

**Land To North of Brecon
Ind. Est., South of
A40/A470 Roundabout,
Brecon**

Historic Environment Desk-Based Assessment



Report prepared for:
Carney Sweeney (Cardiff)

CA Project: CR2288

CA Report: CR2288_2

September 2026



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Heneb HER Event PRN: E7230

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Material	Original Source
Designated Assets Data	Cadw
LiDAR imagery and point cloud data	Natural Resources Wales (NRW) website
Tithe Map	The Genealogist
OS Mapping	Envirocheck
1:10,000 OS Basemap	OS

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SUMMARY

Project Name: Land To North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon
Location: Brecon, Powys, Wales
NGR: 303195, 228277

In July 2026, Cotswold Archaeology (CA) was commissioned by Carney Sweeney (Cardiff) to undertake a Historic Environment Desk-Based Assessment in respect of Land to the North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon (henceforth 'the Site'). This assessment relates to a proposal for a Class A1 retail foodstore with surface level car parking, landscaping, and all associated drainage, engineering operations and service connections.

A review of a comprehensive range of available sources has been made, in accordance with key industry guidance, to identify known and potential historic assets located within the Site and its environs which may be affected by the proposals.

There is potential for the Site to contain industrial remains, primarily associated with a known former leat of probable post-medieval origin within the Site. If found, these remains would inform the understanding of post-medieval industrial and transportation development in the area and would be of evidential (archaeological) and historic (illustrative) value. The heritage impacts of their truncation and/or removal could be addressed through an appropriate condition, with the agreement of the Brecon Beacons National Park Authority (BBNPA). A former turnpike road and a small possible agricultural structure were visible on the Tithe map of 1839 within the Site, and if found, are not expected to be of high evidential (archaeological) significance.

The setting of historic assets was also assessed, in line with industry standard guidance. Detailed assessment was carried out for several designated assets within a 3 km settings study area. No assets were identified as being subject to non-physical impact from the proposed development, due to the proposed development constituting an imperceptible change within an existing industrial/commercial area. As such, the proposals would not lead to harm to the significance of any potentially sensitive historic assets, in line with the requirements of the Historic Environment (Wales) Act (2023). This assessment is considered to be consistent with the requirements of 'Technical Advice Note 24: The Historic Environment' (TAN 24) by describing the significance of any historic assets affected, including any contribution made by their setting in appropriate detail.

CRYNODEB

Enw'r Prosiect: XXXX
Lleoliad: XXXX
CGC: XXXXXX XXXXXX

Welsh summary will be added once the document is approved by the client and relevant authorities.



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PROJECT TITLE
Land To North of Brecon Ind. Est., South of
A40/A470 Roundabout, Brecon

FIGURE TITLE
Site Location Plan

0 1 km

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FIGURE NO.

1

1. INTRODUCTION

- 1.1. In July 2026, Cotswold Archaeology (CA) was commissioned by Carney Sweeney (Cardiff) to undertake a Historic Environment Desk-Based Assessment in respect of Land To North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon (henceforth 'the Site'). Presently a single field of redundant grassland, the Site is a triangular parcel to the south-western edge of the settlement of Brecon, approximately 1.17ha in size (NGR: 303195, 228277; Fig. 1, Photos 1 and 2).



Photo 1 The Site, looking east from Site entrance

- 1.2. The proposed development will comprise the erection of a Class A1 retail food store with surface level car parking, landscaping, and all associated drainage, engineering operations and service connections.



Photo 2 The Site, looking south-west from eastern edge of Site

Objectives and professional standards

1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any historic assets located within the Site, and any historic assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these historic assets (both adverse and/or beneficial) are then described.

1.4. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).

1.5. The 'Technical Advice Note 24: The Historic Environment' (TAN 24) of Planning Policy Wales (PPW) further states that the:

'... need for a desk-based assessment... should be discussed with the local planning authority prior to submission of an application, and where required the results of these studies should be submitted as part of the planning application (Welsh Government 2017).

Statute, policy, and guidance context

1.6. The Site is in the local authority of Brecon Beacons National Park (BBNP). The Brecon Beacons National Park Local Development Plan (2007 – 2022) was adopted in December 2013 with policies relevant to this assessment being policies 15 (Listed Buildings), 17 (The Settings of Listed Buildings), 18 (Protection of Buildings of Local Importance), 20 (Historic Parks and Gardens), 21 (Historic Landscapes), and 22 (Areas of Archaeological Evaluation).

1.7. A Draft Delivery Agreement for the Bannau Brycheiniog (Brecon Beacons) National Park Local Development Plan 2025 – 2045 is currently in a consultation period with the National Park Authority before submission to the Welsh government for agreement. As the draft plan is not currently available for public viewing its similarity

to the present Local Plan cannot be ascertained, however it will likely carry some weight in future planning decisions.

- 1.8. This assessment has been undertaken within the key statute, policy, and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. More detail is provided in Appendix 1.

Consultation

- 1.9. A pre-application enquiry has been submitted under reference 26/24544/PAYPRE, in reference to ‘written advice and meeting and specialist advice re erection of a Class A1 retail food store with surface level car parking, landscaping, and all associated drainage and engineering operations and service connections’. A response from Senior Planning Officer Christopher O’Brien for the Brecon Beans National Park Authority (BBNPA) was received on the 23rd June 2026. The following advice related to heritage and archaeology is listed here:

1. *We also suggest an Environmental Impact Assessment Screening Opinion is sought prior to any application being submitted.*
2. *Any forthcoming application for development of the site should be supported by submission of copies of any archaeological assessment and evaluation works undertaken at the site, to provide an evidence base to support determination of the application.*
3. *Should an initial assessment indicate it necessary, you may also wish to avoid a potential condition by submitting a Written Scheme of Investigation (WSI), securing the implementation of a programme of archaeological work as part of the application.*

- 1.10. Subsequent consultation has taken place with planning archaeologists at Cadw, Heneb, and the Brecon National Parks Trust (BPNT) with regards to the scope of this report, and the need for ASIDOHL 2 2 assessment.

- 1.11. The Planning Department for BBNPA was contacted on the 28th July 2026 regarding the forthcoming WSI. A response was received on 10th September 2026 from Senior Planning Officer Christopher O’Brien (26/24839/PAYPRE) which referred to the need to consider the Registered Historic Landscape, the settings of Listed Buildings (via separate consultation with the Historic Buildings Conservation Officer), and the need

to consult with Cadw regarding the setting of other designated monuments. Feedback from Cadw on this matter, and that of the Registered Historic Landscape is provided below. The Historic Buildings Conservation Officer was not approached within the time frame of reporting.

- 1.12. Feedback was requested from Heneb on the 27th July 2026. On the 31st July, Neil Bayliss of Heneb recommended that although the Registered Historic Landscape (RHL) is within the Site, at the present stage an ASIDOHL 2 requirement is unlikely to be triggered based on the height of surrounding vegetation and built form. However, this was to be dependent upon the height of the proposed buildings and would be confirmed at a later stage once the building plans have been finalised.
- 1.13. Nail Maylan of Cadw was contacted on the 27th July 2026 for comment on the potential for an ASIDOHL 2 and/or EIA requirement, and has confirmed on the 28th July 2026 that the ASIDOHL 2 is unlikely to show development in the area as a significant impact, and that at the current stage an EIA is likely not required. If the EIA is required, Cadw will be consulted. He also confirmed that the map of the Historic Landscape Characterisation (HLC) for 'HLC 1172 (Brecon)' shows the boundary of the RHL as the A470, outside of the Site and to consult Section 7 of *A Guide to Good Practice on Using the Register of Landscapes in the Planning and Development Process* when determining the edges of the RHL.
- 1.14. Nail Maylan also responded to consultation on the draft WSI on the 7th August 2026, requesting that the study area for setting to be 3km. He subsequently confirmed on the 17th August 2026 that this would include an assessment of settings for all designated historic assets within 3km of the Site.
- 1.15. As such, both an ASIDOHL 2, and heritage input into any EIA, are unlikely to be required for the forthcoming application, however appropriate consultation will continue to confirm this once further information is available. An EIA Screening Opinion will be requested by the developer. The Historic Landscape Characterisation Area (HLCA) is not within the Site boundary, and consultees have commented that the proposal is unlikely to impact the RHL, and that ASIDOHL 2 is unlikely to be required unless building heights are above surrounding vegetation and built form, which will be confirmed at a later date.

Archiving

- 1.16. Following the submission of the final report to the client, the report will be deposited within the archive at the National Museum for Wales, Amgueddfa Cymru, as well as lodged with the Heneb for inclusion within the HER and the RCAHMW. This report will be deposited in line with the 'Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)' (The Welsh Archaeological Trusts 2022).

Statute	Description
Historic Environment (Wales) Act 2023	This became an Act of Senedd Cymru in 2023. Thereafter, a suite of supporting secondary legislation was compiled before it came into full effect on 4 November 2024. It provides consolidated legislation to supersede the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 in Wales.
Planning Policy Wales (Edition 12, February 2024)	Provides the Welsh Government's planning policies and describes how these are expected to be applied within the planning system. The Historic Environment is subject to Chapter 6 (page 129).
Technical Advice Note (TAN) 24: The Historic Environment	The TAN provides guidance on how the planning system considers the historic environment and should be read in conjunction with Planning Policy Wales (PPW).
Cadw Best Practice Guidance	Includes, Conservation Principles (2011), Setting of Historic Assets in Wales (2017), etc.
Brecon Beacons National Park Local Development Plan (2007 – 2022)	Comprises the local development plan (local plan), as required to be compiled, published, and maintained by the local authority, consistent with the requirements of PPW (2024) and TAN 24 (2026). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to PPW (2024) and TAN 24 (2026).

Table 1.1 Key statute, policy, and guidance

2. METHODOLOGY

Data collection, analysis, and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified historic assets, and any potential development effects. This approach is in accordance with the provisions of PPW (2024), TAN 24 (2026), and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
Cadw	Current information relating to designated historic assets, e.g., World Heritage Sites, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields.
Heneb Historic Environment Record (HER)	Heritage sites and events records, and other spatial data supplied in digital format (shapefiles) and PDF. Heneb HER Enquiry Reference Number: E7230.
Powys Archives	A search of the archives catalogues was conducted which revealed potential documents relating to the Site.
Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) Archive	A search of the National Monuments Record (NMR) and aerial photographs was conducted for the purposes of analysing the development and archaeological potential of the Site and study area
Natural Resources Wales (NRW) LiDAR data	LiDAR imagery and point cloud data, available from Natural Resources Wales (NRW) website.
Natural Resources Wales (NRW) Landmap data	Dataset focusing on archaeological and historical sites and how they relate to each other and to the surrounding historic landscape.
National Library of Wales, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
Grey literature	Reports and research documents of relevant sites in and around the study area.

Table 2.1 Key data sources

- 2.2. Following the agreed methodology and scope of the 2026 WSI (Cotswold Archaeology 2026 **CR2288_1**), a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER and RCAHMW data, and provide the necessary context for understanding archaeological potential. In

regard to assessing the potential for the proposal to in-directly impact historic assets beyond the Site boundary, a 3km study area has been adopted in line with feedback from Cadw.

- 2.3. All the spatial data held by the HER and RCAHMW – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined to narrow the research focus onto those of relevance to the present assessment. Not all HER and RCAHMW records are therefore referred to, discussed, or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A Site visit was undertaken on the 20th August 2026 in clear and dry weather conditions. The primary objectives of the Site visit were to assess the Site's historic landscape context, including its association with any known or potential historic assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The Site visit also allowed for the identification of any previously unknown historic assets within the Site, and assessment of their nature, condition, significance, and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

LiDAR imagery

- 2.1. Existing Welsh Government LiDAR data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.2. Lidar DTM (Digital Terrain Model) and DSM (Digital Surface Model) TIFF files were downloaded from the Welsh Government's Data Map Wales portal (<https://datamap.gov.wales/maps/LiDAR-data-download/>), under the Open Government Licence v3.0. The LiDAR data was surveyed in 2021 and available at 1m for DTM and DSM resolution for the extent of the Site boundary and buffer. The LiDAR files contain British National Grid as the "native" coordinate reference system.
- 2.3. Where necessary, individual LiDAR datasets were combined into a mosaic raster dataset using Esri ArcGIS Pro 3.6.4 and exported as a single raster (.tif).
- 2.4. The LiDAR file was then processed using Relief Visualisation Toolbox (RVT) (Kokalj and Somrak 2019 and Zakšek et al. 2011) to create several single and blended visualisations. Visualisations were created following Historic England guidelines

(Historic England 2018a) and guidance in Airborne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj & Hesse 2017). Processing parameters were set to those appropriate for the topography of the area.

- 2.5. The output images from the RVT software were then imported into ArcGIS Pro 3.6.4 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.6. The DTM and DSM datasets formed the basis within the desk-based assessment and is illustrated on Fig. 12.

Assessment of heritage significance

- 2.7. The value of historic assets is best defined by the Cadw guidance, 'Conservation Principles' (2011), which describes value as a combination of heritage values: **i)** evidential (archaeological) value, **ii)** historical (illustrative and associative) value, **iii)** aesthetic value, and **iv)** communal value. Further detail of this approach, including the detailed definition of those values, as set out, and advocated, by Cadw, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.8. The present report sets out, in detail, the ways in which identified susceptible historic assets might be affected by the proposed development, as well as the anticipated extent of any such effects. Both physical effects, i.e., resulting from the direct truncation of archaeological remains, and non-physical effects, i.e., resulting from changes to the setting of historic assets, have been assessed. Regarding non-physical effects or 'settings assessment', this has been undertaken in accordance with the approach outlined in the 'Setting of Historic Assets in Wales' document (Cadw 2025). Further detail of this approach, including the detailed definition of those values, as set out, and advocated, by Cadw, is provided in Appendix 1 of this report.
- 2.9. 'Conservation Principles' states that: 'The assessment of the degree of harm to an historic asset needs to consider the impact of any proposal on its heritage values' (Cadw 2011, 31). 'Heritage Impact Assessment in Wales' states that, 'Your heritage impact statement will need to demonstrate that you have considered the potential impact of you preferred approach. You will need to show how your proposed work will sustain or enhance the significance of your historic asset, including potential benefits and any harm' (Cadw 2017, 10).

The setting of historic assets

- 2.10. This assessment has been undertaken in accordance with the approach outlined in the publication ‘Setting of Historic Assets in Wales’ (Cadw 2025a). This provides guidance on setting and development management, including the assessment of the implications of proposed development. The guidance reiterates that ‘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
- 2.11. The extent and importance of setting is often expressed by reference to visual considerations but can also comprise other elements which contribute to the ways in which a historic asset is experienced, including factors such as noise, vibrations, dust, or other pollutants; spatial associations; the rarity of comparable survivals of setting, and associative relationships between historic assets.
- 2.12. A stepped approach is undertaken for assessing the implications of development proposals. The first step is to identify the historic assets that might be affected by a proposed change or development. This requires consideration of Site context within the historic landscape. Stage 2 defines and analyses the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced. This allows an understanding of whether, how, and to what degree, settings make a positive contribution to the significance of the historic asset(s), i.e., ‘what matters and why’. This includes a consideration of:
- How present surroundings contribute to significance;
 - Change within the setting over time;
 - Relationship of the asset to its surrounding landscape/other historic assets, including non-visual relationships;
- 2.13. Stage 3 (where appropriate) is to evaluate the potential impact of change or development, with reference to:
- Visual impact, including dominance;
 - The existing built environment;
 - Extent and type of tree cover;

- Lifespan of the development/change;
- Light pollution;
- Potential for landscape character erosion;
- Impact to non-visual contributors to setting;
- Cumulative effects

- 2.14. Stage 4 is to consider options to mitigate the impact of a proposed change or development.
- 2.15. The settings assessment presented in this report includes consideration of Stages 1 to 3. Stage 4 will be carried out where detailed scheme designs are available.
- 2.16. Following consultation with Cadw (see Section 1), a 3km study area for settings assessment was agreed in line with Cadw's 'Setting of Historic Assets in Wales' guidance document (2025). A ZTV was provided by the client, informing on intervisibility between historic assets and the Site, and therefore providing a rapid indication of potential impact to certain assets. Section 5 and the WSI (Cotswold Archaeology 2026 **CR2288_1**) provide more detail on the scoping of the settings assessment.

Limitations of the assessment

- 2.17. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by Cadw, Heneb, and RCAHMW are not a record of all surviving historic assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.18. The best resolution of digital terrain model LiDAR Imagery of the Site, available from Natural Resources Wales, is 1m. The quality of the data is good across the Site.
- 2.19. A walkover survey was conducted within the Site on 20 August 2026, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that

unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource, which may be clarified through intrusive investigation. There was also sufficient access to historic assets to assess likely impacts upon the significance of the assets due to changes to their setting. Some assets were unable to be accessed due to road closures or lack of public right of way (PRoW) (noted in each case in section 5), however alternative means of assessing their setting and significance were sufficient to assess likely impacts on their significance.

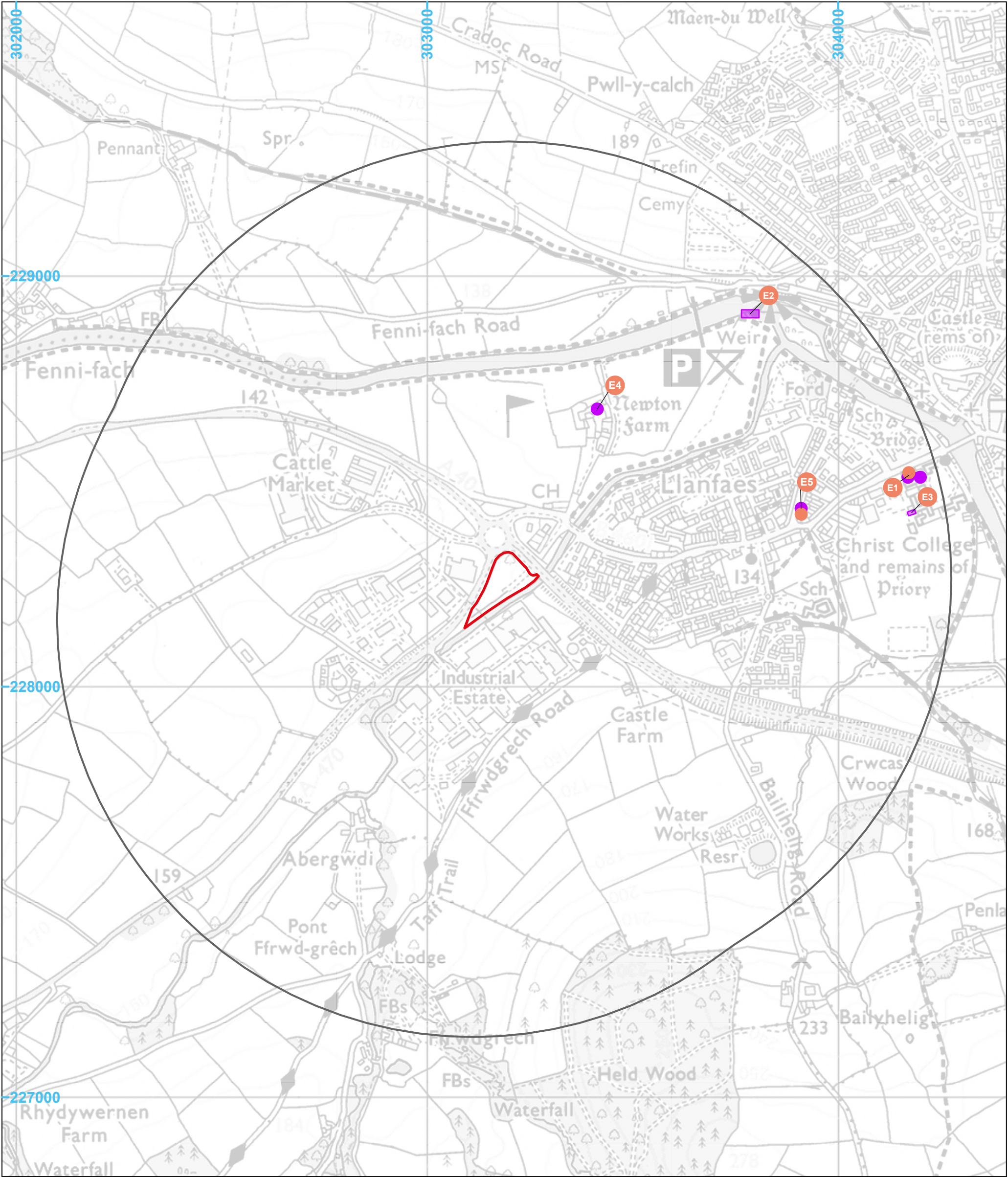
3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site comprises a triangular field on the south-western edge of the settlement of Brecon of c. 1.17ha in size. It is generally level at 140-141m aOD (above Ordnance Datum), apart from where it drops to the Afon Tarell to the south-east. The A470 Trunk Road forms the north-western boundary and the A40 runs along the north-eastern boundary. The Afon Tarell flows towards the north-east to the River Usk along the south-eastern boundary of the Site. On the opposite side of the river, within the Ffrwydgrech Estate, are Powys County Council's highways depot and the British Wool Depot. Across the A470 is Brecon Enterprise Park. It is located within Brecon Beacons National Park.
- 3.2. The British Geological Survey (BGS) records the bedrock geology of the Site as interbedded mudstone, claystone, siltstone and subordinate sandstone of the Freshwater West Formation (BGS 2026a). The superficial geology of the Site is glaciofluvial sands and gravels of Devensian age (BGS 2026a, Fig. 3).
- 3.3. A borehole dug c. 20m north-east of the Site (BGS ID: 261308) recorded a topsoil of 0.40m depth, overlying a clay sand of 0.80m depth, in turn overlying layers of sandy gravels with cobbles and boulders c. 127m deep (BGS 2026b). Another borehole located c. 80m north-west of the Site (BGS ID: 261307) recorded sandy silty clay to 1.25m below ground level, which overlaid a gravel with cobbles and boulders of 4.7m depth, which in turn overlaid sandstone cobbles and boulders with some clay at a depth of 6m (BGS 2026b). These are consistent with the recorded superficial geology for the Site.

Designated historic assets

- 3.4. No Listed Buildings, Scheduled Monuments, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields Sites, Registered Historic Landscapes (RHL) or Conservation Areas are located within the Site.
- 3.5. A total of 12 Scheduled Monuments, one Conservation Area, two Registered Parks and Gardens, 562 Listed Buildings and one RHL are located within the 3km study area for designated historic assets. These historic assets are discussed below, where relevant, and further considered in Section 5 (Appendix 2 and Fig. 13).



- Site
- Study area
- Archaeological Evaluation
- Watching Brief
- Watching Brief



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PROJECT TITLE
Land To North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon

FIGURE TITLE
Previous Archaeological Investigations

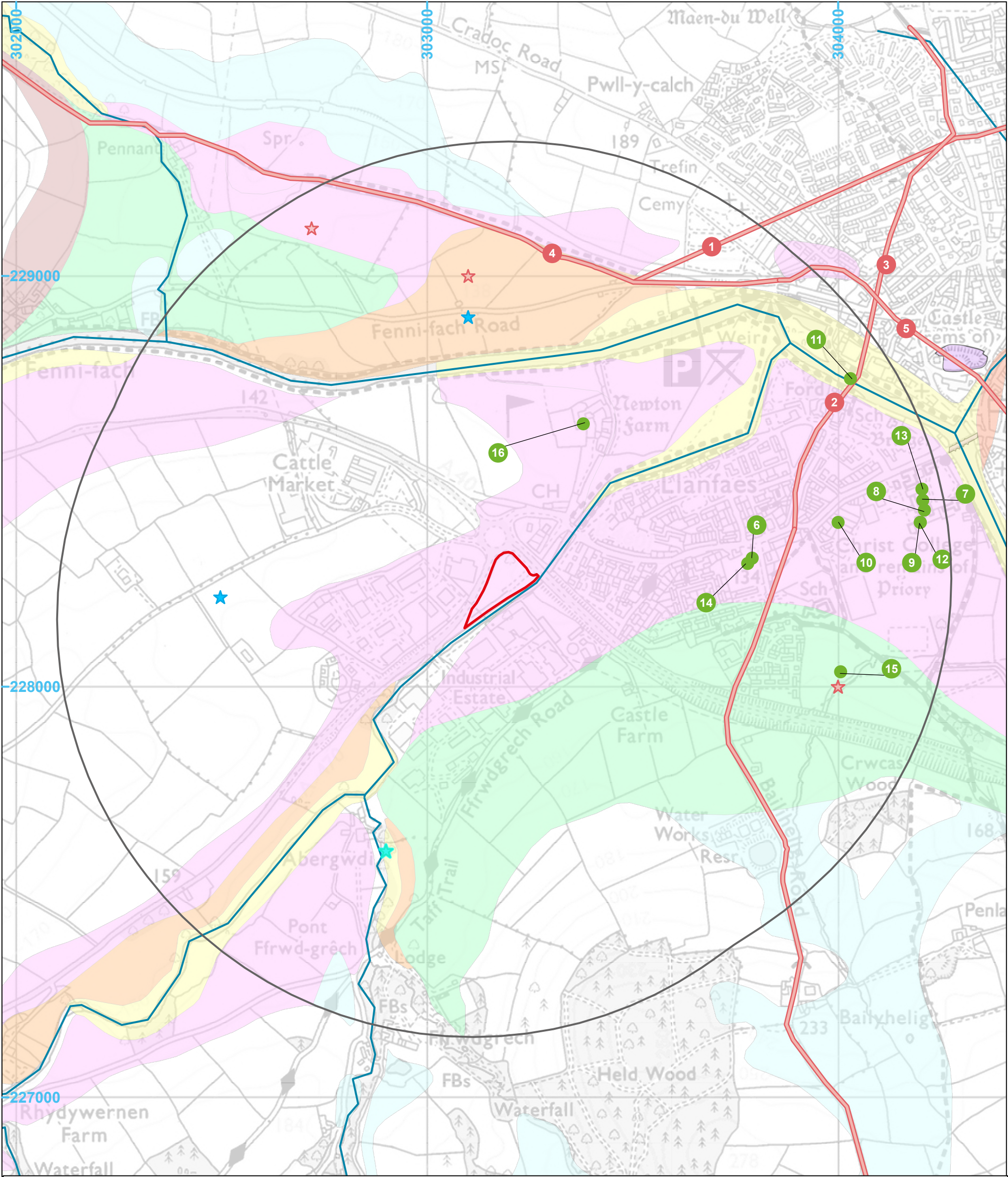
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Previous archaeological investigations

- 3.6. A small number of archaeological investigations have taken place within the study area, largely within the town of Llanfaes to the east of the Site (Fig. 2).
- 3.7. An evaluation/ watching brief and two subsequent watching briefs have taken place in the northern grounds of Christ College School, Llanfaes in 1996 (Clwyd Powys Archaeological Trust (CPAT) 1996a and 1996b), 2012 (Church and Site Archaeological Services (CASAS) 2012) and 2017 (CPAT 2017) respectively (Fig. 2, **E1**). Located c. 970m east of the Site, the investigations recorded modern boundary walls, and a possible footing for an undated building, however, no features of archaeological significance relating to the medieval town of Llanfaes, or to the former chapel or burial ground, were recorded.
- 3.8. A watching brief took place at a weir on the Afon Usk c. 820m north-east of the Site in 2002, with no archaeological features recorded (Makepeace 2002) (Fig. 2, **E2**).
- 3.9. An additional Watching Brief took place in the southern area of the grounds of Christ College, Llanfaes in 2005 c. 900m east of the Site (Site Archaeological Services (SAS) 2005) which recorded a post-medieval circular structure (Fig.2, **E3**, Fig. 4, **31**).
- 3.10. A watching brief of the excavation of test pits at Long Barn, Newton Farm, Brecon took place c. 400m north-east of the Site in 2015 (Fig. 2, **E4**, Fig. 13, **A**). No archaeological features were recorded, with the ground showing evidence for significant truncation of natural substrate in the past (Archaeology Wales 2015).
- 3.11. An archaeological evaluation in 1996 (Glamorgan Gwent Archaeological Trust (GGAT) 1996) and watching brief in 2013 (GGAT 2013a) took place at two locations along Newmarch Street, Llanfaes c. 650m east of the Site (Fig. 2, **E5**). The evaluation recorded a post-medieval structure (Fig. 4, **18**). No archaeological features were recorded in the watching brief.

Prehistoric (pre-AD 43)

- 3.12. The prehistoric period in Wales is largely characterised by the sporadic survival of archaeological evidence for human activity prior to c. 6000 BC, primarily recorded in Palaeolithic (500,000 BC – 10,000 BC) cave sites and Mesolithic (10,000 BC – 4000 BC) evidence along the Pembrokeshire coast. It was not until towards the end of the Palaeolithic period in Wales that the last of the ice sheets melted away, leaving scars in the landscape.



Site

Study area

River

Possible Roman roads

Roman findspot

Medieval

Medieval findspot

Medieval to post medieval findspot

Superficial geology: Glaciofluvial sheet deposits, Devensian-Sand and gravel

Superficial geology: Hummocky (Moundy) Glacial Deposits, Devensian-Diamicton, sand and gravel

Superficial geology: Alluvium-Clay, silt, sand and gravel

Superficial geology: River Terrace Deposits, 1-Sand and gravel

Superficial geology: Till, Devensian-Diamicton

N

0

500m



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PROJECT TITLE

Land To North of Brecon Ind. Est., South of A40/A470 Roundabout, Brecon

FIGURE TITLE

Prehistoric to medieval archaeological remains

DRAWN BY

HB

CHECKED BY

SH

APPROVED BY

ZA

PROJECT NO

CR2288

DATE

28/09/2026

SCALE@A4

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FIGURE NO.

3

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- 3.13. As such, the sporadic evidence is largely due to the destructive effects of ice sheets on the Welsh landscape during this time, the actions of which created the superficial geology within (see Landscape Context above) the Site (IFA Wales/Cymru 2008).
- 3.14. After the last ice sheets receded, a landscape of temperate deciduous mixed forest appeared from c. 10,000 BC, which was gradually modified by increasing human occupation until a concerted clearance in the early Roman period (AD 43) (Howells 2007).
- 3.15. Flint scatters of Mesolithic to Bronze Age date are well attested in the region, however none were recorded within the study area. Neolithic farming communities developed in Wales from around 6000 BC. In the Bronze Age, the record in the region is primarily in the form of irregular conglomerated field systems and hut circles in the Brecon Beacons (IFA Wales/Cymru 2008). The development of hillforts began in the Bronze Age and continued into the Iron Age, serving multiple purposes from defence to seasonal enclosures for livestock or gatherings (Driver 2023).
- 3.16. There are three hillforts roughly equidistant to the Site. These are the Scheduled Monuments of:
- Coed Fennifach, a univallate (single rampart) contour fort which encloses the summit of a prominent hill c. 2km to the north-west of the Site (Fig. 13, Appendix 2);
 - Slwch Camp, a prominent, univallate contour hillfort sited above the confluence of the Afons Usk, Honddu and Tarell at Brecon c. 2.2km east of the Site (Fig. 13, Appendix 2); and
 - Pen-y-Crug, a multi-vallate hillfort located on an isolated and prominent hill above Brecon and the confluences of the Afon Usk and the Afon Honddu, c. 1.9km north of the Site (Fig. 13, D, Lock and Ralston 2024).
- 3.17. The only possible Iron Age find within the study area is a findspot of an Iron Age to Roman bead (not illustrated, PAS ID: NMGW-678237) located c. 430m east of the Site, which was discovered while gardening in Llanfaes. No other prehistoric records are recorded within the Site or study area.
- 3.18. The scant prehistoric evidence in the study area suggests that the region was sparsely inhabited during the prehistoric period. This is likely due to early prehistoric glacial action obliterating any possible earlier archaeological evidence in the Site and

study area, in addition to the climate preventing use of the region for much of the prehistoric period. In the later prehistoric period, from the Neolithic onwards (4000 BC – AD 43), the river valley was likely utilised for agriculture, reinforced by the multiple hillforts of Bronze Age to Iron Age date (2400 BC – AD 43) placed in strategic positions in the study area, which imply that the river valley of which the Site was a part was under regional control.

Roman (AD 43 – AD 410)

- 3.19. There are five predicted lines of Roman roads in the north-east of the study area, with the closest projected trajectory c. 560m east of the Site (Fig. 3, 1-4). There is little evidence for their existence, with these records developed as conjectured links between known Roman occupied areas. They remain uninvestigated. The Roman fort of Caer Rufeinig y Gaer (Scheduled Monument: BR001) located just over 3km north-west of the Site is the closest evidence of Roman occupation. That being said, there are five Roman findspots recorded within the study area, consisting of two coins (c. 670m north and c. 900m north-west of the Site), a brooch (not illustrated, PAS ID: NMGW-08DB34, 500m south of the Site), pottery and a bronze bath-saucer handle (both c. 750m south-east of the Site) (Fig. 3). These indicate that area was traversed during the Roman, evidenced in occasional finds and the position of the Site between potential Roman thoroughfares in the wider area. The specific use of the Site during this period is uncertain and that there is a low likelihood of Roman remains being present within the Site.

Early medieval (AD 410 – 1066) and medieval (1066 – 1539)

- 3.20. There are no early medieval to medieval records within the Site. The Site was likely put to agricultural use in this period, in the form of medieval open-field cultivation, associated with the medieval town of Brecon and its south-western suburb of Llanfaes (CPAT n.d.). However, the Site's proximity to the Afon Tarell possibly favoured its seasonal use as meadow due to the likelihood of it experiencing seasonal flooding.
- 3.21. Early medieval to medieval records within the study area are concentrated to the east of the Site around Llanfaes, a settlement with early medieval origins located c. 510m east of the Site (Fig. 3, 14). The earliest record of this was under the place name 'Lannmaes' in AD 817. St David's chapel (not extant, approximate location c. 520m east of the Site) was dedicated in 1535 (Fig. 3, 6), though any earlier predecessor remains uncertain. It is possible that settlement in the early medieval to medieval

period developed around an earlier church which may have been in the location of St David's chapel, inferred by Ogilby's road map of 1675 (not illustrated) (CPAT 2012). Likely initially formed as a south-western suburb of nearby Brecon, Llanfaes was also the possible location of a castle, inferred from medieval documentary evidence and placenames on the Tithe map of 1839 (Fig. 3, **9**). Another possible reason for the development of Llanfaes is the documentary evidence of a ford known as Rhyd Bernard, recorded in 1406 (Fig. 3, **11**). This was likely a major crossing point of the Afon Usk and would have been of some importance in regard to the transportation of goods and movement in the area (CPAT 1993).

- 3.22. Approximately 950m east of the Site, around the present-day grounds of Christ College, are records of the Chapel, Friary and Cloister of St Nicolas, which, after the Dissolution, was converted to a college from 1541 (Fig. 3, **13**, **7** and **8**). A well possibly existed near to the Friary and Cloisters, however the records are disputed and the precise location is unknown (Fig. 3, **12**, c. 940m east of the Site).
- 3.23. Another possible focus of settlement activity within the study area in the medieval period is around the present-day Newton Farm c. 370m to the north-east of the Site. This farmstead consists of the Grade I Listed Newton House, along with the associated Grade II Listed Newton Barn and Agricultural Outbuilding Range (discussed in Section 5 below, Fig. 13, **A**). Although no archaeological evidence for the medieval origin of Newton was recorded during a watching brief at the farm (Fig. 2, **E4**), documentary references suggest a house was present in this approximate area by 1326 (named as 'Trenwydd'), with 15th and 16th century documents asserting the presence of land, gardens and tenements at 'le Nywton' (Parry 1985). Recorded earthwork evidence may relate to this earlier medieval house and its grounds, c. 580m north-west of the Site (Fig. 3, **16**). Newton House was built in 1582 by John Games, High Sheriff of Breconshire and a descendant of Sir David Gam who was knighted at Agincourt. It is therefore likely that the area of Newton Farm was a settlement/farmstead in the medieval period.
- 3.24. Of note is the possible medieval origin of the Pont a'r Darell Saw Mill (Fig. 4, 38), as a mill is mentioned in the Black Book of St Davids of 1326, which recorded under Newton: "And the Lord has a water mill there, and it is worth yearly £4" (Willis-Bund 1902).