                    |
| Industrial period                  | 1750 – 1899          |                    |
| Modern                             | 20th century onwards |                    |

Note: <sup>1</sup>The post-medieval and industrial periods are combined as the post-medieval period on the regional HERs.

## **2 POLICIES AND GUIDANCE**

### **2.1 The Historic Environment (Wales) Act**

2.1.1 The *Ancient Monuments and Archaeological Areas Act 1979* was previously the primary legislation for protecting archaeological remains and scheduled monuments. This has been amended by *The Historic Environment (Wales) Act 2016* which has three main aims as defined by Cadw:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.1.2 The Act also amends the *Planning (Listed Buildings and Conservation Areas) Act 1990* and is supported by a number of planning guidance documents. The Act most specifically provides better safeguards for the protection of scheduled monuments, listed buildings and historic parks and gardens. It also includes further guidance on place names.

2.1.3 A new *Historic Environment (Wales) Act 2023* has been passed by Senedd and received Royal Assent but is currently awaiting secondary legislation before coming into force shortly. This Act consolidates the requirements outlined in the above Acts, along with the Historic Buildings and Ancient Monuments Act 1953, parts 14 and 15 of the Town and Country Planning Act 1990 and part 5 of the Planning and Compulsory Purchase Act 2004.

2.1.4 The new Act makes provisions for listing and scheduling, control of affecting works, acquisition, guardianship and preservation of;

- monuments of national importance;
- buildings of special architectural or historic interest;
- areas of special archaeological or historic interest

2.1.5 The Act also provides for;

- a register of historic parks and gardens;
- a list of historic place names;
- historic environment records for Wales

### **2.2 Planning Policy Wales**

2.2.1 *Planning Policy Wales* (Ed.12, 2024) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes to the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation.

2.2.2 Chapter 6, 'Distinctive and Natural Places', explains how planning systems must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic environment assets.

### **2.3 Technical Advice Note 24: The Historic Environment**

2.3.1 This technical advice note provides guidance on how the planning system considers the historic environment during development plan preparation and

decision making on planning and listed building consent applications. It also provides specific guidance on how the following historic environment assets should be considered:

- Scheduled monuments
- Archaeological remains
- Listed buildings
- Conservation areas
- Historic parks and gardens
- Historic landscapes
- Historic assets of special local interest
- World Heritage Sites

2.3.2 The technical advice note usefully gathers together the selection criteria employed in the designation of scheduled monuments and listed buildings, and the registration of historic parks and gardens and historic landscapes.

2.3.3 Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic environment assets) is provided by Cadw acting on behalf of the Welsh Government.

2.3.4 This report will also make reference to other guidance documents published by Cadw, namely:

- *Conservation Principles* (March 2011);
- *Heritage Impact Assessment in Wales* (May 2017);
- *Managing Historic Character in Wales* (May 2017); and
- *Setting of Historic Assets in Wales* (May 2017).

## **2.4 Local Development Plan**

2.4.1 The historic environment is subject to the relevant policies and procedures as laid out in the Neath Port Talbot County Borough Council (NPTCBC) Local Development Plan (2011-2026). It is referenced throughout the document in numerous policies, emphasising its significance to the county. The main policy references to the Historic Environment are outlined in the strategic policy SP21:

### ***Policy SP 21***

#### ***Built Environment and Historic Heritage***

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

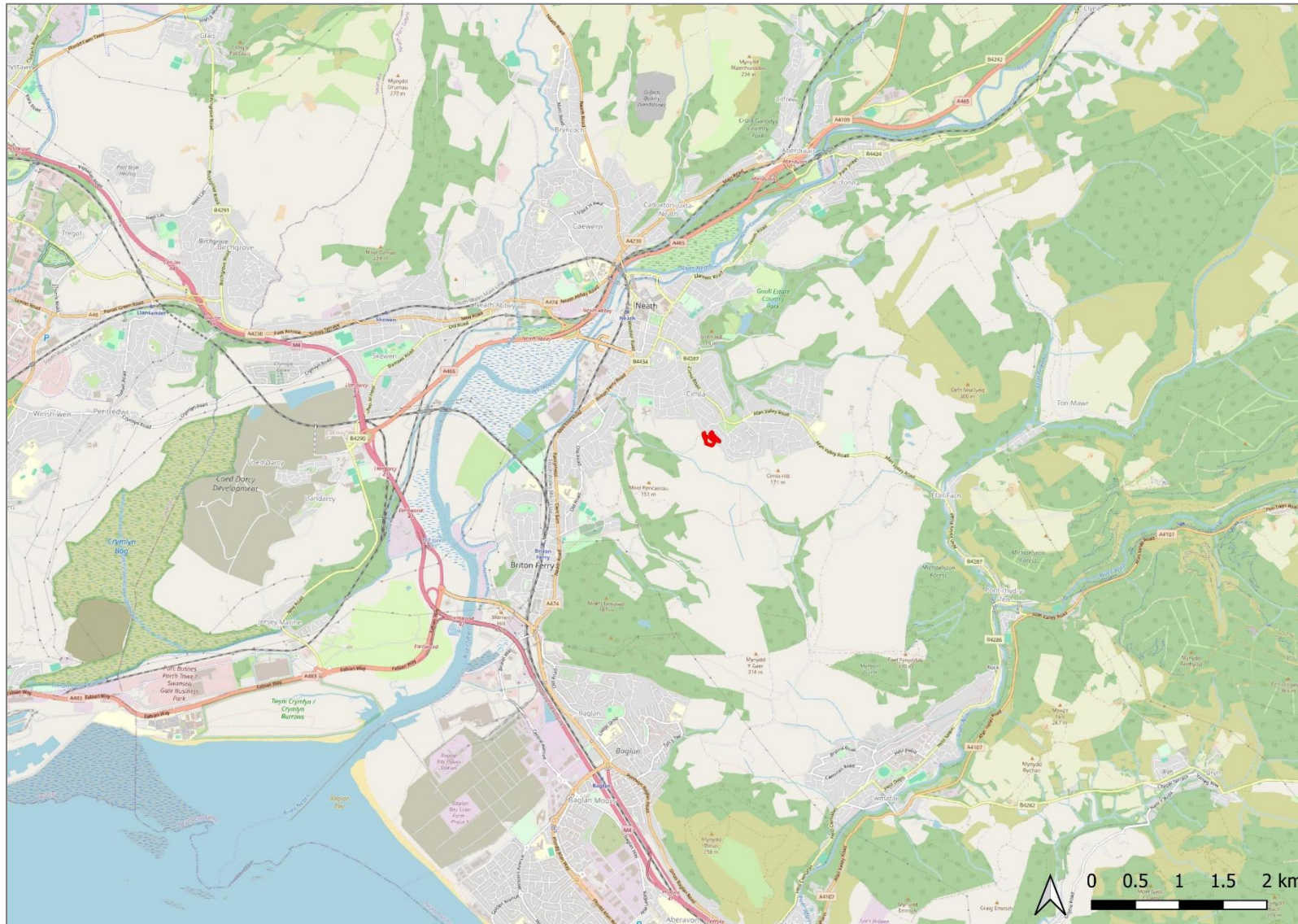
- 1. Encouraging high quality design standards in all development proposals;*
- 2. Protecting arterial gateways from intrusive and inappropriate development;*
- 3. Safeguarding features of historic and cultural importance;*
- 4. The identification of the following designated sites to enable their protection 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.*

- 2.4.2 Policies exploring high quality design (Policy BE1) and how this affects the natural, historic and built environment is explored further, as are policies affecting buildings of local importance (Policy BE2).
- 2.4.3 Policy SP21 and Policy BE2 of the LDP are supplemented by The Historic Environment Supplementary Planning Guidance (January 2019). This outlines the planning policy protections that are in place to safeguard and conserve as far as possible the historic assets of the County Borough; provides advice about the requirements that will need to be met where development is proposed that could affect any type of historic asset; and outlines the approach that will be taken when such proposals are considered.

### **3 LOCATION, TOPOGRAPHY AND GEOLOGY**

- 3.1 The proposed residential development lies on the southern edge of Cimla, a residential area on the eastern side of Neath town in Neath Port Talbot (figures 1-3). The development site, approximately 0.8 hectares in size, was previously occupied by the Tudor Inn public house, now demolished.
- 3.2 The north and northwest of the site is the former location of the Tudor Inn which is now occupied by the remains of the structure, mostly concrete and brick fragments and general demolition debris. The lower courses of some walls appear to survive in places below the rubble. A degraded tarmac/concrete surface is evident below and around the structure. The south and southeast of the site which was previously an area of grassed landscaping is now overgrown, with dense vegetation along the northeast and southwest margins.
- 3.3 The site is bounded to the north and east by the residential properties of Cae Rhys Ddu and Beacons View, with site access located at the end of the Cae Rhys Ddu road. To the southeast and southwest is enclosed pasture. To the south is a former quarry and derelict structure, now under vegetation. A trackway runs along the western boundary of the site, beyond which is enclosed pasture and the course of the Crythan Brook. The site lies at the top of a ridge on the southwest facing valley sides of the River Neath at around 110m OD. The ground to the north and east slopes gently away towards the residential area. To the southwest the site has a steep downslope to the trackway which bounds the site.
- 3.4 The underlying geology of the site is of the Swansea Member, a sedimentary bedrock of 'Pennant sandstone' of the upper coal measures (BGS, 2024). The outcrop of the Graigola coal seam is thought to run approximately 20m south of the site, and therefore probably lies underneath the development site at a relatively shallow depth (ESP, 2023).

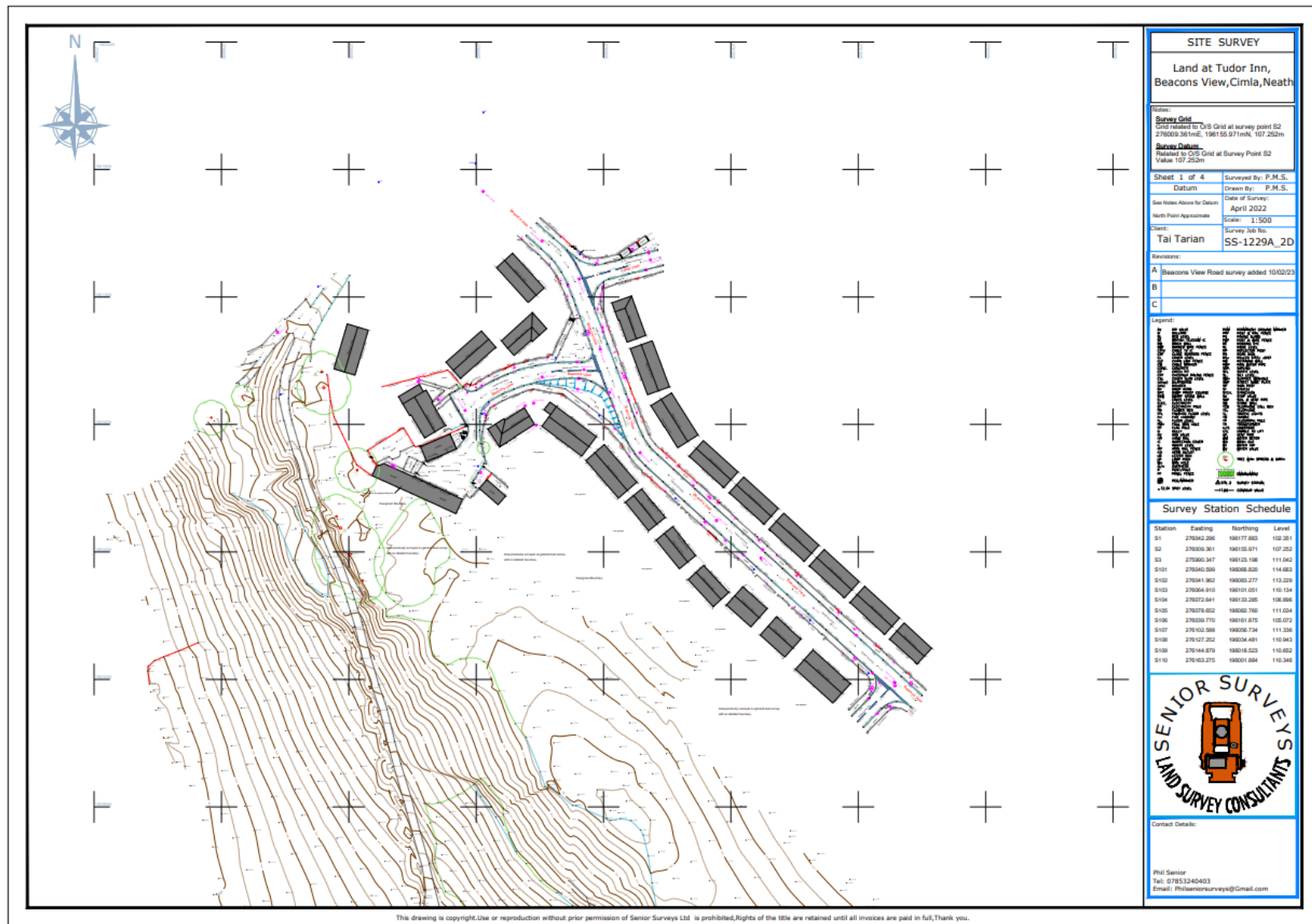


**Figure 1:** Proposed development area in red.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 30/09/24

[illegible]

Dyfed Archaeological Services



**Figure 3:** Topographical survey of the proposed development area. (Provided by client, not reproduced to scale).

## **4 DESIGNATED HISTORIC ASSETS (Figures 4 and 5)**

### **4.1 General**

- 4.1.1 A search of data held on several databases was made of historic assets within a 1km and 2km radius search area from the edge of the proposed development boundary. Designated assets beyond this search area were also considered for potential wider-ranging impacts, but no wider ranging impacts were ultimately identified. These designated assets are described first, as they largely comprise assets with some form of statutory protection.

### **4.2 Scheduled Monuments (Figure 4)**

- 4.2.1 Scheduled monuments are historic and archaeological sites considered to be of national importance. They are given legal protection, and the impact of development upon these sites and their settings are considerations of the planning process.
- 4.2.2 There are no scheduled monuments within the proposed development area. There is one scheduled monument within the 1km search area and three further scheduled monuments within the 2km search area.
- 4.2.3 The closest scheduled monument is Ynysmaerdy Railway Incline (GM489) around 850m to the south. This comprises the remains of a 19<sup>th</sup> century railway system, part of a rope-hauled railway incline designed by Isambard Kingdom Brunel in the 1850s. The incline includes cuttings, embankments and bridges to form a straight plane rising up the hillside from Jersey Park to the southwest to a level area of former railway embankments on the ridge to the south of the proposed development. The route of the incline is largely wooded as it rises up the hillslope.
- 4.2.4 Around 1.9km to the south of the proposed development area is Mynydd Y Gaer (Lower) Camp (GM055). This is a likely Iron Age site occupying a shelf on the northern slopes of Mynydd-y-gaer, enclosed by two banks and ditches. The site has northerly views but does not appear to be inter-visible with the proposed development site due to an intervening ridge line.
- 4.2.5 Neath Castle (GM039) is situated 1.8km to the north. This is the site of a 12<sup>th</sup> century castle ringwork, rebuilt in stone in the early 13<sup>th</sup> century, of which the great twin-towered gatehouse is now the main surviving element. The castle now lies within a largely urban setting and shares no inter-visibility with the proposed development area.
- 4.2.6 Carreg Hir Standing Stone (GM170) lies 1.7km to the west. This is a 2.8m high standing stone, of likely Bronze Age date, standing on a low mound. It stands in the grounds of Ysgol Carreg Hir in the urban setting of Briton Ferry and shares no inter-visibility with the proposed development site.
- 4.2.7 No other potential impacts on scheduled monuments were identified.

### **4.3 Listed Buildings (Figure 4, Table 2)**

- 4.3.1 Listed buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the list are given one of three grades which denote their level of importance (Grade I, II\* and II), Grade I being the highest. A listed building may not be demolished, extended or altered without special permission from the local planning authority.
- 4.3.2 There are no listed buildings within the proposed development area. There are 65 listed buildings within the 2km search radius, two of which lie within 1km.

- 4.3.3 The closest listed building is located 0.6km north of the site, prominently located at the junction of Cimla Road and Myrtle Road. The building is a Grade II listed 1930's Art Deco style building, originally constructed to house the local branch of a Cooperative Society (LB 11780).
- 4.3.4 The other listed building within 1km of the site is the pair of War Memorial Gates (LB 11784) situated 1km north of the site at the entrance to the Memorial Park remembering the 1914-1918 world war. The gates were erected in c. 1921.
- 4.3.5 Of the remaining buildings within the 2km search area five are grade II\* listed with the remainder being Grade II listed.

**Table 2:** List of Listed Buildings within 2km of the proposed development

| Reference | Name                                                                            | Grade | Easting | Northing |
|-----------|---------------------------------------------------------------------------------|-------|---------|----------|
| 11698     | Railway bridge near Crythan Farm (partly in Briton Ferry and Neath communities) | II    | 276684  | 195110   |
| 11772     | Great Western Chambers                                                          | II    | 275173  | 197721   |
| 11773     | Milepost                                                                        | II    | 274615  | 196382   |
| 11774     | Moose Hall                                                                      | II    | 275356  | 197765   |
| 11775     | Neath Castle                                                                    | II*   | 275366  | 197795   |
| 11776     | Old Town Church of St Thomas                                                    | II*   | 275325  | 197673   |
| 11777     | Gates, Gatepiers & Churchyard Wall of St Thomas' Church                         | II    | 275332  | 197653   |
| 11778     | Old Town Hall                                                                   | II    | 275268  | 197680   |
| 11779     | Mechanics Institute                                                             | II    | 275304  | 197703   |
| 11780     | Hugh Vaughan & Co Ltd                                                           | II    | 276002  | 196553   |
| 11781     | E.Griffiths, Family Grocer                                                      | II    | 275066  | 197546   |
| 11782     | Former Gate & Lodges to Gnoll House                                             | II    | 275641  | 197318   |
| 11783     | Pillar Box                                                                      | II    | 275529  | 197402   |
| 11784     | War Memorial Gates                                                              | II    | 275898  | 197092   |
| 11785     | General Market                                                                  | II    | 275226  | 197575   |
| 11786     | No.23 Green Street                                                              | II    | 275234  | 197538   |
| 11787     | National Westminster Bank                                                       | II    | 275189  | 197504   |
| 11788     | Friends Meeting House                                                           | II    | 275356  | 197818   |
| 11789     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275876  | 197869   |
| 11790     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275880  | 197866   |
| 11791     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275884  | 197864   |
| 11792     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275888  | 197861   |
| 11793     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275899  | 197854   |
| 11794     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275902  | 197852   |
| 11795     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275907  | 197850   |
| 11796     | Llewellyn Almshouses, including Boundary Walls                                  | II    | 275911  | 197848   |
| 11797     | Parish Church of St Illtyd                                                      | II*   | 276195  | 198038   |
| 11798     | Gatepiers to St Illtyd's Church                                                 | II    | 276214  | 197992   |
| 11799     | Bethania Baptist Chapel                                                         | II    | 275296  | 197302   |
| 11800     | Pillar Box                                                                      | II    | 275325  | 197240   |
| 11801     | Soar Maes-yr-haf Congregational Chapel and forecourt railings                   | II    | 275126  | 197522   |
| 11802     | Subway Under Railway                                                            | II    | 275108  | 197547   |

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|       |                                                                                    |     |        |        |
|-------|------------------------------------------------------------------------------------|-----|--------|--------|
| 11803 | No.6 New Street                                                                    | II  | 275278 | 197656 |
| 11804 | No.7 New Street                                                                    | II  | 275275 | 197660 |
| 11805 | No.1 Old Market Street                                                             | II  | 275397 | 197674 |
| 11806 | No.2 Old Market Street                                                             | II  | 275394 | 197678 |
| 11807 | No.3 Old Market Street                                                             | II  | 275393 | 197682 |
| 11808 | No.6 Old Market Street                                                             | II  | 275371 | 197717 |
| 11809 | No.7 Old Market Street                                                             | II  | 275367 | 197722 |
| 11810 | No.7a Old Market Street                                                            | II  | 275366 | 197725 |
| 11811 | The St Ives Public House                                                           | II  | 275358 | 197703 |
| 11812 | No.24 Church Street                                                                | II  | 275350 | 197698 |
| 11813 | Adrian Hicks & Son                                                                 | II  | 275367 | 197685 |
| 11814 | No.15 Old Market Street                                                            | II  | 275372 | 197679 |
| 11815 | No.16 Old Market Street                                                            | II  | 275375 | 197674 |
| 11816 | St Catherine's Church                                                              | II* | 274848 | 196355 |
| 11817 | Constitutional Club                                                                | II  | 275370 | 197535 |
| 11818 | Parish Church of St David                                                          | II* | 275409 | 197504 |
| 11819 | Barclay's Bank                                                                     | II  | 275204 | 197614 |
| 11820 | D S Morgan                                                                         | II  | 275285 | 197495 |
| 11821 | Masonic Temple                                                                     | II  | 275324 | 197443 |
| 11822 | Bandstand                                                                          | II  | 275429 | 197394 |
| 11823 | Pedestal & Bronze Statue of Howell Gwyn                                            | II  | 275401 | 197454 |
| 11824 | No.8 Wind Street                                                                   | II  | 275365 | 197629 |
| 11825 | Midland Bank                                                                       | II  | 275179 | 197468 |
| 11826 | Lloyd's Bank                                                                       | II  | 275175 | 197458 |
| 11827 | Old Post Office Building                                                           | II  | 275120 | 197423 |
| 11828 | No.52 Windsor Road                                                                 | II  | 275145 | 197254 |
| 11829 | Gwyn Hall                                                                          | II  | 275316 | 197539 |
| 11866 | Neath River Bridge (partly in Blaenhonddan community)                              | II  | 275009 | 197806 |
| 23303 | Ynysmaerdy Incline bridge over Pant Howel Ddu                                      | II  | 275243 | 195051 |
| 23308 | Bridge over Ynysmaerdy Incline                                                     | II  | 274743 | 194925 |
| 82079 | Bridge over Tennant Canal, including towpath retaining walls and overflow channels | II  | 274991 | 197817 |
| 87652 | Neath Library                                                                      | II  | 275386 | 197315 |
| 87818 | Neath Mission Hall                                                                 | II  | 275408 | 197729 |

#### 4.4 Conservation Areas

- 4.4.1 Conservation areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The purpose of designating a conservation area is to provide the planning authority with an additional measure of control over an area it considers to be of special historic and/or architectural value.
- 4.4.2 The proposed development area does not lie within a conservation area. There is one conservation area within 2km of the site, Neath Town Centre conservation area 1.6km to the northwest, which will remain unaffected.

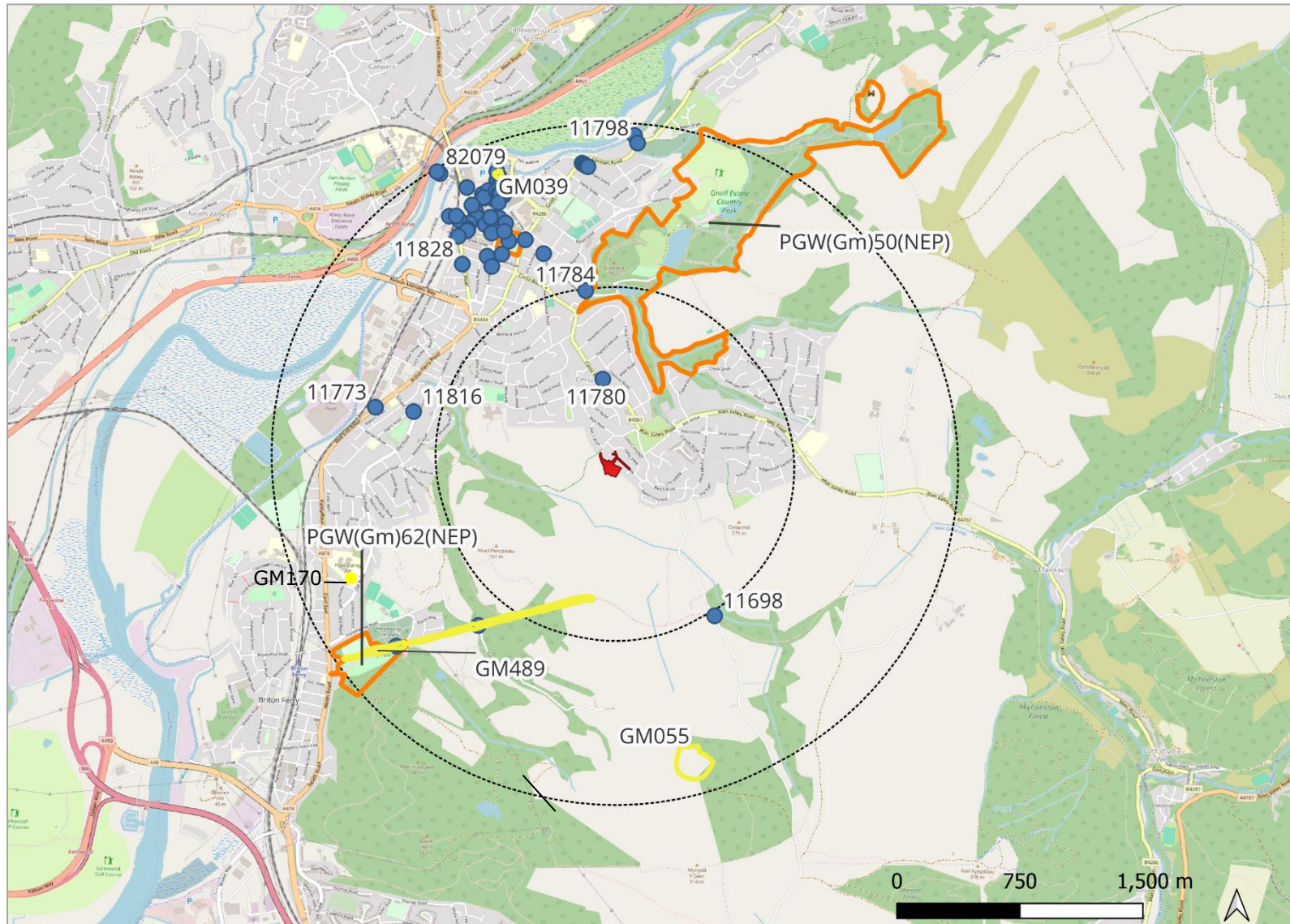
#### **4.5 Registered Historic Parks and Gardens (Figure 4)**

- 4.5.1 Parks and gardens of special historic interest in Wales are included on a Register of Historic Parks and Gardens, designed to provide comprehensive information to assist decision makers help protect and preserve essential features of these parks and gardens, and enable their significance and character to be protected through the planning system.
- 4.5.2 There are no registered historic parks and gardens within the proposed development area. There are three registered parks and gardens within 2km of the proposed development, the closest being at Gnoll Park (ref. PGW (Gm) 50 (NEP)), 0.6km to the northeast. This is a largely 18<sup>th</sup> century landscaped park, of great historic interest and known for its picturesque beauty. The landscape is exceptional for its combination of industrial and ornamental functions and the strong visual relationship it has to its surrounding countryside.
- 4.5.3 The other two within 2km of the development site are Victoria Gardens to the north (ref. PGW (Gm) 64 (NEP)), a Victorian urban public park in the centre of Neath, and Jersey Park to the southwest (ref. PGW (Gm) 62 (NEP)), an early 20<sup>th</sup> century public urban park.

#### **4.6 Historic Landscapes**

- 4.6.1 Registered historic landscapes are landscapes of historic interest included on the Register of Landscapes of Historic Interest in Wales (Cadw, 1998). The landscape boundaries and associated details have been created as non-statutory advice to assist decision makers and landscape managers ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.
- 4.6.2 There are no registered historic landscapes within the 2km search area. The nearest such landscape lies 8km to the south.
- 4.6.3 The LANDMAP database covers much of Wales and is designed to enable landscape quality to be taken into account in decision making. The landscape areas themselves are not protected by designation but are used to inform sustainable decision making and enable landscape to be taken into account during decision making processes. This includes historic landscapes, with landscape areas subdivided on the basis of past human activity and structurally prominent patterns and features that contribute to the historic character of the present landscape.
- 4.6.4 The proposed development lies within two Landmap historic landscape aspect areas.
- 4.6.5 The north and east of the site lies within the Neath Port Talbot Urban Corridor Historic Landscape Aspect Area (NPTHL054) within the overall Landscape Character Area of Neath (ref. 40) It has been given an overall 'Outstanding' value, stating:  
*"This aspect area has been assessed as being of outstanding value as representing an urban settlement/communications corridor of considerable historic importance, with evidence of occupation dating back to the Roman period, and including monuments of exceptional significance, namely, the Roman auxiliary fort of Nidum, the extensive remains of the Cistercian Abbey of Neath and the well-preserved remains of two nationally important industrial sites: the Neath Abbey Ironworks and the Aberdulais Tin Works..."*
- 4.6.6 The south and west of the site lies within the Mynydd Y Gaer Historic Landscape Aspect area (NPTHL032), within the overall Landscape Character Area of Foel Fynyddau (ref. 17). It has been given an overall 'Outstanding' value, stating:

*"This area has been assessed as being of outstanding value, representing an exceptionally rich, multi-period landscape with evidence of activity ranging from the Bronze Age up to the present day".*



**Figure 4:** Map showing listed buildings (blue), registered parks and gardens (orange) and Scheduled Monuments (yellow) within the 1km and 2km radius. Not all listed buildings are labelled due to their density. Site visible in red.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 08/10/24

## **5 NON-DESIGNATED HISTORIC ASSETS**

### **5.1 General**

- 5.1.1 A search of the regional HER (HER Enquiry ref. no. 9067) and other databases was made within the 1km search area (Table 3 and figure 5). The HER records 25 historic assets within the search area. One of these sites is located within the proposed development area. There are 13 sites recorded on the NMR, eight of which are also recorded on the HER.
- 5.1.2 The following information is laid out chronologically to provide a brief archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries pertaining to that period.

### **5.2 Palaeolithic, Mesolithic and Neolithic**

- 5.2.1 Sites of a Palaeolithic and Mesolithic date are rare in the general archaeological record of this area and the potential within the immediate vicinity of the proposed development area appears to be negligible.
- 5.2.2 There are no records of a Neolithic date within the search area. There are limited findspots of artefacts towards the northern end of the Neath Valley which are the closest indications of Neolithic activity.

### **5.3 Bronze Age**

- 5.3.1 There are no records of a Bronze Age date within the search area.
- 5.3.2 Within the wider landscape there is increasing evidence of activity, largely in the form of barrows and cairns, sites of funerary and ritual activity. There appears to be a concentration of such activity along the ridgelines on each of the Neath valley sides. However, as no Bronze Age activity is currently recorded in the vicinity, there is little at present to indicate a heightened potential for Bronze Age activity in the immediate locality.

### **5.4 Iron Age and Roman**

- 5.4.1 There are no records of an Iron Age date within the search area.
- 5.4.2 Within the wider landscape sites of an Iron Age date are relatively dispersed but do indicate a spread of settlement throughout the area. A variety of enclosures are recorded to the on the upper slopes to the north on Cefn Morfydd and Carn Caca. These enclosures can vary in size, and likely also varied in function, from individual and communal settlement areas, animal enclosures and military sites. The closest potential such site to the proposed development area lies 1.2km to the west in Pencaerau. To the south near Mynydd Y Gaer and Baglan are several hillfort sites. There is little indication of such activity near the proposed development site however, therefore there appears to be limited potential for Iron Age activity in the immediate environs of the development site.
- 5.4.3 There are no records of a Roman date within the search area.
- 5.4.4 Activity is evident in the wider locality with the remains of the fort of Nidum and associated settlement on the western bank of the River Neath, active largely in the late 1<sup>st</sup> and early 2<sup>nd</sup> century. Further remains of temporary marching camps are found on the upper slopes of the eastern side of the Neath Valley. The recorded evidence suggests the focus of activity during this period was within the river valley to the west and there is limited potential for Roman activity in the immediate environs of the development site.

## **5.5 Early Medieval and Medieval**

- 5.5.1 There are no records of an early medieval date within the search area. In the wider locality, there are two focal areas of activity. St Illtyd's Church in Llantwit, located 2km north of the site, is first recorded in the 13<sup>th</sup> century but is thought to have earlier origins in the pre-Norman period (PRN 02790w). The second area of activity is Cefn Morfudd ridge where there is a recorded dyke earthwork and associated platform dated to the early medieval period (PRN 02790w). In addition to these two areas, several early medieval inscribed stones have been found along the ridgeway between Cefn Morfydd and Banwen Tor Y Betel dating from the 7<sup>th</sup> to 11<sup>th</sup> centuries. There is limited potential for early medieval activity in the immediate environs of the development site.
- 5.5.2 Three records of a medieval date are recorded on the HER within the 1km search area. Approximately 1km west are the purported sites of a medieval fulling mill and medieval watermill (PRN's 00632w and 00633w). The third site is a house which appears to be mis-categorised as medieval (PRN 06105w) and is more likely to be post-medieval in date.
- 5.5.3 Settlement in Neath appears to have become more extensive during the medieval period. A castle was established on the west bank of the River Neath during the 12<sup>th</sup> century post-conquest period. This was subsequently replaced by a new structure on the eastern banks in the 13<sup>th</sup> century which was later rebuilt in the 14<sup>th</sup> century. The main centre of settlement was focussed near the castle (Poucher, 2023). The development site would have been situated within Neath Burgus, the manor of the Borough of Neath, situated to the east of the town and away from the main area of settlement (Rees, 1932). There is limited potential for medieval activity in the immediate environs of the development site.

## **5.6 Post-Medieval and Modern**

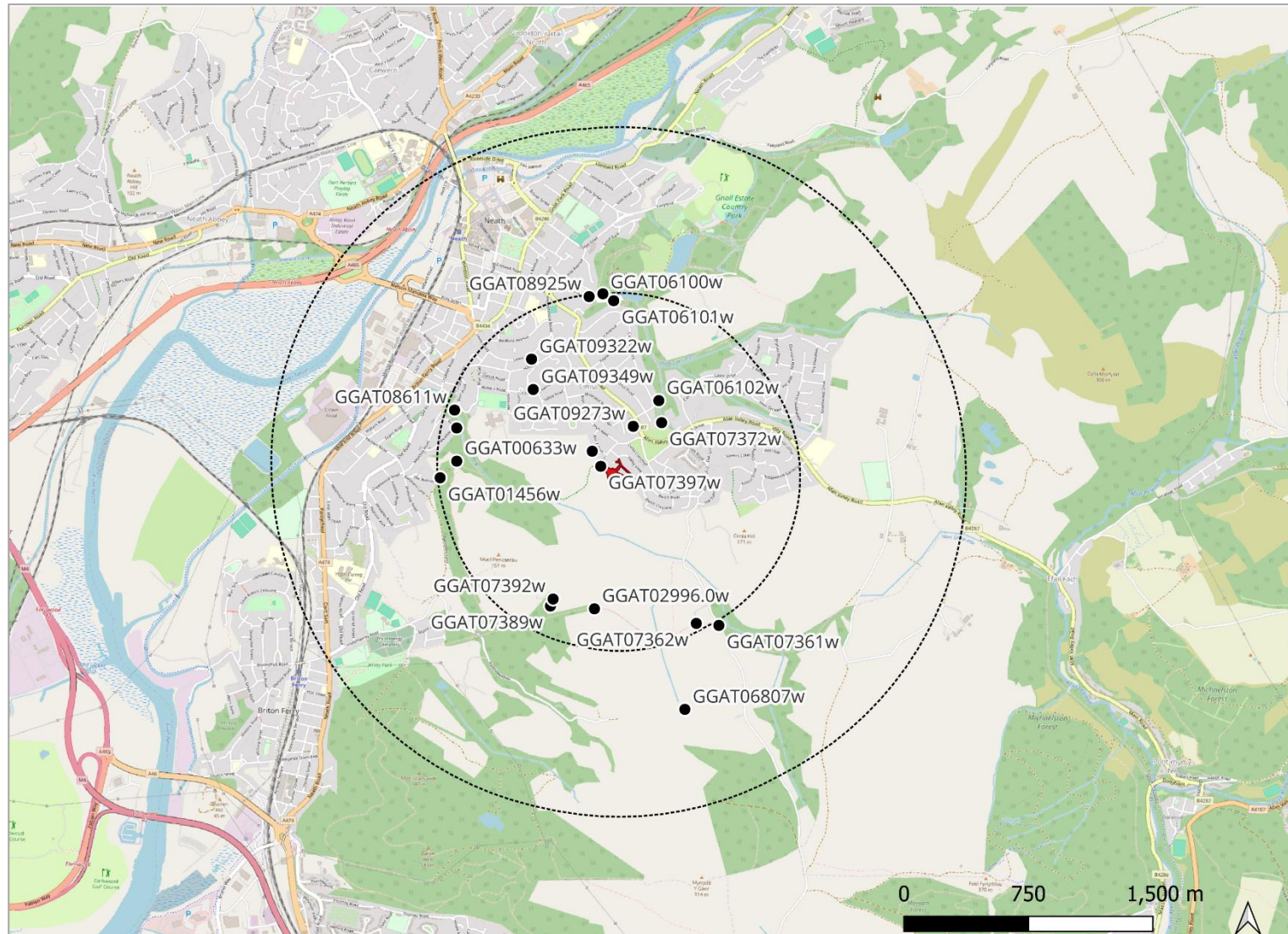
- 5.6.1 The majority of records on the HER within the search area, and one of those records within the development site itself, Cae Rhys Ddu farm complex (PRN 07397w), are post-medieval in date and chart the expansion of settlement and activity in the area in the later post-medieval period. Such settlement consisted of scattered farmsteads surrounded by pasture interspersed with pockets of woodland. The Neath valley became heavily industrialised from the 18<sup>th</sup> century, in no small part due to the investment from the Mackworths of the Gnoll estate and the Evans' of the Eaglesbush estate. This is evident in the wider locale of the development site with the presence of small mines, quarries, and associated infrastructure on historic mapping. The area to the north and east of the development site experienced large-scale residential encroachment during the 20<sup>th</sup> century.
- 5.6.2 Cae Rhys Ddu (PRN 07397w) is a farm complex visible on mapping since at least the 1840's. Advertised sale particulars from 1891 describe it as a 'modern residence' with conservatory, fruit and vegetable gardens, lawn, outbuildings, yard, cowhouse, stable and coach house (South Wales Daily News, 1891). It was advertised for sale again in 1957, and was subsequently turned into a country club, first known as Caerhysddu Country Club, then the Tudor Club, before being renamed the Tudor Inn in the early 1980's.
- 5.6.3 It is not known if any elements of the old farm complex were retained as part of the 1950's redevelopment of the site, but any potential remains of the complex would now lie within the debris and/or below the foundations of the modern inn structure and associated parking area.
- 5.6.4 There are three records of an industrial nature in the HER search results. An old coal pit and mine shaft to the north near the Gnoll estate (PRN 06102w, PRN 06100w), and the Eaglesbush foundry to the west (PRN 08611w). Eskyn Colliery tramroad (PRN 06807w) and Ynysmaerdy railway incline (PRN 02996.0w) are also

present in the results. The NMR also records two additional 19<sup>th</sup> century tramroad links through Cimla to the north.

- 5.6.5 Modern sites recorded in the area include industrial infrastructure (PRN 07361w) along with domestic (PRN 07398w) and religious buildings (PRN 09273w, PRN 09349w) in the expanding town.

**Table 3:** Historic assets recorded on the HER within the 1km radius study area.

| PRN          | Name                                     | Type                   | Period        | NGR          |
|--------------|------------------------------------------|------------------------|---------------|--------------|
| GGAT00632w   | Watermill, Neath                         | Water mill             | Medieval      | SS751963     |
| GGAT00633w   | Manorial Fulling Mill, Eaglesbush, Neath | Fulling mill           | Medieval      | SS751961     |
| GGAT01456w   | Hoar Stone                               | Milestone              | Post Medieval | SS75009600   |
| GGAT01695w   | Brynhyfryd House, Neath                  | House                  | Post Medieval | SS7596       |
| GGAT01696w   | Hill Court of Cimla Hotel                | Hotel                  | Post Medieval | SS7596       |
| GGAT01697w   | Tre-newydd                               | House                  | Post Medieval | SS7596       |
| GGAT02996.0w | Ynysmaerdy Railway Incline               | Railway inclined plane | Post Medieval | SS75939521   |
| GGAT06100w   | Old Shaft SW of the Gnoll House          | shaft                  | Post Medieval | SS7598197102 |
| GGAT06101w   | Waterfall, South of Gnoll House          | waterfall              | Post Medieval | SS7604697067 |
| GGAT06102w   | Old Coal Pit, Neath                      | coal pit               | Post Medieval | SS7631896465 |
| GGAT06105w   | House and Garden, The Gnoll              | house                  | Medieval      | SS7598197109 |
| GGAT06807w   | Eskyn colliery tramroad                  | tramway                | Post Medieval | SS7647594604 |
| GGAT07361w   | Segment of South Wales Mineral Railway   | RAILWAY                | Modern        | SS7668095110 |
| GGAT07362w   | Structure/Tank, Neath                    | STRUCTURE              | Modern        | SS7654495122 |
| GGAT07372w   | Structures, Neath                        | STRUCTURE              | Modern        | SS7633596332 |
| GGAT07375w   | Canal Lock Basin                         | canal lock             | Post Medieval | SS6590593771 |
| GGAT07389w   | Structure, Neath                         | STRUCTURE              | Modern        | SS7566595227 |
| GGAT07392w   | Tank                                     | STORAGE TANK           | Modern        | SS7568195269 |
| GGAT07397w   | Farm Complex, Neath                      | FARM                   | Modern        | SS7596896069 |
| GGAT07398w   | Westmoorland Cottages 2                  | COTTAGE                | Modern        | SS7591796160 |
| GGAT08611w   | Eaglesbush Foundry, Melincryddan, Neath  | IRON FOUNDRY           | Post Medieval | SS7508796408 |
| GGAT08925w   | Neath Memorial Gates, Neath              | WAR MEMORIAL           | Modern        | SS7589897092 |
| GGAT09273w   | St Peter and St Paul Church, Cimla       | CHURCH                 | Modern        | SS7616496310 |
| GGAT09322w   | The Laurels, Lewis Road, Neath           | DWELLING               | Post Medieval | SS7555196715 |
| GGAT09349w   | St Josephs RC Church, Cimla              | CHURCH                 | Modern        | SS7556196532 |



**Figure 5:** Map showing historic assets recorded in the regional HER (black), labelled by PRN within the 1km radius search area.

Map data from OpenStreetMap (OSM) <https://www.openstreetmap.org/copyright> 19/09/24.

## 6 ASSESSMENT OF EVIDENCE

### 6.1 General

- 6.1.1 Sections 4 and 5 have described the known archaeological resource for the area, recorded on national and regional databases of historic assets. The following section examines some of the main sources of information that inform or could expand the current understanding of the archaeological resource and highlight any previously unrecorded historic assets.

### 6.2 Previous Archaeological Work

- 6.2.1 There have been no intrusive archaeological investigation within the proposed development area.
- 6.2.2 There have been very few archaeological investigations within the local area. The nearest work was undertaken at the Gnoll estate 1.1km to the north, where an archaeological evaluation uncovered a 17<sup>th</sup> century water channel, and structures related to industrial activity undertaken within the estate (PRN E003735).
- 6.2.3 Other archaeological work in the area includes desk-based assessments on First World War hospitals (Huckfield 2017), high status settlements in Glamorgan (Roberts 2015), proposed development at Leiros Park to the northwest (Poucher 2016) and Eaglesbush House to the west (Weaver and Lord 2008). These assessments are of little direct relevance to the proposed development site.

### 6.3 Historic Mapping

*Emanuel Bowen – Map of South Wales 1729 (Figure 6)*

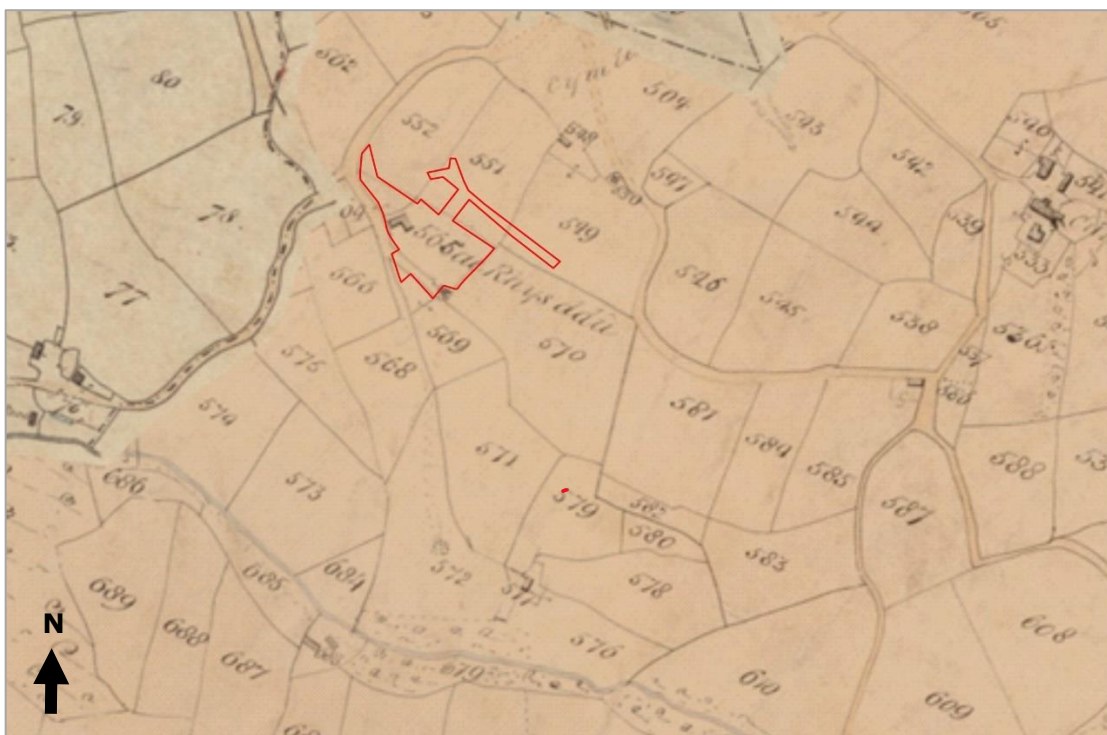
- 6.3.1 This early map shows little of detail, but the principal houses of the Gnoll estate ("The Knoll") and Eaglesbush Estate ("Eagles Bush"), both within 2km of the development site, can be seen clearly. The site would be somewhere northeast of Eaglesbush, but south of the east-west running road into Neath proper, which is presumably the route of modern day Cimla Road.



**Figure 6:** Extract from Bowen's map of 1729 showing Neath and Environs. Approximate location of the proposed development is highlighted in red.

Llantwit Juxta Neath Parish tithe map 1845 (Figure 7)

- 6.3.2 The parish tithe map of 1845 shows more detail, and within the bounds of the development site can be seen the structure of Cae Rhys Ddu farm in field number 564. A second structure is visible in the southern corner of field 565, with an access road leading to it from the house. This may relate to the quarrying activity at the site known from later maps, although the adjacent field to the south is called 'Cae Scybor', which may suggest this building is an outlying barn, or was originally constructed as one.
- 6.3.3 At the time of the tithe map this area was owned by the Reverend Thomas Gronow, with Cae Rhys Ddu farm occupied by John Davies.
- 6.3.4 The boundaries of the proposed development site mostly respect those on the tithe map and probably date to the period of systematic enclosure across the area during the 17<sup>th</sup> and 18<sup>th</sup> centuries. The road which leads to Cae Rhys Ddu from Cimla Common follows the same route today and has since adopted the farm name. Although not clearly visible, there is a trackway leading below the farm to an old coal level in field 572, the linear nature of the track may suggest a former tramroad.



**Figure 7:** Extract from the tithe map of 1845. The approximate area of proposed development is marked in red.

Ordnance Survey 1:2500 map, 1884 (Figure 8)

- 6.3.5 The Ordnance Survey map of 1884 shows that the core buildings of Cae Rhys Ddu underwent substantial remodelling or rebuilding in the second half of the 19<sup>th</sup> century, potentially why the house was described as 'modern' in 1891 (see 5.6.2). The single L shaped building seen on the tithe map has been replaced by a much larger building with what appears to be a range extending off the northeast end. Two smaller structures are seen adjacent to the property. The property boundaries remain mostly intact except for that to the north near the new house where the boundary has been extended north slightly to accommodate the new range, and which probably now includes a yard area.

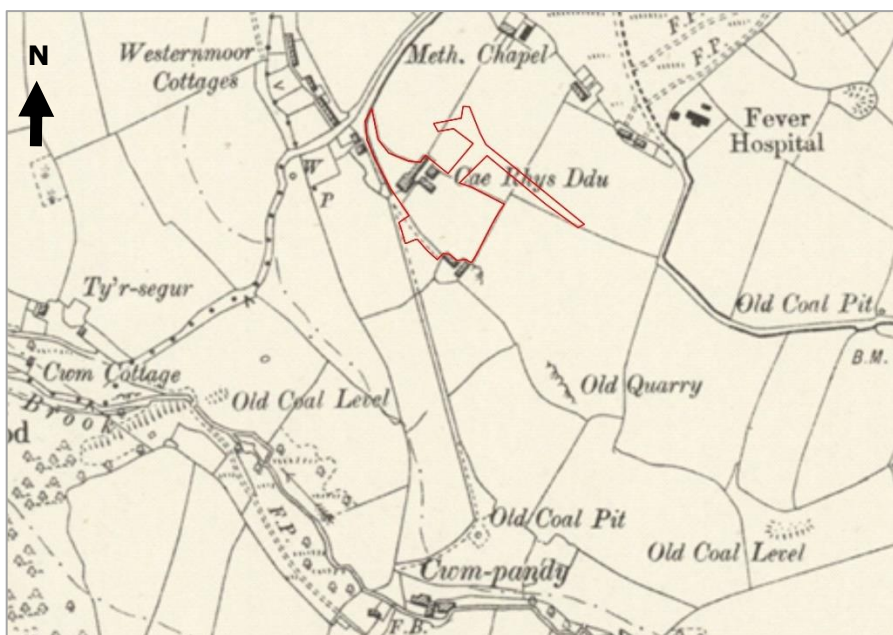
- 6.3.6 The access track to the small structure on the southern corner of the site remains, near to which a quarry feature is marked, and continues further to the southeast. What appear to be coal workings are illustrated in and around the vicinity of the development site, and an old coal pit is labelled to the southwest of the house. The trackway leading to the old coal level from below the farmhouse also remains.



**Figure 8:** Extract from the 1884 Ordnance Survey map. The proposed development area is shown in red. Reproduced with the permission of the National Library of Scotland

Ordnance Survey 1:2500 map, 1900 (figure 9)

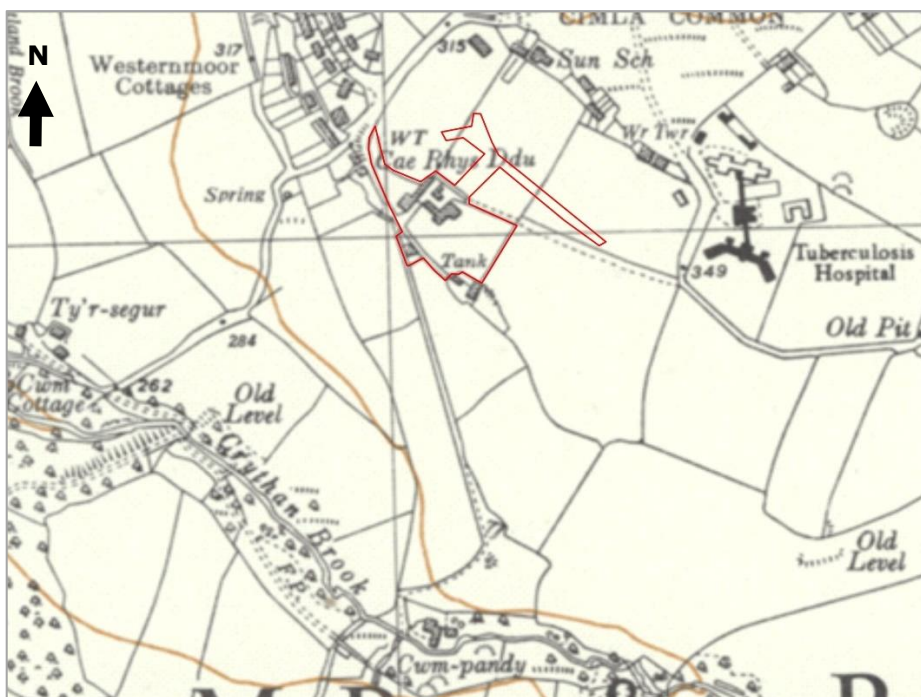
- 6.3.7 Further changes are visible to the farm buildings at Cae Rhys Ddu, the southernmost of the two smaller buildings being extended southwards. A second structure has also been added near the quarry at the southern corner of the development site. The beginnings of residential development is evident to the north, with the addition of Westernmoor cottages to the northwest of the site, and a new hospital to the east.



**Figure 9:** Extract from the 1900 Ordnance Survey map. The proposed development area is shown in red. Reproduced with the permission of the National Library of Scotland

Ordnance Survey 6 inch to the mile maps 1947, 1951 & 1964 (figure 10)

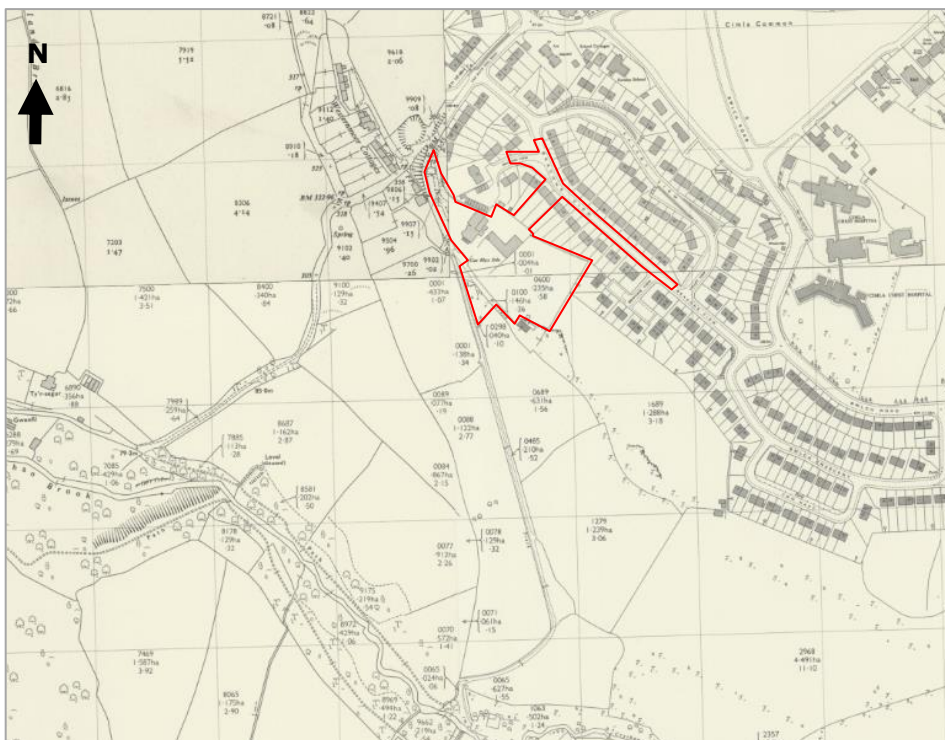
- 6.3.8 By the mid 1940s Cae Rhys Ddu had expanded once more, with the addition of a new attached barn range within the field to the east of the house. A tank had also been added to the adjacent to the buildings to the southeast at the nearby quarry, and a small building had been built on the trackside below the farm to the south, possibly within the bounds of the proposed development area. During the first half of the 20<sup>th</sup> century residential development occurred between the edge of Neath town and Cimla to the north, and by the mid-20<sup>th</sup> century had encroached as far as the access to Cae Rhys Ddu in the northwest. To the east the hospital site had also expanded by 1947.



**Figure 10:** Extract from the 1964 Ordnance Survey map. The proposed development area is shown in red. Reproduced with the permission of the National Library of Scotland

Ordnance Survey 1: 1250 Map, 1952-1970 (figure 11)

- 6.3.9 By 1970 the arrangement of the buildings at Cae Rhys Ddu had substantially changed. The northeast range had been removed, with a new block added to the north side of the house. The greater detailing in the map indicates the house had a double-bay fronted face to the west, with a possible conservatory on the south gable. Of the two adjacent buildings to the east the one furthest north has been lost, the southernmost altered, although largely on the same footprint. Residential development has encroached into the fields to the north and east of the farmstead with the establishment of Beacons View. It is possible therefore that the new arrangements at the farmstead were undertaken during this period of development. The small building below the track to the south had also been removed.



**Figure 11:** Extract from the 1952-1970 Ordnance Survey map. The proposed development area is shown in red. Reproduced with the permission of the National Library of Scotland

## 6.4 Aerial and Historic Photography (figures 12 and 13)

- 6.4.1 A search was made of available historic and modern aerial photographs. The earliest image found for this area was the Ordnance Survey image from 1949 (figure 12). The image appears to reflect the area as seen in the 1970 OS map (figure 11). The quality of the image is such that little of archaeological interest can be identified.
- 6.4.2 Modern satellite imagery from 2006 onwards has been examined. By this date the Tudor Inn occupies the site of the former farmstead. The orientation of the rooflines would suggest the main farmhouse may have been retained, possibly with a new range added on the east side, and all surrounded by a series of flat roofed structures to form the Inn complex (figure 13). The 'L' shaped structure to the east of the farmhouse has been removed and is now underneath a car parking area. From the southern corner of the car park area, the track which leads to the small structure in the southern corner of the site is still visible, and the site at the end of the track now accommodates what appear to be several outbuildings or temporary structures.
- 6.4.3 By 2013 the inn has been demolished. The track leading to the southern corner of the site is overgrown with vegetation and only one outbuilding now appears at the end of the track.
- 6.4.4 No additional features of potential archaeological interest are identified within the proposed development area.



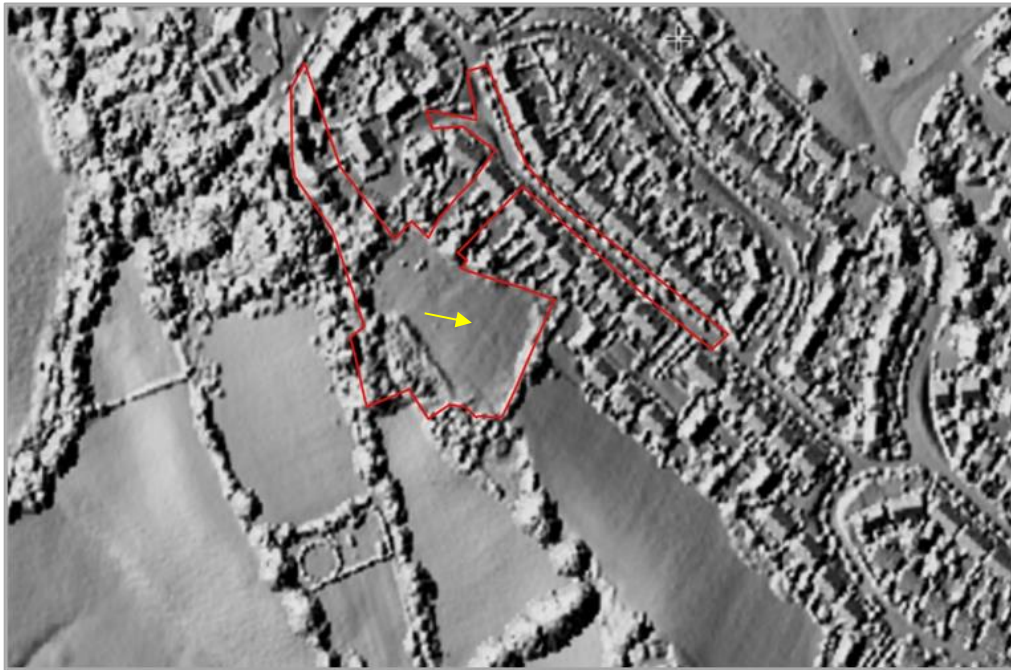
**Figure 12:** Aerial photograph of the area from 1949. The proposed development area is shown in red. Reproduced with the permission of the National Library of Scotland



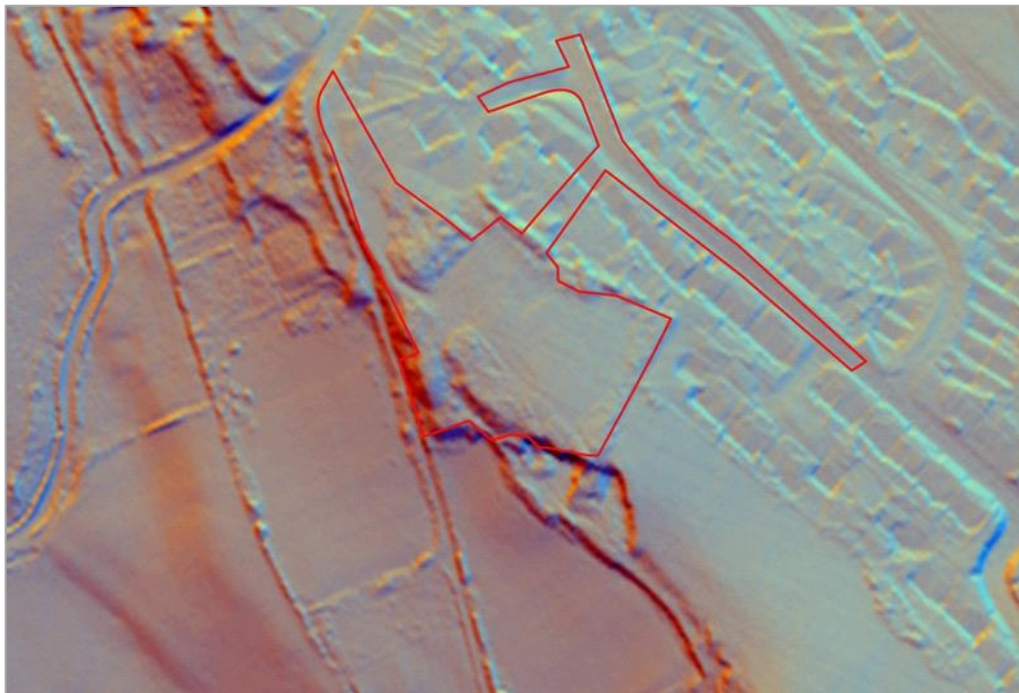
**Figure 13:** Google Earth satellite imagery from 2006. The proposed development site is shown in red. © Bluesky, infoterra Ltd & COWI A/S

## 6.5 LiDAR (Figures 14 and 15)

- 6.5.1 LiDAR data at 1m DSM and DTM is available for the site area. The only feature of interest is a linear feature running northeast-southwest across the lower portion of the site, noted on the DSM. The feature is aligned NE-SW, roughly in line with the field boundary to the east, and heads towards the collection of buildings in the former quarry to the south. This feature may potentially relate to services and appears to be of limited archaeological interest.



**Figure 14:** LiDAR data at 1m DSM. The proposed development area is marked in red. Location of possible linear feature highlighted with yellow arrow.



**Figure 15:** LiDAR data at 50cm-1m DTM. Reproduced with the permission of the National Library of Scotland

## 6.6 Site Visit (Photos 01-10 and figure 16)

- 6.6.1 A site visit was undertaken on 07<sup>th</sup> October 2024. The weather conditions were dry and sunny with good visibility. Open access was possible to the proposed development area, with some limited areas covered in dense scrub.

- 6.6.2 Access to the site is via a treelined tarmacked drive to the north, at the end of the residential road Cae Rhys Ddu. Between the drive and trees to the north is an overgrown area of grass, shrubs, and young trees (photos 1, 2 and 3). Moving southwards, the drive passes the demolished remains of the inn to the east and into the former car park area. The remains of the inn are now partially covered in vegetation and contain intermittently spaced young trees growing amongst the debris. The rubble appeared to largely comprise modern concrete blocks and brickwork. The hardstanding area of the car park has been substantially overtaken by vegetation cover (photo 4).
- 6.6.3 The land to the southeast of the former car park area makes up the remainder of the development site and is under rough grass with dense vegetation at the margins (photo 5). The southwestern boundary edge at the location of the former quarry and access road is no longer visible under the vegetation cover (photo 6). No obvious road was noted in the topography at the time of the visit. The quarry face and associated buildings lie on lower ground beyond the proposed development boundary.
- 6.6.4 The northeast of the development site shares a boundary with the gardens of the houses on Beacons View. The land slopes gently downwards towards the houses, and from the most westerly point of the site the view is extensive with Cefn Saeson housing estate visibly spread out before Cefn Morfydd ridge. Further northwards the Hirfynydd ridgeline can be seen (photo 7).
- 6.6.5 The southeast facing boundary looks out over a field under pasture. To the north housing continues to bound the field. To the south is farmland. The view extends to the slopes of Cimla Hill, beyond which Foel Fynyddau rises in the background (photo 8).
- 6.6.6 Beyond the southwest of the boundary, at the location of the former trackway and quarry, the land slopes abruptly downwards by 3m or so. The view from the boundary extends across the Crynallt Valley and is one of open farmland and woodland. Looking to the northeast from the same vantage point, the east facing slopes of the lower Neath Valley can be seen in the distance (photos 9 and 10).
- 6.6.7 No features of archaeological interest were visible within the area of proposed development. The linear feature noted on the LiDAR DSM image (figure 14) was not evident during the site visit.



**Photo 1:** View SSE along driveway.



**Photo 2:** View NNW along driveway.



**Photo 3:** View northeast across the demolished remains of the Tudor Inn.



**Photo 4:** View northwest towards the demolished remains of the Tudor Inn. The former car parking area in the foreground.



**Photo 5:** View northwest across the grassed area of the development site.



**Photo 6:** View southeast across the grassed area of the development site. At the dense vegetation along the right-hand side the land slopes sharply downwards to the location of the former quarry and access road.



**Photo 7:** View west of development site. The houses on Beacons View in the foreground.



**Photo 8:** View southeast from the boundary of the development site into the adjacent field.



**Photo 9:** View from the southwest site boundary across the Crythan valley.



**Photo 10:** West facing view from the southwestern boundary of the site.



**Figure 16:** Map showing the location and direction of photos used in the text. © Google Earth.

## 7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING

**Table 4:** Site potential definitions

| Archaeological Potential | Definition                                                                                                                                                                                                                                                                                                                             |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>              | Known archaeological remains of the period within the site area or an abundance of remains of the period within the near vicinity                                                                                                                                                                                                      |
| <b>Medium</b>            | A number of archaeological remains of the period are present in the vicinity or wider area and/or the topography or location of the site would be typical for remains of that period                                                                                                                                                   |
| <b>Low</b>               | Few sites of a specific period are known in the wider area, or where the topography of the site is unlikely to contain remains of that period, or where no archaeological records of a certain period are present but the location of the site is one that would be considered suitable or typical for remains of that period to exist |
| <b>Negligible</b>        | Where there is no evidence for archaeological remains of a certain period to be present and the location/topography is most unlikely to contain remains of that period or where a site area has already been totally disturbed                                                                                                         |

**Table 5:** Site importance definitions

| Site Importance (SI) | Definition of Site Category                                                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>          | Features of national importance - scheduled monuments, listed buildings Grades I and II*, well preserved historic landscapes, registered parks and gardens and historic battlefields |
| <b>Medium</b>        | Non-scheduled sites of regional or county importance. Listed buildings Grade II, reasonably preserved historic landscapes                                                            |
| <b>Medium / Low</b>  | Features of district or local importance but generally common features at a national or regional level                                                                               |
| <b>Low</b>           | Minor sites or sites so badly damaged that too little now remains to justify their inclusion in a higher grade                                                                       |
| <b>Uncertain</b>     | Features about which insufficient is known to attribute them to a higher rank or which cannot be sufficiently accurately located to justify their consideration                      |
| <b>Negligible</b>    | Where a site area has already been totally disturbed by previous development or natural processes                                                                                    |

## 7.1 Potential

- 7.1.1 The archaeological and historical background suggests there is a general potential for Bronze Age, Iron Age and Roman archaeological remains in the wider landscape, but there is little to indicate any significant potential for the immediate locality of the proposed development area itself. Therefore, the archaeological potential for prehistoric and Roman archaeology within the proposed development area appears **negligible**.
- 7.1.2 Medieval settlement in Neath was centred around the castle nearly 2km of the development site. The immediate locality of the site would have been part of a rural manorial landscape, and the nearest known sites related to manorial activity are the mill and fulling mill approximately 1km to the northwest (PRN's 00632w and 00633w). The archaeological potential for the medieval period within the development site therefore also appears to be **negligible**.
- 7.1.3 By the post-medieval period the proposed development area was agricultural land and part of Cae Rhys Ddu farm (PRN 07397w), with the associated farmstead located in the northern end of the development site. It had remained as agricultural land until the 1960's when the site became Caerhysddu Country club, known as the Tudor Inn from the early 1980's. Map evidence suggests there was a phase of substantial rebuilding/remodelling before 1884 but after 1845. After this were various extensions to both the farmhouse and outbuildings. Sometime post 1970 the outbuildings were demolished and replaced by a car parking area and the existing structure was either demolished or remodelled/incorporated into the Tudor Inn. Should any remains of the farm complex be present, from either of the earlier identified phases of development, they would be under the demolition debris/foundations of the Tudor Inn structure and former car park area. However, it is possible that the modern redevelopment of the site post 1970 would have significantly impacted upon any below ground remains.
- 7.1.4 The only known industrial site within the development area is the access track to a former quarry, now under heavy vegetation, which based on mapping evidence dates prior to 1845.
- 7.1.5 There are several recorded historic coal mining levels in the locality of the site on historic mapping but none in the development site itself. The trackway to the south (outside the proposed development area) may be part of a former tramway incline accessing a former coal pit marked on 19<sup>th</sup> century mapping to the south. It seems probable that any coal mining activity undertaken on the development site would also have been recorded on historic mapping. In addition, the LiDAR DTM model does not indicate the presence of mining activity. It therefore seems unlikely that unknown industrial sites would be present.
- 7.1.6 Overall, the archaeological potential for the post-medieval period within the development site is considered **low**, and any such remains are likely to be of **low** archaeological importance.
- 7.1.7 A linear feature is visible on the LiDAR DSM image running approximately northeast-southwest across the site. It was not visible on the LiDAR DTM image which suggests it may be very shallow in nature. It was not identified during the field visit. There is not enough clear evidence to confirm its nature or date but the orientation of the features suggests it may be of **low** archaeological importance.

## 7.2 Setting

- 7.2.1 *Setting of Historic Assets in Wales* (Cadw 2017a) offers guidance on defining and analysing the setting of designated heritage assets to allow the impact of development to be appropriately assessed. The setting of such assets 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' (Cadw 2017a). As such it often extends beyond the physical boundaries of the monument itself. This may include physical elements in its surroundings such as boundaries and other monuments, relationships with other historic assets and natural features, or associated agricultural, industrial or other surroundings. Less tangible elements are also included such as function, sensory perceptions, historical, artistic, literary and scenic associations.

- 7.2.2 There are no scheduled monuments, listed buildings, historic parks and gardens or conservation areas within the proposed development area. There is one scheduled monument within the 1km study area, Ynysmaerdy railway Incline (GM 489), described below. In the wider area (within 2km) are Neath Castle (GM 039), Mynydd Y Gaer (Lower) Camp (GM055) and Carreg Hir Standing Stone (GM 170). There is a potential for some inter-visibility with GM489, but no links or potential impacts could be established with the other scheduled monuments.

GM489: Ynysmaerdy Railway Incline:

*The monument consists of the remains of a 19th century railway system. It opened in 1863 and is one of the last generation of rope hauled railway inclines, designed by Isambard Kingdom Brunel in the 1850s. It was constructed for the broad gauge South Wales Mineral Railway to link the collieries of the upper Afan Valley with a new dock at Briton Ferry. The incline was operated by a steam winding engine and was 1 mile in length. It was constructed to form a straight plane over its whole distance despite the steep hillside, by way of cuttings, embankments and bridges. Winding engine bases and rope routes among low walls in a level cutting remain at its eastern end. The incline begins in a cutting, and traversed a short embankment and another cutting. The large embankment is cut by a minor road, which passes under the incline through a fine stone skew bridge. The lower parts of the incline are in Jersey Park, where a footpath overbridge retains fixings for signalling wire underneath. The incline ends with a level area for disconnection of trains on an embankment. The monument is of national importance for its potential to enhance our knowledge of the development of industrial transportation in the nineteenth century. The track bed, embankments and revetments may be expected to contain archaeological information in regard to construction techniques and functional detail (CADW).*

- 7.2.3 There is one historic park and garden within the 1km search area, Gnoll Park (ref. PGW (Gm) 50 (NEP)). The remaining parks and gardens within 2km of the site share no links to the site and will not be impacted by the proposed development. The setting and significant views of Gnoll Park (PGW (Gm) 50 (NEP)), as noted on the designated summary description on the CADW Historic Assets Database, is given below:

Ref: PGW(Gm)50(NEP): The Gnoll

*Setting - The Gnoll stood on a prominent, steep-sided hill or knoll, hence its name, on the east side of the town, the park lying on the flank of the Vale of Neath, well known for its picturesque beauty. Urban expansion means that the town now abuts the southern and western margins of the park.*

*Significant views - From the main west front of the house there were magnificent views out over the town and Vale of Neath, and from the pleasure grounds views east towards the higher ground of Cefn Morfudd. The view eastwards from the end of the pleasure ground terrace is across the sloping park to the Fishpond and up the cascade on the wooded slope beyond. The Ivy Tower folly, at the north end of the park, afforded panoramic views over the park and the Vale of Neath.*

- 7.2.4 There are no listed buildings within the development site. Two grade II listed buildings lie within the 1km search area: the former co-operative building (LB

11780) and the first World War memorial gates (LB 11784). These are described below. A considerable number lie within the wider 2km search area (see section 4.3 and Table 2) but no potential links or impacts could be established with these sites.

LB 11780: Hugh Vaughan and Co. (109 Cimla Road).

Located on the junction of Cimla Road and Myrtle Road, A 1930's "Co-operative society" building, designated due to being a fine example of a small-scale Art Deco building in good condition. A single storey structure with 5 bay windows and a flat roof.

LB 11784: War Memorial Gates

Commemorative gates erected in c. 1921 as part of a memorial park to the First World War, on the edge of the Gnoll estate. It is described in its designation description as being an "...*Imposing monument, with sweeping concave memorial walls, gates to centre. Influence of Sir Edwin Lutyens...*".

- 7.2.5 There are no conservation areas within the 1km search area, and no registered Historic Landscapes, and no potential impacts on any such sites have been identified. The site is however within the boundaries of two LANDMAP Historic Landscape Areas. The stated characteristics of the sites as described in LANDMAP data are below (see also 4.6.4):

NPTHL054: Neath Port Talbot Urban Corridor

*The area consists of the Neath Port Talbot urban corridor from Margam in the south, northward to Neath. This entirely urban and industrial aspect area includes Tailbach, Aberavon, Baglan and Briton Ferry. From Neath the aspect area diverges west toward Skewen, including the comprehensive Roman and Medieval remains of Nidum and Neath Abbey, and to the north and east including Bryncoch, Cilfrew, Tonna and Aberdulais...*

NPTHL032: Mynydd Y Gaer

*A large aspect area characterised by enclosed upland of a moderately late date. The aspect area consists of three distinct topographical areas of almost identical character. To the north, the uplands and broad hillslopes of Mynydd y Gaer, Mynydd Dinas and Foel Fynyddau define a regular fieldscape of large enclosures. These areas of upland have since been partially covered by modern forestry obscuring the relict post-medieval fieldscape.*

## **8 IMPACT ASSESSMENT**

### **8.1 Development Proposals (Figure 17)**

- 8.1.1 The proposed development is for 22 residential properties with associated works including access, drainage, landscaping and ecology (figure 17). Dwellings are a mix of two storey detached and semi-detached houses and apartment dwellings. External facades will be of white render, each property having a natural slate roof. Vehicle access will be via Beacons View to the east, with a proposed footpath leading from Cae Rhys Ddu road at the northern end of the site.
- 8.1.2 Generally, any of the following activities typically associated with a development of this type could have a physical impact upon historic assets by potentially exposing, damaging or destroying archaeological remains:
- Clearance, landscaping and terracing works;
  - Enabling works, such as the construction of compounds, parking and storage areas, associated services;
  - Surface stripping and levelling;
  - Excavations for structural foundations;
  - Excavations for services;
  - Any other ground disturbing works
- 8.1.3 Physical impacts of the development are discussed in section 8.3. Development in this area may also have the potential to generate impacts upon historic assets by altering elements of their setting. This is discussed in section 8.4.

### **8.2 Impact Assessment Criteria**

- 8.2.1 The criteria for the assessment of impacts, both direct and indirect, on historic assets is based on The Department for Transport's '*Transport Analysis Guidance*' (TAG), Unit A3 '*Environmental Impact Appraisal: Section 8 Impacts on the Historic Environment*', of May 2019, with additional information based on professional judgement. In addition however, the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017a) has been utilised.
- 8.2.2 The TAG criteria divides the impacts into seven categories:
- Large Adverse (negative)
  - Moderate Adverse (negative)
  - Slight Adverse (negative)
  - Neutral
  - Slight Beneficial (positive)
  - Moderate Beneficial (positive)
  - Large Beneficial (positive)



Figure 17: Proposed development plan. Plan supplied by the client, not reproduced to scale.

### 8.3 Physical Impacts upon the Historic Assets

- 8.3.1 There is a low potential for post-medieval archaeological remains in the general area. Should any such archaeological remains exist then groundworks associated with the development do have the potential to impact upon them and would be considered a **Slight to Moderate Adverse impact**.
- 8.3.2 The location of the Cae Rhys Ddu farm complex (PRN 07397w) has been identified within the development site via historic mapping, as has an access road leading to the quarry near the southern corner of the development site. Below-ground remains are likely to have been impacted by previous development works on this site, however should any such archaeological remains exist then groundworks associated with the development do have the potential to impact upon them and would be considered a **Slight to Moderate Adverse impact**.
- 8.3.3 A linear feature has been identified on LiDAR imagery running east-west across the development site, however it was not noted during the site visit. Should the feature be archaeological and should any such archaeological remains exist then groundworks associated with the development do have the potential to impact upon them and would be considered a **Slight to Moderate Adverse impact**.

### 8.4 Impacts to the Settings of Surrounding Designated Assets

- 8.4.1 The definition of setting, how it contributes to the significance of a historic asset, and why it is important are outlined in *Setting of Historic Assets in Wales* (Welsh Government 2017a; available online) as follows:

*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. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.*

- 8.4.2 Section 7.2 highlights the designated assets that may be impacted and outlines some of the main characteristics of their setting. No designated asset will be physically impacted by the proposed development.

#### Scheduled Monuments

- 8.4.3 **GM489: Ynysmaerdy Railway Incline.** This former railway incline is visible as a series of cuttings, embankments, bridges and a trackway running from Jersey Park to the southwest and climbing the hillside to emerge on a ridgeline to the south of the proposed development area, where it then continues as a series of railway embankments (unscheduled). The eastern end of the incline, as it emerges onto the ridgeline, is visible as a trackway with borders of dense vegetation and mature trees. Once beyond the treeline, but outside the scheduled area, there are clearer views north that include the proposed development area. These views however currently incorporate the rooflines of properties along Cwm Nant and Bwlch Crescent and the proposed development is likely to fit into this area of urban development in these views. This is not considered to be a significant change to these viewpoints, which themselves are also not considered to be significant viewpoints from the scheduled monument, therefore potential impacts are considered to be **Negligible**.

#### Historic Parks and Gardens

- 8.4.4 **PGW(Gm)50(NEP): The Gnoll.** There are no direct or historical links between the parkland and the proposed development area. Given the relatively prominent location of the proposed development area elements of the registered parkland are visible from the site but these are not significant viewpoints. Parts of the

parkland extend within 500m of the proposed development site, but these areas occupy wooded valley slopes with no visual or other tangible link to the proposed development site. Any views of the proposed development from the parkland are blocked by the wooded nature of the parkland, and views southward are not part of the significant viewpoints identified within the park. Impacts are therefore considered to be **Neutral**.

Listed Buildings

- 8.4.5 **LB 11780: Hugh Vaughan and Co. (109 Cimla Road)**. This building has no direct physical or other tangible link to the proposed development site. The building is not visible from the proposed development area, likewise the site cannot be seen from the asset. Impacts are therefore considered to be **Neutral**.
- 8.4.6 **LB 11784: War Memorial Gates**. Again, this building has no direct physical or other tangible link to the proposed development site. The building is not visible from the proposed development area, likewise the site cannot be seen from the asset. Impacts are therefore considered to be **Neutral**.

LANDMAP Historic Landscape Character Areas

- 8.4.7 **NPTHL054: Neath Port Talbot Urban Corridor** is a landscape area that has an entirely urban and industrial aspect. The lower urban development includes some traditional centres of 19<sup>th</sup> century buildings, such as in the centre of Neath, whilst mostly modern developments are to be found on the slopes. The proposed development will therefore continue to form part of this modern residential character element. Impacts are therefore considered to be **Neutral**.
- 8.4.8 **NPTHL032: Mynydd Y Gaer** is defined by a mosaic of upland grazing and coniferous plantation, with multiple field boundary types, although fencing dominates. Individual dwellings represent settlement in the area, connected by small hedge-lined roads, however there is no settlement on the highest ground. A main road cuts through the area, connecting the Neath and Afan Valleys. The characteristics of this area with which the development site shares are minimal, and its proximity to NPTHL054 means the small footprint of the southern half of the development site would be seamlessly absorbed by its neighbouring characterisation area. Impacts are therefore considered to be **Negligible**.

## 9 CONCLUSIONS

### 9.1 Archaeological Potential and Impact Assessment

- 9.1.1 A low potential for general post-medieval archaeological has been identified within the proposed development area. Any such archaeological remains are likely to be of low archaeological importance. Groundworks associated with the proposed development are likely to impact on any such remains if they exist, which would be considered to have a slight to moderate adverse impact.
- 9.1.2 A low potential for the remains of Cae Rhys Ddu farm complex (PRN 07397w) and a post-medieval trackway have been identified within the development site via historic mapping. Given subsequent development of this site, any such archaeological remains are likely to be of low archaeological importance. Groundworks associated with the proposed development are likely to impact on any such remains if they exist, which would be considered to have a slight to moderate adverse impact. The same impact level has been assigned to a linear feature, identified on LiDAR imagery running east-west across the site, considered to be of low archaeological importance.
- 9.1.3 A negligible impact has been identified on the setting of scheduled monument GM489: Ynysmaerdy Railway Incline due to slight changes in the view from parts of this incline and associated elements. No impacts have been identified on any other designated assets, either within the development site, or in the wider locality.
- 9.1.4 A negligible impact has been identified on the LANDMAP Historic landscape Character Area Mynydd Y Gaer (NPTHL032) due to slight changes in the rural character element of the landscape.

**Table 6:** Assessment of impacts

| Site                                                    | Ref. No.   | Potential | Value       | Site Status        | Physical Impact            | Setting Impact |
|---------------------------------------------------------|------------|-----------|-------------|--------------------|----------------------------|----------------|
| Post-medieval archaeological potential                  | -          | Low       | Low         | -                  | Slight to Moderate Adverse | -              |
| Cae Rhys Ddu farm complex                               | PRN 07397w | Low       | Low         | -                  | Slight to Moderate Adverse | -              |
| Post-medieval trackway                                  | -          | Low       | Low         | -                  | Slight to Moderate Adverse | -              |
| Linear feature                                          | -          | Low       | Low         | -                  | Slight to Moderate Adverse | -              |
| Ynysmaerdy Railway Incline                              | GM489      | -         | High        | Scheduled monument | -                          | Negligible     |
| Mynydd Y Gaer LANDMAP Historic Landscape Character Area | NPTHL032   | -         | Medium-High | -                  | -                          | Negligible     |

## **9.2 Mitigation**

- 9.2.1 The identified archaeological potential within the proposed development site does not appear significant or specific enough to require intrusive archaeological investigations prior to development. Some archaeological mitigation during development works may be of benefit to record potential archaeological remains should they be present.
- 9.2.2 The archaeological monitoring of ground-disturbing works associated with the proposed development should assist in identifying and recording any archaeological remains present. Development plans would need to accommodate, particularly in terms of time and resources, the potential requirement for further archaeological works should significant remains come to light during an archaeological watching brief. Based on current understanding however, the archaeological potential of the site is low, and what potential has been identified is of low importance. Any recommendation for archaeological mitigation rests with the archaeological advisor to the local planning authority
- 9.2.3 No significant impacts have been identified on the settings of high status historic assets within the locality of the development site, and no further specific mitigation measures are suggested here.

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