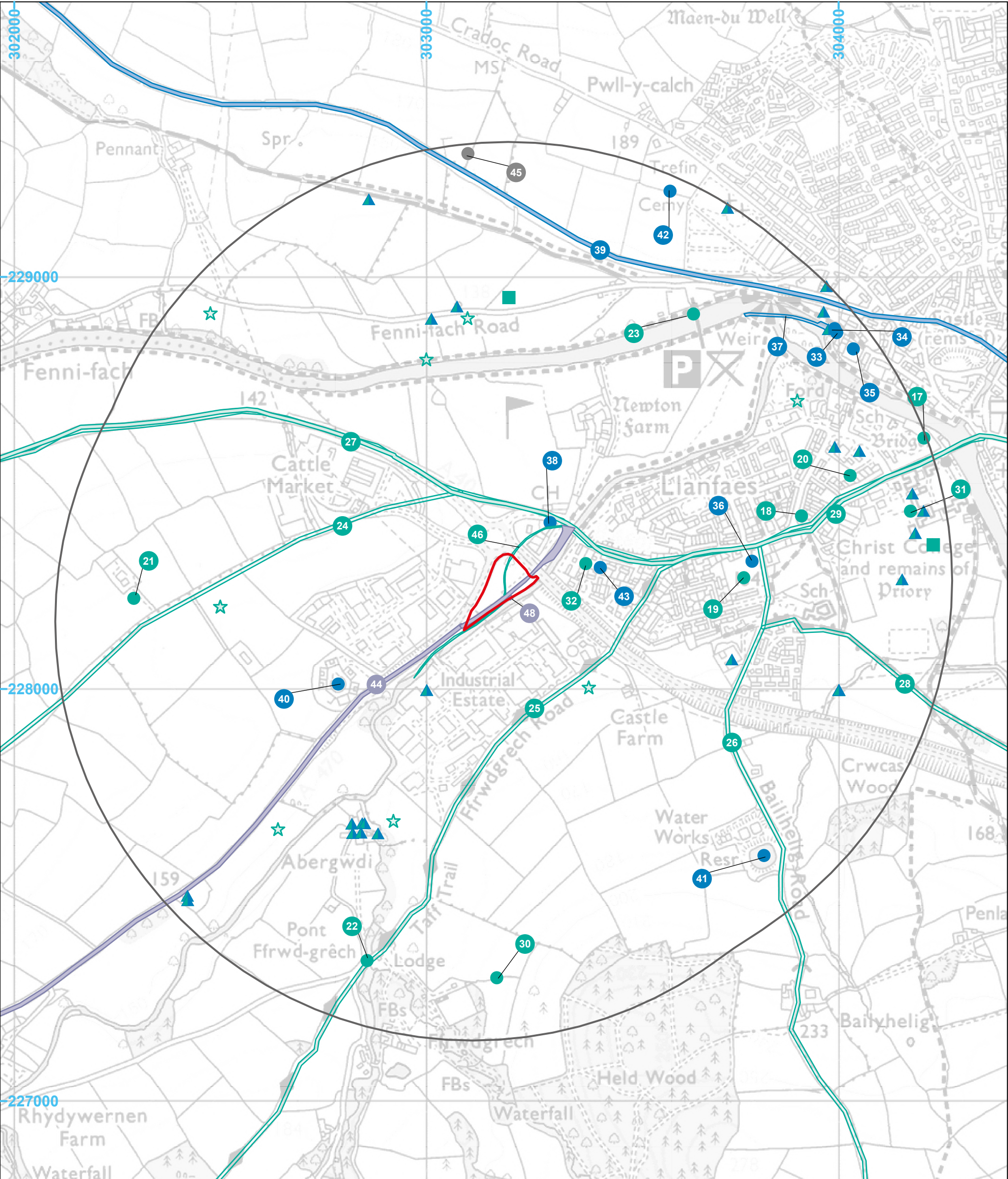




- Site
- Study area
- Post medieval
- Post medieval findspot
- Post medieval ridge and furrow
- Post-medieval to modern non-designated built historic assets
- Post medieval
- Post medieval
- Post medieval to modern
- Modern
- Modern
- Undated
- Undated

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0 500m



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

FIGURE TITLE
Post-medieval to modern and undated
archaeological remains

DRAWN BY HB PROJECT NO CR2288
CHECKED BY SH DATE 28/09/2026
APPROVED BY ZA SCALE@A4 1:9,000

FIGURE NO.
4

-
- 3.25. However, there is no way to prove that the mill mentioned in the Black Book is the same as the post-medieval mill recorded as the Pont a'r Darell Saw Mill. This may be the same water mill noted in the 15th century in an uncertain location in Llanfaes (Fig. 3, **10**, CPAT 2013b, c. 740m east of the Site- uncertain).
- 3.26. The location of a battle is recorded in medieval documents c. 770m south-east of the Site (Fig. 3, **15**), though the extent of the battlefield is uncertain. This was reportedly fought between the Welsh under Rhys ap Tewdwr against French forces under William II, King of England. Its precise location is disputed, and it may in fact lie nearer to the village of Battle, north-west of Brecon beyond the study area (RCAHMW 2016).
- 3.27. Findspots within the study area include a medieval coin c. 580m south of the Site (PAS ID: PUBLIC-87BED3, not illustrated), and a dagger chape found c. 570m south-west of the Site (Fig. 3 and Appendix 2). A medieval to post-medieval spindle whorl (c. 560m north of the Site) and key (c. 630m west of the Site) have also been recorded in the study area (Fig. 3 and Appendix 2).

Post-medieval (1540 – 1900) and modern (1900 – present)

- 3.28. The Site and the majority of the study area likely formed the agricultural/pastoral hinterland of Newton Farm, Llanfaes and Brecon in the post-medieval period, with two records of ridge and furrow earthworks which were visible on historic aerial photography in the north and west of the study area (Fig. 4, c. 580m north and c. 930m east of the Site respectively, Appendix 2) and a ploughed-out field bank and associated ditch or trackway (Fig. 4, **21**, c. 810m west of the Site).
- 3.29. Ogilby's map of the road from Chester to Cardiff of 1675 (not illustrated) records Brecknock town with Brecon Castle opposite the Afon Honddu/Howthy, with Llanfaes depicted as a linear settlement along the road to Carmarthen. It is possible that Newton House is the building depicted to the right of Llanfaes. The Site is approximately situated in an undeveloped area to the west of Llanfaes (Fig. 5, red circle top of page) and south of the road to Carmarthen. A later map of Brecknock/Brecon was published in Owen & Bowen's *Britannia Depicta* (1720 - 1764) (Fig. 5), which showed no changes to Ogilby's map of 1675.

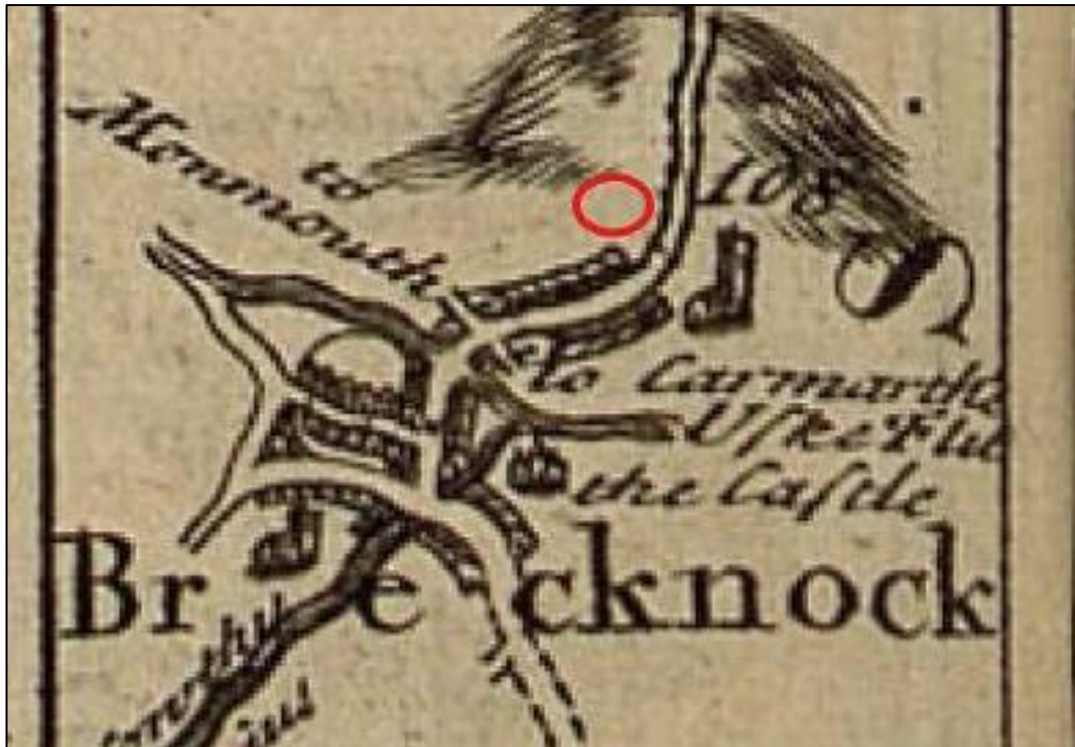


Figure 5 Extract of Owen & Bowen's *Britannia Depicta* (1720 - 1764) (Internet Archive- Creative Commons Universal License)

3.30. Additional post-medieval development within and around Llanfaes included the Games almshouse/hospital which was built by the Games family in the early 1720s for the poor of Brecon, with an evaluation recording a post-medieval structure (Fig. 4, **18**, Fig. 2, **E5**) c. 650m north-east of the Site. The churchyard of St David's in Llanfaes is of post-medieval date (Fig. 4, **19** c. 490m east of the Site). A post-medieval structure (possible garderobe) was recorded at Christ College, c. 900m east of the Site (Fig. 2, **E3**, Fig. 4, **31**). Several roads are listed as originating in the post-medieval period, plotted in Owen & Bowen's *Britannia Depicta* (Fig. 4, **24-29**, Fig. 5), none of which run through the Site. The Pont Ffrwd Grech Darell (Fig. 4, **22** c. 850m south-west of the Site) is likely of post-medieval origin. A boat house situated on the Usk may be of post-medieval origin (Fig. 4, **23** c. 730m north-east of the Site). These records of development in Llanfaes highlight the growth of the domestic use of the area to the east of the Site. This settlement growth is supported by post-medieval findspots in the study area of coins, cooking vessels, belt buckles, moulds, lead weights and a ring (Fig. 4, Appendix 2), with the closest findspot to the Site being a coin of Elizabeth I found c. 280m south-east of the Site. However, there is no evidence that the Site itself formed a part of this settlement growth in the post-medieval period.

-
- 3.31. The Site likely remained in use as pasture/meadow and industrial use during the post-medieval period, inferred by later Tithe records which imply that it likely belonged to Newton Farm, with evidence of a leat within the Site linked to Pont a'r Darell Saw Mill (Fig. 4, **38**, see also medieval section). The Newton Mill/Pont a'r Darell Saw Mill (Fig. 4, **38**) is first documented in a leasehold agreement of 1779 between William Earl Talbot of Newton to David Williams for "...all that capital messuage or tenement farm and lands within the appointed...called Newton, together with the water corn grist mill thereto belonging called Newton Mill with the cottages, houses and buildings thereunto belonging..." (ref: B/D/ACA/1/199). This is likely the same David Williams who is the occupier of both Newton House and Mill in the 1839 Tithe map apportionment (Table 3.1). This confirms that the Pont a'r Darell Saw Mill was likely formerly called the Newton Saw Mill, and operated originally as a corn grist mill. This same mill is linked to the leat present within the Site (Fig. 4, **46**), which can therefore be dated securely to at least the post-medieval period, possibly earlier (See medieval section above).
- 3.32. The Newton Mill/Pont a'r Darell Saw Mill leat (Fig. 4, **46**) is visible on the Tithe map of 1839 as a millrace leaving the Afon Tarell c. 180m south-west of the Site in a south-west to north-east direction, before it ran through the Site under the likely post-medieval to modern Brecon to Merthyr turnpike road (Fig. 4, **44**) and turned north to south before meeting the mill c. 115m north-east of the Site (Fig. 6). The tailrace of the leat is not visible on historic mapping and perhaps ran under the turnpike road before flowing out under the Pont a'r Darell to the east of the mill and the Site. The leat is last visible on aerial photographs from May 1975 (not reproduced, ref: 75-071), where it is visible as a wide cutting lined by occasional trees. Earlier aerial photography from August 1972 provides greater clarity, showing that the canal had been either infilled or had dried up by this point (not reproduced, ref: 72-329). By aerial photography from 1981, the leat is no longer visible (not reproduced, ref: 81-055). Measuring between 2.5m to 6.5m wide within the Site, it is shown as being bordered by trees in the First Edition Ordnance Survey (OS) map of 1889 (Fig. 7). It was likely several metres deep (Historic England 2018b) and as such it is possible that buried below-ground remains of the leat are present within the Site. The LiDAR analysis of the Site (Fig. 12) identified a slight linear depression in the location of the former north-south section of the leat through the Site (Fig. 4, **46**). These are to be expected, given the likely depth of the leat (Historic England 2018b). This linear

depression was not visible during the Site visit, potentially due to overgrown grass in the area, nor was any associated culvert visible.

- 3.33. The Brecon to Merthyr turnpike road (Fig. 4, **44**) is of uncertain date of construction, however it is first recorded in the 1839 Tithe map and is likely of post-medieval to modern origin (Fig. 6). It ran north-east to south-west through the Site and roughly correlates to a linear depression along the same alignment which is visible on LiDAR imagery (Fig. 12) and the A470 road prior to the 1970s when it was diverted. In addition to the lidar imagery, historical satellite imagery and the Site visit record the A40 (which likely overlies the former turnpike road) as still partially visible within the Site, however it may have been truncated by the modern surface treatments (Google Earth- Airbus, 2026, Photo 3, Appendix 3).
- 3.34. Across the Afon Tarell from the Site, the County Gaol at Brecon is depicted on the Tithe map, which was opened in May 1781 c. 110m north-east of the Site (Fig. 4, **32**). This was later used as a Prisoner of War (POW) camp in World War I (Fig. 4, **43**), with records indicating that as of July 16th, 1918, the camp was home to 126 German military prisoners of war (Spencer 2016).
- 3.35. Within the study area, the post-medieval period was characterised by increased settlement around Llanfaes and Brecon to the east, and Newton Farm to the north-east of the Site. Along with documentary records for several domestic buildings constructed at this time listed on the HER (Fig. 4), industrial works such as a tannery (Fig. 4, **17**, c. 990m north-east of the Site), leats (Fig. 4, **30** c. 830m south of the Site), and Llanfaes Saw Mills (Fig. 4, **20** c. 790m north-east of the Site) were developed. These provide evidence for the economic industrial growth of the town in this period, accompanied by an increase in domestic buildings to support the needs of a growing population.
- 3.36. In the modern period, the Tithe map and apportionment of the Parish of St David of 1839 record the field names, use, ownership and tenancy of the fields within the Site and study area (Fig. 6, Table 3.1 and Undated section below). Of note is that the fields within the Site were in use as a mix of pasture, meadow and plantation, indicating varied use. This suggests that the land, positioned close to the Afon Tarell, may have been liable to flooding, and may therefore not have been suitable for regular ploughing. All the fields within the Site are listed as part of Newton Farm, were

owned by Reverend Richard Davies and occupied by David Williams, who was also the occupier of Newton House and farmstead (Table 3.1).

- 3.37. The Tithe map of 1839 shows a small structure of possible post-medieval to modern date within the Site (Fig. 4, **48**, Fig. 6). This is visible off the south side of the Brecon to Merthyr turnpike road near to where the leat runs under the road. However, this is not noted in the Tithe apportionment listing for plot 237 (Table 3.1) and as such it is unlikely to have been more than a minor agricultural building, and unlikely to have been of significant age at the time of the Tithe. It appears this had been demolished by the time of the Second Edition OS map of 1904 (Fig. 8).

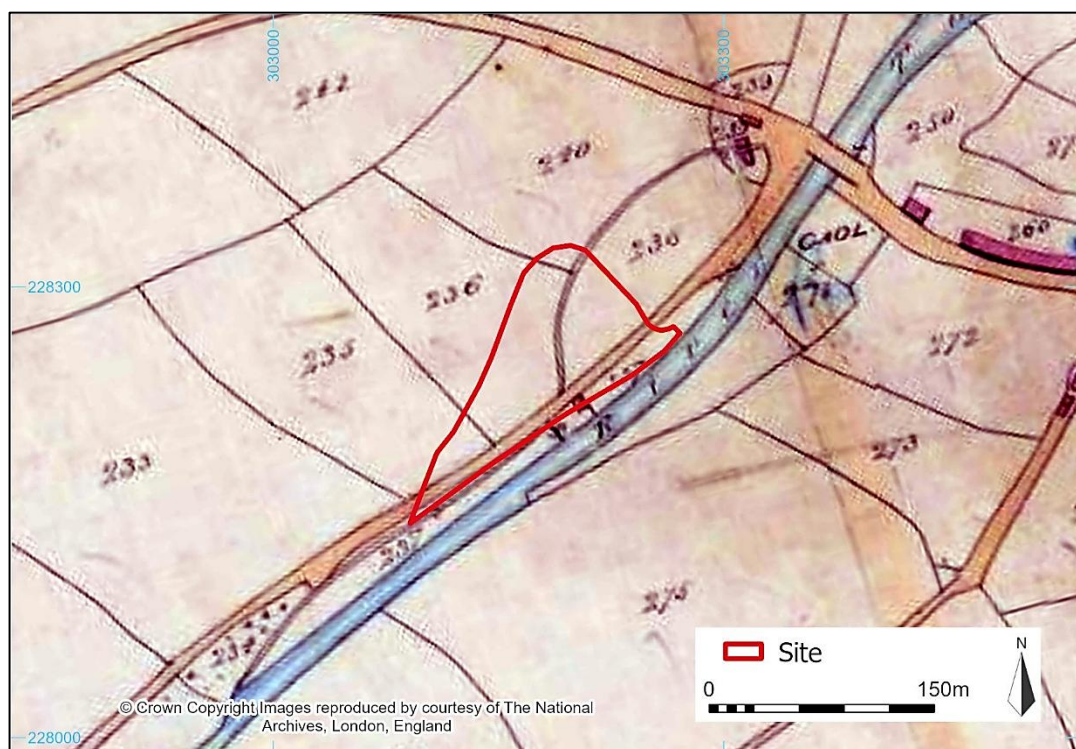


Figure 6 Extract of the Tithe Map of the Parish of St David of 1839

- 3.38. Within the wider 3km settings study area two Registered Parks and gardens represent phases of modern high-status landscape, namely Ffrwdgrech Park (Fig. 13, **C**, c. 700m south of the Site) and Penoyre Park (Fig. 13, **E**, c. 1.7km north-west of the Site). The Brecon weir and associated sluice gates were developed along the Afon Usk c. 850m north-east of the Site (Fig. 4, **33-37**) and represent further water management for industrial activity related to the growing populations of Brecon and Llanfaes. The growing population of Llanfaes resulted in the rebuilding of Llanfaes church in the Victorian period (1837–1901), with only a medieval font retained inside (Fig. 4, **36** c. 510m east of the Site, CPAT 1998). Evidence of Second World War

activity oils present in the form a section post (Fig. 4, **42** c. 950m north-east of the Site), though there is no evidence of such activity closer to the Site.

Table 3.1 Tithe apportionment 1839 data relevant to the Site and surrounds

Plot number	Landowner	Occupier	Name and Description of Land and Premises	State of Cultivation
235	Reverend Richard Davies	David Williams	Cae Bush Ucha / High Bush Field	Pasture
236			Cae Bush Isha/ Low Bush Field	Meadow
237			Plantation and Waste	Plantation
238			Cae Maloney / Maloney Field	Pasture
247			Homestead Buildings- Newton House (6803); Newton barn (85787); Agricultural Outbuilding Range at Newton House (85788)	-
256			Garden	Garden
239			Mill Cottage yard	-

3.39. Historic mapping of the late 19th and 20th centuries records changes within the Site and study area. The First Edition OS map of 1889 (Fig. 7) shows the Site as partially comprising five fields, the turnpike road within the Site (Fig. 4, **44**), the millrace (Fig. 4, **46**), a small structure (Fig. 4, **48**) and part of the Afon Tarell along its south-eastern boundary. The small structure may be an outbuilding due to its small size, although this is not certain. Pont a'r Darell/Tarell Saw Mill (Fig. 4, **38**) is still extant, with three possible residential plots now located to its south. South-east of the Afon Tarell a vicarage is depicted in a new area of small regular fields. Residential housing in Llanfaes to the east of the Site is shown as concentrated along Newgate Street to the east of the Site. Industrial workings are indicated with a reservoir (Fig. 4, **41**) illustrated c. 820m south-east of the Site, and the Neath and Brecon Railway, of which this segment to Brecon opened in 1867, is shown c. 750m to the north of the Site (Fig. 4, **39**, Appendix 3, Welsh Railways Research Circle n.d.).

3.40. The Site remains unchanged in the Second Edition OS map of 1904, except for the demolition of the former structure within the Site (Fig. 8). An area west of Newton Farm is now labelled as a golf course. No changes of note are visible on the Third Edition OS map of 1938-53 (Appendix 3), excepting the likely development of the

Golf Club House north of Tarell Saw Mill, to the north of the Site. Post-war residential development is occurring north and south of Newgate Street in Llanfaes by the 1953 Fourth Edition OS map (Appendix 3).

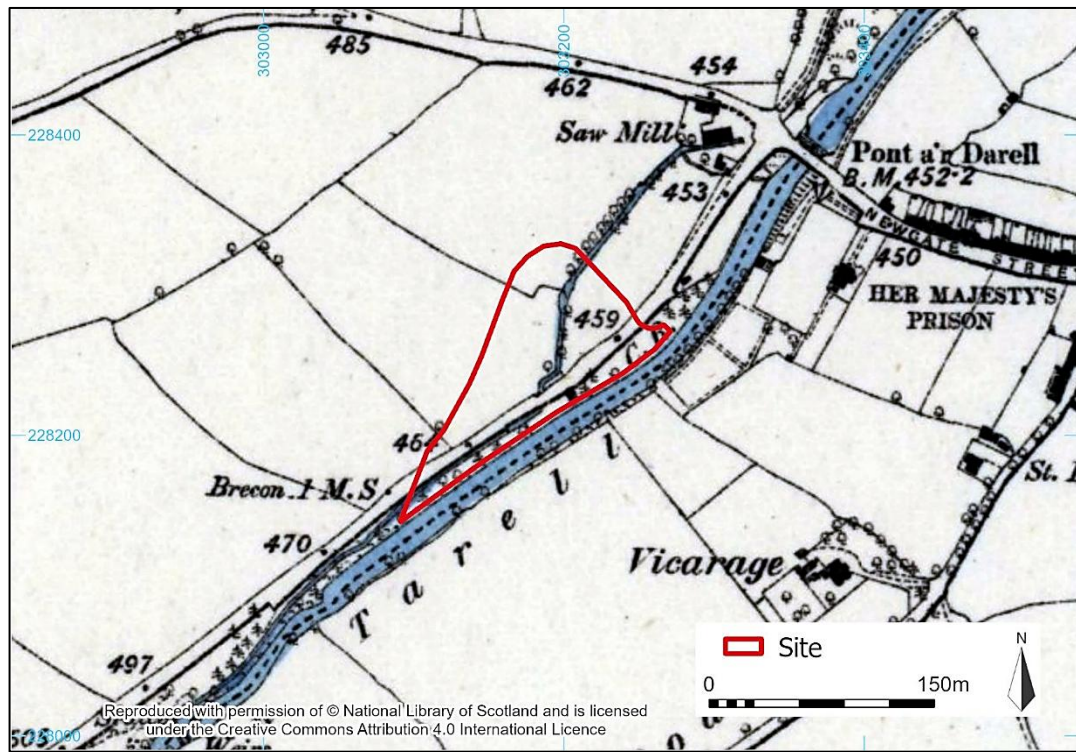


Figure 7 Extract of First Edition OS map of Breconshire, 1889

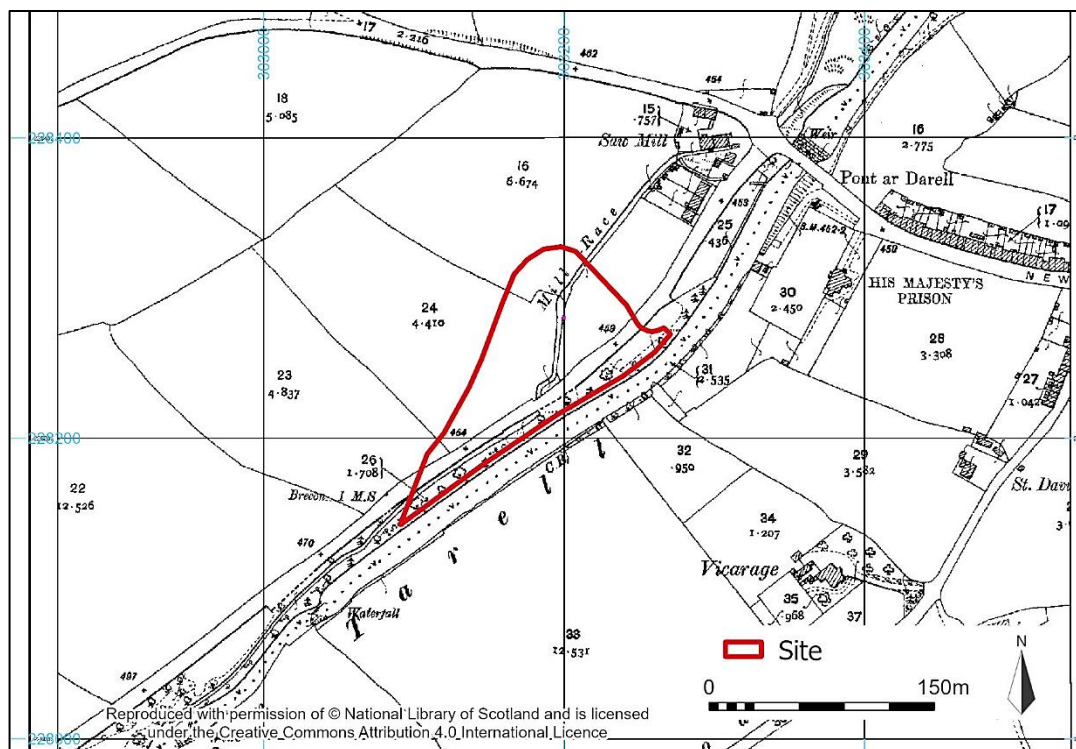


Figure 8 Extract of the Second Edition OS map of Breconshire, 1904

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- 3.41. The mill race leat within the Site (Fig. 4, **46**) has been partially demolished by the 1964 OS map (Fig. 9), with the former north-south arm of the leat now forming a field boundary, and the north-east to south-west arm of the leat now labelled as a drain. A line of trees (no longer extant) delineates the former course of the leat as it heads towards the former Tarell Saw Mill, which is now labelled as a Builder's Yard. Later aerial photography from August 1972 shows that the canal had been either infilled or had dried up by this point (not reproduced, ref: 72-329). The leat is last visible on aerial photographs from May 1975 (not reproduced, ref: 75-071), where it is visible as a wide cutting lined by occasional trees.
- 3.42. The 1976 OS map shows significant change to the former agricultural landscape surrounding the Site, with the development of a large industrial estate opposite the Afon Tarell to the south of the Site (Fig. 10). Continued residential development is also present to the south-west of Llanfaes. This map also shows that the Builder's Yard/former Tarell Saw Mill is now occupied by a large roundabout linked to the A470. The small-scaled 1979 OS map (Appendix 3) shows the diversion of the A470 outside of the Site to the north, where it connects to a new roundabout with the A40. These new developments formed the current Site outline, with LiDAR analysis identifying possible depressions where the groundworks may have impacted the north-west and northern edges of the Site (Fig. 12). By this map the Brecon and Neath Railway is shown as dismantled.
- 3.43. By the 1995 OS map further industrial development is occurring to the north-west of the Site opposite the A470 (Appendix 3). This development continued to the present day (Fig. 1, Appendix 3), with the Site now surrounded by industrial development to the north-west, west and south, residential development to the east, and the A470/A40 roundabout to the north. As such, the former agricultural and pastoral landscape of which the Site was once a part has been completely transformed due to these developments. The 21st century development of a dedicated Roma Gypsy Travellers caravan site at King Meadows c. 350m south-west of the Site, was specifically located on the site of the burial of a 'King' of the Roma Gypsies, Joseph Smith, in the modern period, where his caravan was set alight as part of the funeral proceedings, and represent a cultural tie between the local community of Roman Gypsies and this specific location (Fig. 4, **40**).

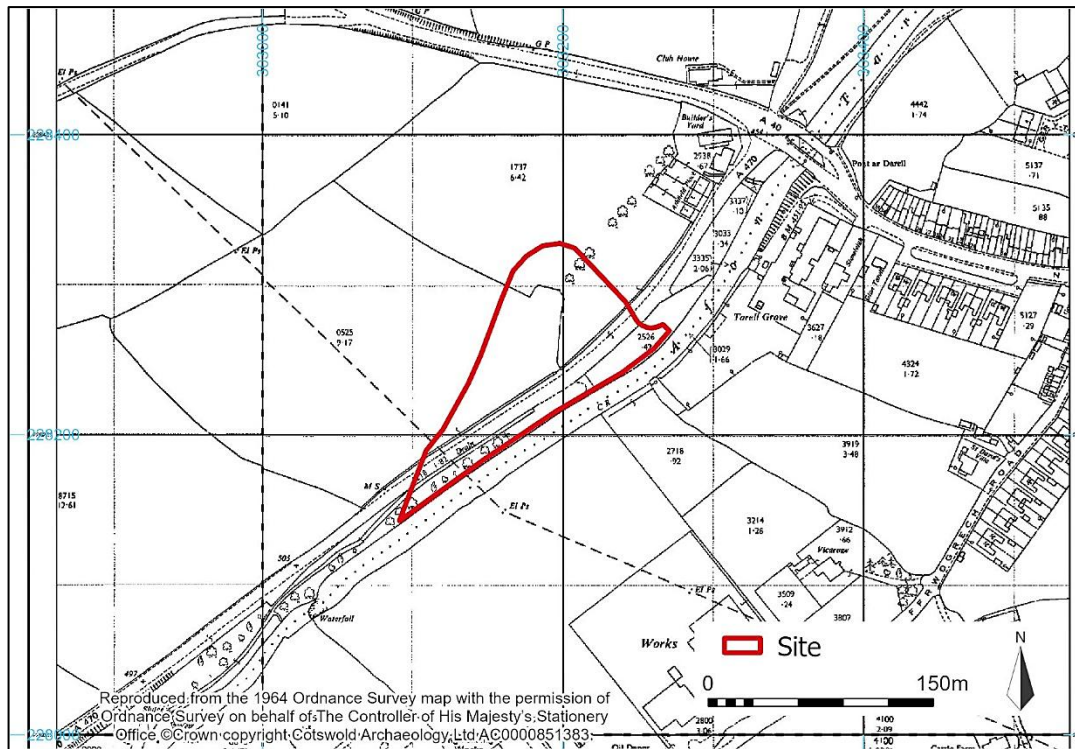


Figure 9 Extract of the 1964 OS map

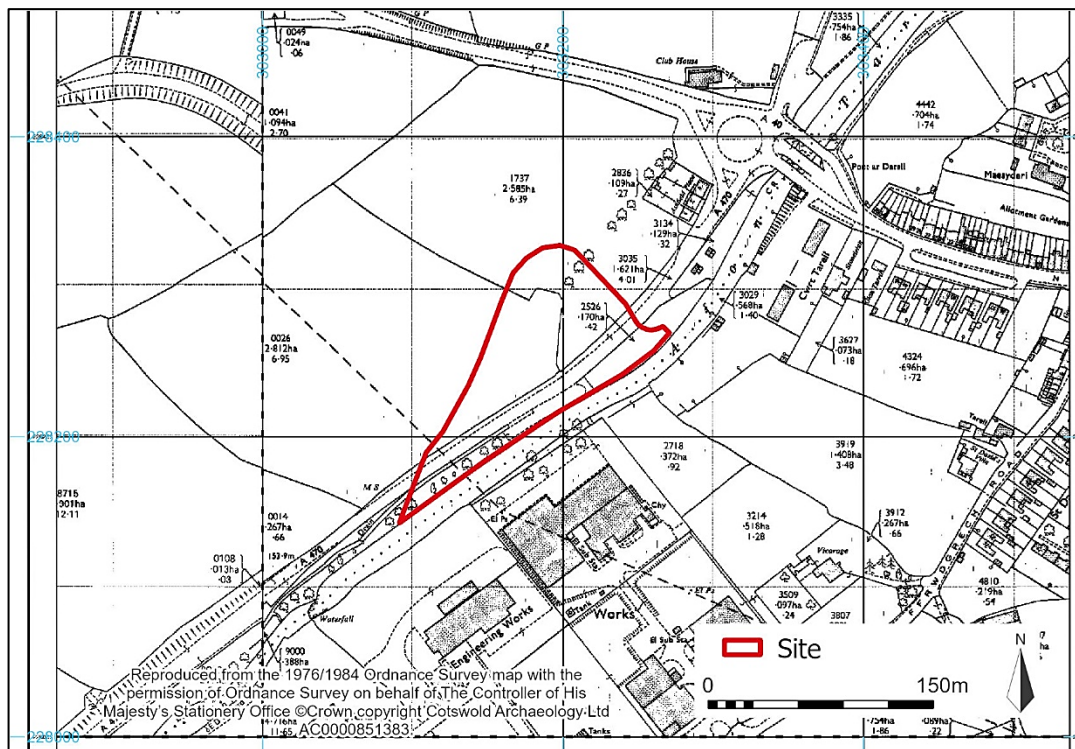


Figure 10 Extract of the 1976 (east) and 1984 (west) OS map

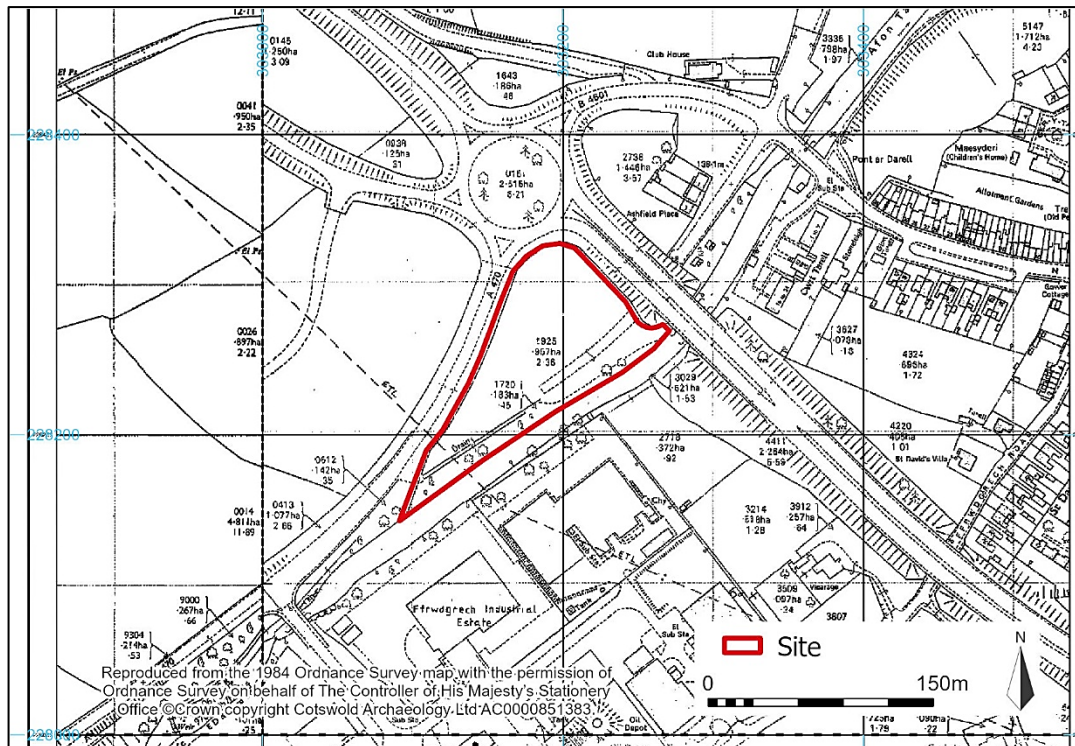


Figure 11 Extract of the 1964(west) and 1984 (east) OS map

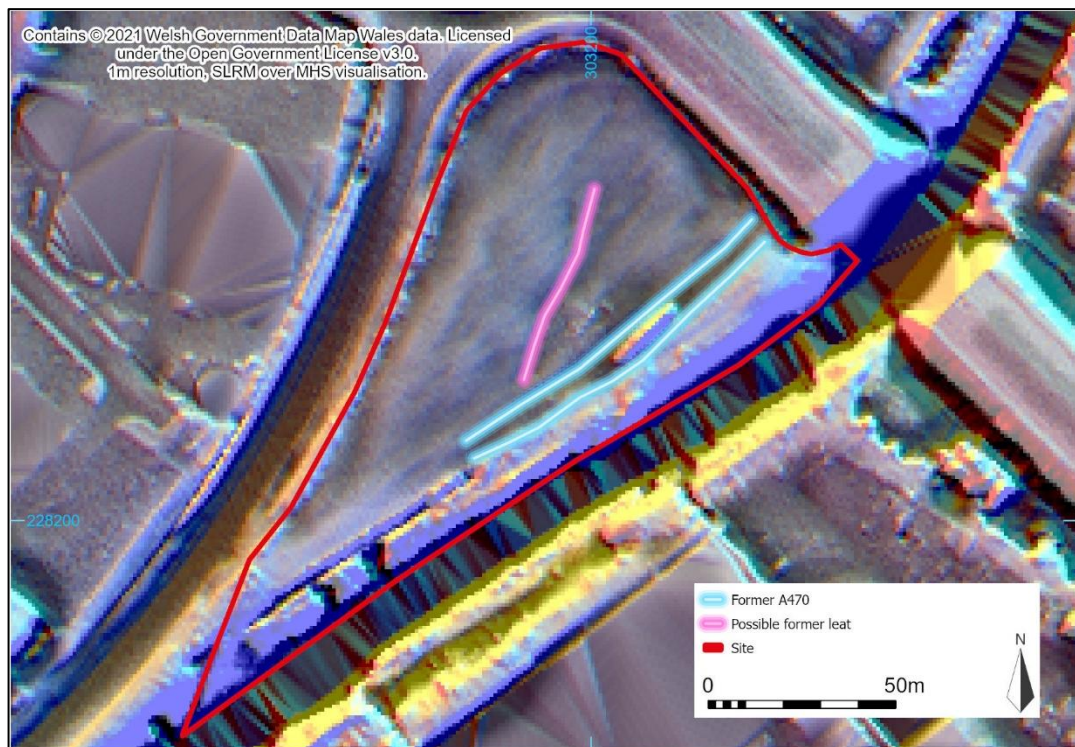


Figure 12 Extract of LiDAR imagery of the Site, 1m resolution, SLRM over MHS visualisation



Photo 3 The A470 tarmac road surface still partially visible within the Site, looking south-west from the south-eastern area of the Site

Undated

- 3.44. Within the study area, an undated possible enclosure is visible as cropmarks on aerial photography c. 960m north of the Site (Fig. 4, **45**).

Important hedgerows

- 3.45. The Site visit and historic mapping analysis have confirmed that there are no extant boundary hedgerows which appear to have been present at the time of the Tithe map. As such, extant hedgerows within the Site are not considered 'important' under hedgerows regulations.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. There are likely prior impacts to any potential buried earlier archaeological remains within the Site from the construction/decommission of the leat and the turnpike road/A470 within the Site. In addition, LiDAR analysis has identified areas of potential modern ground disturbance along the north-west and northern edges of the Site (Fig. 12). These are related to the construction of the A40/A470 roundabout in the 1970s along the northern and north-western boundary of the Site. These works may have impacted any potential earlier buried archaeological remains within the Site. The leat identified as likely being buried within the Site is likely to be several metres deep, with the area of impact concentrated to its mapped extent within the Site. There may also be associated impacts from the leat construction, such as ground reduction, or the construction of related features such as a culvert under the turnpike road, which cannot be ruled out. The A470 is likely to have associated services alongside the road, which will have had a localised impact. The modern road grading and associated works may have truncated the earlier remains of the turnpike road which are on roughly the same alignment.

- 4.2. Pockets of undisturbed ground may survive between the various phases of impact.

The significance of known and potential archaeological remains within the Site

- 4.3. This assessment has identified that no designated archaeological remains are located within the Site, and therefore no designated archaeological remains will be adversely physically affected by development within the Site.
- 4.4. Overall, it could be assumed that the local archaeological potential is reasonably well understood on the basis of the level of previous archaeological investigation within the study area, and the further information present in this report. As such, the potential of previously unrecorded archaeological remains within the Site can be guided by this knowledge.

Prehistoric to Roman remains

- 4.5. Findspots of prehistoric worked flint and various Roman artefacts within the study area imply a low potential for remains of the prehistoric to Roman period to be present within the Site. Geological evidence for glacial erosion in the Site has likely destroyed any possible former early prehistoric evidence within the Site. Prehistoric evidence, if found within the Site, would likely be related to later prehistoric agricultural use of

the region. The presence of a Roman fort to the north-west beyond the 3km settings study area, local findspots, and possible Roman road trajectories within the study area, imply that the area was passed through during this period. There is no clear evidence of expansive settlement of this, nor earlier date.

- 4.6. If found within the Site, prehistoric to Roman remains could inform the nature and extent of prehistoric to Roman land use in the area. Such remains would be of evidential (archaeological) value, to a level proportionate to its form, extent, and condition. Further sporadic finds would likely be of limited value, as they would offer little more to the current understanding of prehistoric/Roman activity here.

Medieval to modern industrial and agricultural remains

- 4.7. The Site and study area were largely put to agricultural/pastoral and industrial use in the medieval to modern periods. No extant ridge and furrow has been identified within the Site, however the Site's industrial and transport use in the modern period may have truncated these remains. If found, these remains would be of limited evidential (archaeological) value in their ability to inform the understanding of the agricultural/pastoral use of the area in the medieval to modern period.

- 4.8. The Site is likely to contain the buried remains of a leat of possible later post-medieval to early modern construction (Fig. 4, **46**). If found, these remains of the leat and any related remains will be of archaeological interest in their ability to inform on the development of rural industries, particularly the small village industries and those on dispersed farmsteads or estates (IFA Wales/Cymru 2008). However, given the existing understanding of this feature, which is observable on historic maps, the physical remains of this feature are not expected to be of high evidential (archaeological) nor historic (illustrative) value.

Modern transport remains

- 4.9. The modern A470 is still extant within the Site and likely overlies the earlier surface of the turnpike road (Fig. 4, **44**). These potential buried remains of the turnpike road may have the ability to inform the understanding of the earlier development of turnpike roads within the area (IFA Wales/Cymru 2008), though given their recording in historic map evidence and existing understanding of such roads, it would be of negligible evidential (archaeological) value.

Undated structural remains

- 4.10. The buried remains of a small structure may also be present within the Site, of unknown date, however as it was visible by the 1839 Tithe map, it may be of post-medieval to modern construction (Fig. 4, **48**). As this is likely an agricultural outbuilding, any surviving below ground remains would be of negligible evidential (archaeological) value.

Potential development effects

- 4.11. No historic assets of the highest significance are anticipated to be present within the Site, though further investigation/groundwork monitoring may be required in order to fully understand the archaeological potential and significance within the Site. Any truncation (physical development effects) upon any less significant archaeological remains within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

- pre-construction impacts associated with demolition and ground investigation works;
- ground reduction;
- construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

- 4.12. The abovementioned groundworks and excavations in relation to the proposed development could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, in turn resulting in the total or partial loss of significance of these assets. Any adverse effects on buried archaeological resource would be permanent and irreversible in nature. However, any archaeological features present within the Site are unlikely to comprise remains of highest significance (i.e., equivalent to Scheduled Monuments). It is therefore considered that the potential archaeological resource within the Site would not require preservation in situ, nor would it influence development design. The heritage impacts of their truncation and/or removal could be addressed through an appropriate condition, with the agreement of the BBNPA.

5. THE SETTING OF HISTORIC ASSETS

5.1. This section assesses any potential effects of the proposed development on the significance of designated historic assets through the alteration of their setting. An initial appraisal carried out as part of Stage 1 of the assessment methodology utilised readily available information to determine whether any historic asset's setting may be affected by the proposed development. Designated historic assets within 3km of the Site were scoped into a settings assessment, an approach that is considered standard for this type of development. These assets have been mapped on Fig. 13 and are compiled in Appendix 2.

5.2. This assessment has been undertaken in accordance with the approach outlined in the Setting of Historic Assets in Wales (Cadw 2025) and has assessed the impact of the proposed development on the nearby designated historic assets.

Stage 1: identify the historic assets that might be affected by a proposed change or development

5.3. Stage 1 of the 'Setting of Historic Assets in Wales' is to identify which historic assets and their settings are affected.

5.4. A total of 12 Scheduled Monuments, one Conservation Area, two Registered Park and Gardens, 562 Listed Buildings and one Registered Historic Landscapes (RHL) are located within the 3km study area.

5.5. All historic assets located within the 3km study area were assessed under Stage 1 conditions and the results of the assessment are presented in Appendix 2, with the exception of the one RHL, which was determined to not require an ASIDOHL 2 assessment (see Section 1, Consultation).

5.6. Assets scoped out and not progressed to Stages 2 and 3 have been identified using ZTV analysis (Corscadden Associates 2026) to assess lines of sight. In addition to the ZTV, a combination of GIS analysis and field examination has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, distance from the Site and lines of sight, within the context of the assets' heritage significance.

5.7. Several asset groups were initially identified for Stage 2 assessment as being potentially sensitive to non-physical impacts based on their potential intervisibility with the Site according to the ZTV analysis (Corscadden Associates 2026) and were noted

in Figure 2 of the WSI (CA 2026). The ZTV analysis was landform only, and as such did not take into account intervening built form or vegetation. Following the Site visit it became abundantly clear that there was no visual, experiential or physical connection between the Site and several of these asset groups. As such, these have been scoped out of further Stage 2 assessment.

- 5.8. All historic assets assessed as part of Stage 1, but which were not progressed to Stage 2, are included in the gazetteer in Appendix 2 of this report. Additional consideration of why detailed assessment was scoped out for those assets initially identified in the WSI as being within the ZTV is presented briefly below (in ‘Discussion and justification for scoped out assets’; paragraphs 5.10 to 5.17).
- 5.9. Following the Site and study area walkover a small number of designated historic assets were considered potentially sensitive to non-physical impacts deriving from the proposed development. These are discussed in Stage 2 below, are numbered **A-E** in Appendix 2 and are illustrated in Figure 13.

Discussion and justification for scoped out assets

Brecon Conservation Area and associated Scheduled Monuments, Listed, and locally listed buildings

- 5.10. The Brecon Conservation Area encompasses a large area of the town of Brecon and the eastern extent of the neighbouring town of Llanfaes opposite the Afon Usk from Brecon (Fig. 13, defined by dashed line). Several designated and locally listed assets lie near to the Conservation Areas boundaries within the towns of Brecon and Llanfaes, and for their proximity and spatial character have thus been considered as a group with the assets within the Conservation Area. This grouping consists of one Conservation Area, four Scheduled Monuments, two Grade I Listed Buildings, Seven Grade II* Listed Buildings, and 476 Grade II Listed Buildings. The Site and the study area walkover identified that there is likely little to no shared vistas perceivable between the Site and these assets. The Site was not visible from any assets or viewpoints within the grouping during the Site visit.
- 5.11. The town of Brecon sits on the east side of the Afon Usk on ground which rises gently to the east and more steeply to the north of the town, where Brecon Castle (SM: BR022) is a dominating feature. Further north of the castle the Grade I Listed Cathedral Church of St John the Evangelist and associated Listed Buildings are situated within an enclosed setting behind high walls and mature trees, obscuring

views towards the Site. The majority of Brecon is characterised by a mix of residential buildings, shops, churches and administrative facilities, and forms a distinct character of narrow streets limiting the experience of the Listed and locally listed assets within these areas to their immediate settings, with the spires and towers of churches forming reference points for the wider town (Photo 4). The most expansive views are available from the site of Brecon Castle, which is focussed to the south over the Afon Usk with the built form of Brecon dominating the foreground and the Brecon Beacons forming the wider landscape.



Photo 4 Typical Listed Buildings within Brecon, looking east along St Mary's Street with St Mary's Church tower visible in the background, looking east

- 5.12. The setting of the wider Conservation Area, and its associated Scheduled Monuments, Listed and locally listed Buildings, is defined by the built form of the historic town, their mutual associations, including with the castle, as well as the location along the Afons Usk and Tarell. Historic importance and heritage values of those assets can be best appreciated from within the Conservation Area and are not discernible through the views from the Site (Photo 1).
- 5.13. The Site is simply a very small part of the wider landscape where Brecon was originally established and does not have any historical association with the town assets. Any distant intervisibility with the Site does not inform, or contribute to, the

understanding of those designated and non-designated historic assets or their experience. The proposed development, being low rise and distant, would not feature discernibly in these views between the town and the Site, nor would it affect the experience of the town or its assets and the appreciation of their significance. On this basis this group of assets has been scoped out at Stage 1 of this assessment.

Farmsteads within the study area

- 5.14. Several Listed Buildings within the study area form distinct farmstead groupings (Fig. 13, green circles) which share common settings (Appendix 2). Those farmsteads (shown as intervisible on the ZTV analysis) included Fenni Fach and attached barns (LB: 84273), Pen-y-Lan Farmhouse, and attached Barn To North (LB: 6807-08) and Cwm Gwdi Farmhouse and outbuildings (LB: 7469, 84516). Farmsteads are often composed of a farmyard, a main farmhouse and several associated barns and outbuildings formed around a common yard (Historic England 2015) creating strong group value which is key to how setting contributes to each of their significance, though the majority of the significance of historic buildings lays in their physical form. Historical and visual associations can be found where wider farmland settings offer perceptible historic landscape context to farmsteads, contributing a further, more limited amount of significance to these structures.
- 5.15. None of these farmsteads were visible from the Site during the Site visit, and none were found to hold any historical nor other clear association with these farmstead buildings. Therefore, this group of assets has been scoped out at Stage 1 of this assessment.

Slwch Camp Hillfort

- 5.16. The Slwch Camp Iron Age hillfort is located east of Brecon and c. 2km east of the Site. Initially identified as potentially intervisible based on ZTV analysis, the Site visit identified that views from the hillfort summit towards the Site were blocked by an intervening hedgerow dominated by mature trees (Photo 5), and that the hillfort was not visible from the Site (Photo 1). The intervening hedgerow screens the view eastwards towards the Site, and, combined with the distance of the Site from this asset, would serve in winter to provide only glimpsed views of the Site as part of the incidental wider landscape setting.
- 5.17. However, views in the area of the Site do not appear to have been significant in the positioning of the hillfort. Hillforts were intended to be dominant in the landscape, to

see and be seen over great distance, including landscape boundaries such as water sources. The primary aspect of the south-facing slope of the hillfort is focused on the Brecon Beacons, and emphasises its dominant position over the River Usk, both of which are likely to represent key landscape features in the siting of the hillfort and therefore are key to its setting. The proposed development would not change the relationship of the hillfort with these key landscape features, and would not, by any means, challenge its dominance in the landscape. As such, Slwch Camp was scoped out at Stage 1 of this assessment.



Photo 5 View towards the Site from the summit of Slwch Camp, looking west