

**Bache Farm, New Radnor,
Presteigne, Powys, LD8 2TG
Desk-Based Assessment
Planning Application P/2017/0408
(Powys)**



Report by: Trysor

For: Roger Parry & Partners

July 2017



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P/2017/0408 (Powys)**

By

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Trysor Project No. 2017/565

For: Roger Parry & Partners

July 2017

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Cover photograph: Looking north northwest along the development area from the southern end, close to the existing mobile sheds.

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Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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1. Summary

- 1.1 This historic environment assessment has been undertaken by Trysor to examine likely impacts on the historic environment from a proposed development on land to the west of Bache Farm, planning application P/2017/0408 (Powys).
- 1.2 A site visit was undertaken by Trysor to examine the location of the development. Information was also gathered on the indirect, visual impacts on historic assets within the wider landscape, and their setting.
- 1.3 Four evaluation trenches were placed across the development site.
- 1.4 The assessment studied the direct and indirect impacts on all recorded historic assets within an area measuring 1 kilometre in radius, focused on SO2248062790, the centre of the development. The Clwyd Powys Archaeological Trust Historic Environment Record and data from RCAHMW and Cadw was consulted. Historical mapping was also consulted as well as aerial photographs and LiDAR.
- 1.5 There are no Scheduled Monuments within a 1km radius of the development.
- 1.6 There are 7 Listed Buildings within a 1km radius of the development. There would be a Very Low Negative indirect impact on one of these, but with no impact on its setting, and therefore no impact on its significance.
- 1.7 There are no Registered Parks & Gardens within the 1km radius.
- 1.8 The development site does not lie within a Registered Historic Landscape.
- 1.9 There would be no significant impacts on any other recorded historic assets within the 1km radius assessment area.
- 1.10 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for further buried archaeology.
- 1.11 No further archaeological mitigation is thought necessary in associated with this development.

2. Copyright

- 2.1 Trysor holds the copyright of this report. Further copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 6, 7, 8, 9 and 10 include other copyrighted material and should not be copied.

3. Introduction

- 3.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU commissioned Trysor heritage consultants on behalf of their client, Owen & Chris Hardwick, to undertake an historic environment desk-based assessment and evaluation for a chicken shed on land west of Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG, planning application P/2017/0408 (Powys), see Figure 1.
- 3.2 The planning application was commented on by the Development Control Section, Curatorial Services, at the Clwyd-Powys Archaeological Trust (CPAT, 2017a). The Development Control Section, Curatorial Services, CPAT, recommended that a pre-determination archaeological evaluation be undertaken before the planning application was determined (CPAT, 2017)

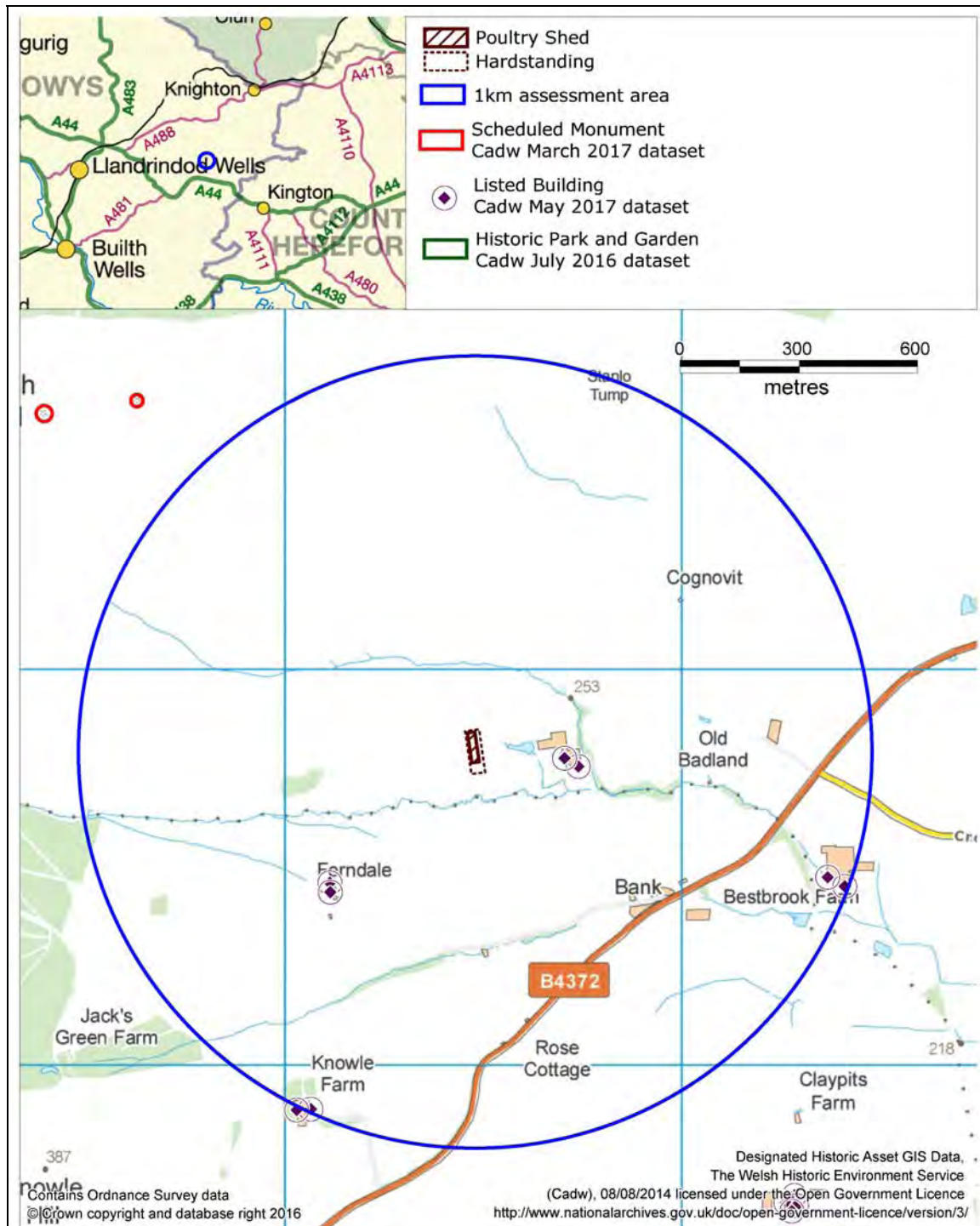


Figure 1: Location of the proposed development, showing the 1km radius assessment area.

4. The development

- 4.1 The proposed development is for the erection of free range poultry building (16,000 birds) associated feed bins and associated works, planning application reference number P/2017/0408.
- 4.2 The free range poultry building will be built in a field already used for free range poultry to the west of the farmyard at Bache Farm.
- 4.3 The building will be 77 metres north to south approximately by 19 metres, and standing 5.5 metres to the ridge, with a hardstanding around the building. The access track will be a trackway already in use.
- 4.4 A sump under the floor for dirty water will drain water further below ground into a sealed tank.

5. Methodology

- 5.1 The desk-based assessment considered known historic assets within a 1 km radius circle centred on SO2248062790, the centre of the proposed development (see Figure 1). This has helped develop an understanding of the archaeology and landscape of the surrounding area as well as assess any direct or indirect impacts, including impact on setting. Historic assets have been given an ID number for the purposes of this report, other reference numbers, such as regional HER PRNs are cross referenced in Appendix B.
- 5.2 Data from the regional Historic Environment Record held by Clwyd Powys Archaeological Trust was acquired for the 1 kilometre assessment. Data on designated historic assets was supplied by Cadw.
- 5.3 Historic mapping was consulted. The maps used included the early 19th century Ordnance Survey Original Surveyors Drawings, as well as late 19th and 20th century 1:2500 scale Ordnance Survey mapping and the parish tithe map.
- 5.4 A site visit was made by Trysor to the development site, and the surrounding area, on June 20th, 2017. Visible archaeological features within the area that would be directly affected by the development were searched for and any other historic assets on which there may be a direct impact recorded. The wider landscape was studied taking note of topography, vegetation and structures and the impact on the setting and therefore the significance of historic assets (Cadw, 2017).
- 5.5 Four evaluation trenches were excavated in June 2017 within the footprint of the proposed building. These were 1.8 metres wide and 145 metres in length in total, excavated down to the natural subsoil.
- 5.6 Aerial photographs on Google Earth, dating to 2006 and 2009 were used to inform the assessment as well as aerial photographs from 1969 and 2013 available from the Welsh Government Aerial photographic unit

online. LiDAR data of 2 metre resolution was available for most of the assessment area.

- 5.7 Modern mapping was used to assess current public access.
- 5.8 All information gathered during the desktop assessment and site visit was entered into a bespoke database created in Access 2003 to form an assessment dataset.
- 5.9 The final dataset is the source of the material output in this report, including the GIS mapping which illustrates the location of historic assets in the area, and the tables and appendices which provide detailed information on the historic assets within the study area.
- 5.10 Each of the records in the final assessment 1 kilometre dataset was assessed for Period, Rarity, Documentation, Group Value¹, as well as Evidential Value, Historical Value, Aesthetic Value, Communal Value² and Setting. Once these had been considered the significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 4. Full details of this exercise are given in Appendix B.
- 5.11 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Each impact was assessed as to whether it was Positive, Negative or Neutral, and the level of impact within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact.

¹ Period, Rarity, Documentation and Group Value are criteria defined in the Welsh Office Circular 60/96, 1996.

² Evidential Value, Historical Value, Aesthetic Value and Communal Value are criteria defined in Cadw's Conservation Principles publication, 2011.

6. The Development Site

- 6.1 The development site is located in a pasture field some 250 metres to the west of the farmyard at Bache Farm, Kinnerton, Powys. The development site itself is on a south-facing slope, to the northern side of a minor stream valley which runs eastwards from the adjacent Radnor Forest uplands, which dominate the view to the north and west. To the south and east is a landscape of undulating farmland which gradually descends to the Walton Basin, an area which is notable for its prehistoric archaeology.
- 6.2 The underlying bedrock is composed of mudstone, siltstone and sandstone of the Ludlow Rocks series, which belong to the Silurian Period. These sedimentary rocks were deposited by rivers some 419 to 423 million years ago.

7. Bache Farm: Archaeological Overview

- 7.1 Bache Farm is situated just to the northwest of the Walton Basin, an archaeologically-rich landscape which includes considerable evidence of prehistoric activity, including significant settlement, funerary and ritual sites of Neolithic and Bronze Age date (Britnell, 2013).
- 7.1.1 Although the main area of prehistoric activity appears to have been further to the southeast, the landscape around Bache Farm is itself notable for recorded scatters of stone and flint artefacts of Neolithic to Bronze Age date, as well as the presence of Bronze Age funerary cairns on the uplands of the Radnor Forest, immediately to the northwest of Bache.
- 7.1.2 During the 1990s, fieldwalking undertaken on several ploughed fields at Bache Farm by Marg Feyrok resulted in the discovery of flint flakes and artefacts suggestive of prehistoric activity on the land owned by the farm itself, although no archaeological features have been identified in association with these finds.
- 7.1.3 The inclusion of these discoveries in the Historic Environment Record may point to the potential for currently unrecognised archaeological features to exist at Bache Farm. An archaeological evaluation was undertaken by Trysor for this assessment in one of the field parcels fieldwalked by Marj Feryok, where she reported 44 flint flakes, two Bronze Age scrapers and a stone axe-head. The evaluation included opening and examining 145 metres of trenching, which produced only two flint flakes and a chert flake, none of which had diagnostic features to assist in their dating, see Appendix C of Evaluation Report, included in Appendix D.
- 7.2 **Palaeolithic and Mesolithic (250,000BC – 4,000BC).**
- 7.2.1 There are no records of artefacts or sites associated with the Palaeolithic or Mesolithic periods within a 1km radius of the proposed development

site. These periods represent the last Ice Age and the period immediately afterwards, when population levels were very low in central Wales and evidence of human activity relatively scant. Examples of flint tools of both late Upper Palaeolithic and Mesolithic date are known from excavations at The Porth, New Radnor (PRNs 26795 & 26796). These suggest that groups of hunter-gatherers did operate periodically across the area (Britnell, 2013, 11).

7.3 Neolithic and Earlier Bronze Age (4000BC – 1500BC).

7.3.1 The evidence of Neolithic and Early Bronze Age activity within and around the Walton Basin, including the 1km radius of the assessment area, points to significant settlement in the district during these periods. The Neolithic saw the arrival of agriculture and the first settled agricultural communities, a process which expanded throughout the period and into the Bronze Age.

7.3.2 In the lower-lying landscape of the Walton Basin, most of these monuments survived as buried features, often only visible as cropmark sites visible on aerial photographs. Along the hills of the Radnor Forest, to the north and west, some monument survive, most notably Bronze Age round barrows, where the cremated remains of the dead were interred. The tradition of barrow building has been shown to date from the late Neolithic period onwards, flourishing during the early and mid-Bronze Age.

7.3.3 The main area of Neolithic activity appears to have been focused on the landscape around the small village of Walton, almost 5km to the southeast of Bache Farm, where a Neolithic Cursus (PRN 5134) and several other cropmark sites have been identified and explored by CPAT in recent times. These include rare examples of a late Neolithic house sites, such as at Ninepence Barrow (PRN 19466), where excavations revealed a circular house with a central hearth, associated with a small, circular enclosure. Radiocarbon dates from this site show that it was likely to have been in use around 2,400BC. Numerous finds of Neolithic flint and stone artefacts are also known from the area, including a stone axe-head found near the proposed development site on Bache Farm itself (ID number 19) during the 1990s. Scatters of flint flakes and artefacts have also been found at Bache, including two scrapers of Bronze Age type found in the same field as the proposed development.

7.3.4 Several examples of Bronze Age round barrows have been identified relatively close to Bache Farm. A line of well-preserved round barrows are found about 1.5km to the west and northwest of the proposed development site. These include two barrows recorded at Whinyard Rocks (PRNs 1994 & 1995) and a further three barrows on Bache Hill (PRNs 1991, 1992 & 2184), all overlooking the landscape around Bache Farm and southwestwards towards the Walton Basin.

7.4 Later Bronze Age and Iron Age (1500 BC – AD43).

- 7.4.1 The Iron Age is a period characterised by the frequent remains of Hillforts and Defended Enclosures in the Welsh landscape, some excavated examples of which have been found to have their origins in the late Bronze Age.
- 7.4.2 There are no Iron Age settlements recorded within 1km of the proposed development site, but there are examples in the wider landscape. These include the Hindwell Enclosure, near Walton (PRN 4222), which has been dated to the Middle Iron Age by ceramic evidence found by CPAT during excavation of the site. This is one of several sub-rectangular cropmark sites in and around the Walton Basin which appear to be Iron Age defended enclosures. These would appear to suggest that the concentration of activity around the Walton Basin in earlier prehistoric times continued into the Iron Age.
- 7.4.3 A spindle whorl (PRN 19378) found on Bache Farm in the past may be an artefact of Iron Age date and indicate that Iron Age people frequented the local landscape. Spindle whorls were used to weight the spindles used to spin wool and other fibres by prehistoric people.

7.5 Roman (AD43 – AD410)

- 7.5.1 There is no recorded evidence of activity during the Roman period within a 1km radius of the proposed development site.
- 7.5.2 There is significant evidence of Roman activity around Walton, less than 5km to the southeast of Bache Farm, where a Roman fort and vicus settlement are known (PRNs 315 & 80117). Three separate Roman marching camps are also recorded at Walton (PRNs 313, 710 & 372).
- 7.5.3 It is likely that the wider district also continued to be settled and farmed throughout the transition from the Iron Age into the Roman period however. There have been chance finds of Roman pottery around Kinnerton, within a 2km radius of the proposed development site (e.g. PRNs 49075 & 119533).

7.6 Early Medieval (AD410 – AD1100).

- 7.6.1 There is no evidence of Early Medieval activity within 1km of the proposed development site, but there is evidence of activity during this period in the wider area.
- 7.6.2 One of the finest Early Medieval monuments in the British Isles, Offa's Dyke runs close to the modern England-Wales border, some 5.5km to the east-southeast of Bache Farm. The Dyke is thought to have been constructed to mark the border between Powys and Mercia in the 8th century AD, initially at the behest of the Mercian king Offa. Several sections of the bank and ditch survive in the modern landscape,

7.7 Medieval (AD1100 – AD1539).

- 7.7.1 There is no recorded evidence of Medieval activity within the 1km radius of the assessment area.
- 7.7.2 Much of the wider district would have been settled and well-organised during medieval times. The nearby town of New Radnor was founded during the medieval period and would have dominated the immediate area. Traces of its medieval castle (PRN 1075) and town defences (PRN 1076) are still visible.
- 7.7.3 The nearby village of Kinnerton, 2km to the east, also has a medieval motte castle (PRN 1071), indicating its status as a focus of manorial power during medieval times. It was recorded as *Kynardston* in the early 14th century. There is some earthwork evidence that Kinnerton is a shrunken village (PRN 33023), now smaller than it was during the medieval period.
- 7.7.4 It is possible that some farmsteads within the assessment area are of medieval origin, although their present farmhouses and buildings are outwardly of post-medieval or modern character. The HER includes records of ridge and furrow cultivation around both New Radnor and Kinnerton which may have been associated with the land around the settlements being farmed by their inhabitants during the medieval period.

7.8 Post Medieval & Industrial (AD1539 – present day).

- 7.8.1 Many of the sites recorded within a 1km radius of the proposed development site date to the post-medieval period. They mainly consist of historic assets which are associated with the settlement, agriculture and land management of the area during the past five centuries.
- 7.8.2 The post-medieval historic assets in the assessment area are principal farmhouses and their associated buildings, including those at Bache Farm itself (ID numbers 14 & 15). There are also a number of cottage and house sites in the surrounding area and more minor features such as small quarries.
- 7.8.3 Fieldwalking undertaken by Marj Feryok during the 1990s saw the collection of examples of post medieval pottery at a number of locations in the area, including sherds picked from the surface of ploughed fields on Bache Farm (ID numbers 49065 & 49066). The significance of these sherds is not known, but they may have been spread on the fields with other waste from farmyard dungheaps in recent centuries.

8. Bache Farm: Historical overview

- 8.1 The proposed development site is located on land which forms part of Bache Farm. The farmstead appears to be of post-medieval origin, with all the standing buildings of 18th century or later date. Cadw's listing description suggests that the farmhouse itself is of 18th century date but with some possibility of earlier features surviving internally, without specifying what these may be. If the holding has earlier origins no evidence of this has come to light during this assessment.
- 8.2 The name of the holding is of some interest. In historical sources, such as 19th century Ordnance Survey maps, the name is written as *Bach*. During the 20th century, the form *Bache* has been used, which represents an anglicised pronunciation of the Welsh *Bach*. The terminal -e softens the Welsh -ch to a -sh sound, the name therefore being pronounced in the local Radnorshire dialect as *Baysh*. The process of the anglicisation of original Welsh placenames is frequently encountered within Radnorshire, which had become anglicised well before the 18th century.
- 8.3 The earliest map showing the property is the Ordnance Survey's Original Surveyors Drawings, Presteigne sheet, surveyed in 1815. The Original Surveyors Drawings represent the first detailed map series of the whole country. They do not generally map field boundaries in detail and no details of any field system are shown on the 1815 map for the area around Bache Farm. The map (see Figure 2) shows Bache Farm, with a building at the same position as the present farmhouse and further buildings around a farmyard to its northern side. These farmyard buildings are not necessarily the same as those standing today, but the map is too indistinct to be certain of its accuracy.



Figure 2: The 1815 Ordnance Survey Original Surveyors Drawing

- 8.4 The Ordnance Survey published their 1 inch to 1 mile scale First Series maps for the area in 1833 (Sheet 56). These also do not map field systems. Although this map is based on the 1815 survey it seems to show a slightly different building layout at Bache Farm when compared with the earlier survey. Two ranges of buildings are shown, one to the south of the farmyard and one to the north. No building is shown to the west or east of the farmyard. This map also seems to show that the access track to the farmyard came from the south and ran to the east of the house and outbuildings. At present access is from the south and to the west of the house. This suggests that the present outbuilding range to the western side of the farmyard may post-date the 1820s-1830s. Again, the accuracy of the depiction of buildings on this map is not verifiable.



Figure 3: Bache Farm as shown on the 1833 Ordnance Survey map.

- 8.5 The first detailed map of the field system of the area is the Old Radnor parish tithe map of 1841. This map is the first to show a clear depiction of the field system of the district. It also clearly depicts the layout of the farmyard buildings at Bache Farm. It shows the house in its present position, with an L-shaped outbuilding to the northwest and a smaller outbuilding to the north. These buildings may compare with some of those buildings standing around the farmyard today.
- 8.6 The accompanying parish tithe apportionment, which dates to 1839, records that Bache Farm was a 90 acre holding. The owner of the farm at that time was Hugh Powell Evans, who lived at Noyadd, Rhayader and was one of the most prominent figures in Radnorshire at the time. He served as the High Sherriff of the county in 1801. The tenant at the time of the tithe survey was one William Edwards.
- 8.7 The name of the field where the proposed development would occur (parcel number 1265 on the map) was *Cae Penfunnon* ("Cae Penffynnon" or "The field above the spring"), which was used for pasture at that time. The spring was in the adjacent field to the east,

feeding Bache Pond. The other fields on the holding at that time are also named;

1046 Townsend (not shown below)	1093 Hindmost Piece
1254 Little Field	1255 Great Field
1257 Close Pullion	1259 Steers
1260 Cae Mission	1261 Wood
1262 Pigs Plock	1263 ----
1264 Little Bach and Six Acres	1265 Cae Penfunnon
1266 Saw Close	1267 Beach Field
1268 Homestead	1270 Pike Meadow
1272 Little Badland	

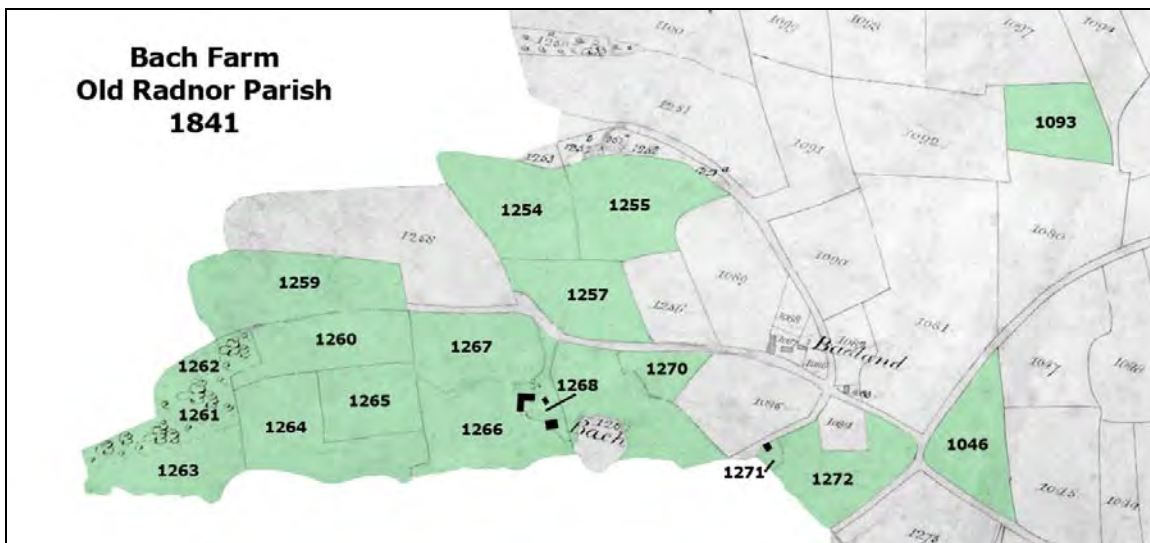


Figure 4; An excerpt from the Old Radnor parish tithe map of 1841. The proposed development site would lie within field parcel number 1265.

8.8 The First Edition 1:2500 scale Ordnance Survey map of 1889 shows the landscape around the proposed development site to be similar in most respects to the picture presented by the 1841 tithe map, although the boundary between Cae Penffynnon and adjacent Little Bach field had been realigned, extending the area of the former at the expense of the latter.

8.9 The layout of buildings at Bache Farm had also developed by 1889, with the farmyard range to the north of the house very similar to that seen today. The 1903 Second Edition of the 1:2500 map shows a very similar picture.

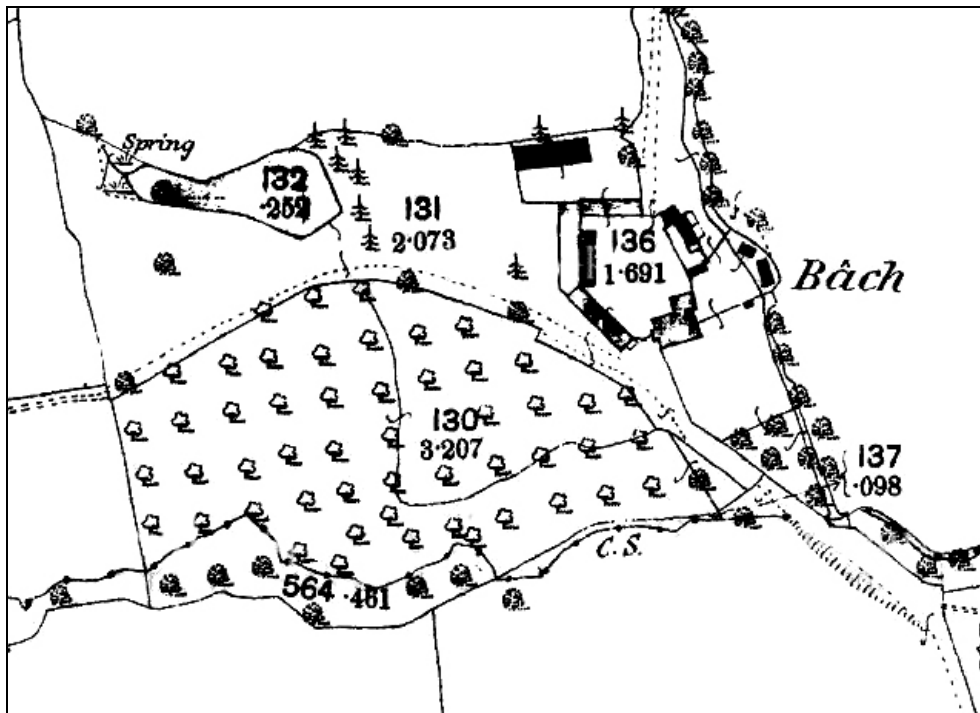


Figure 5; The farm buildings and environs at Bache Farm as shown on the 1889 1:2500 Ordnance Survey map.

- 8.10 The house at Bache Farm (ID numbers 26 & 61) was divided into two cottages sometime during the 20th century. This seems to have happened after 1901, when the Ordnance Survey 1:2500 scale map shows it as a single property. By the 1970s, Ordnance Survey maps show the garden to the front of the house as being divided, with a dividing wall also running through the courtyard to the rear of the house. The two separate "cottages" are named as Bache Farm and Maesderwen on later 20th century maps. The house was converted back into a single dwelling during the early 21st century was known simply as Bache Farm by 2016.
- 8.11 Bache Farm developed into a modern farmstead during the 20th century, with modern buildings added to the north of the original farmyard range. By 2009 the first mobile poultry unit had also been built in Cae Penffynnon, to the west of the farmyard area, with a second unit added a few years afterwards.
- 8.12 Census returns for the farm are available from 1841 until 1911. They give some idea of the size of the farm in the past and record the inhabitants of the farm through the period.
- 8.12.1 In 1841, Bache was being farmed by William Edwards (who also appears in the tithe survey). He was aged 50 and lived here with his wife Mary (45) and three children Thomas (20), Mary (15) and George (10). They employed one agricultural labourer, James Knight (20) and a farm servant named Margaret Watkins. All apart from James Knight were natives of Radnorshire.

- 8.12.2 In 1851, one William Monnington (22) farmed 40 acres at Bache. He lived with his wife Janet (24) and baby son Edward. All came from Norton parish, Radnorshire.
- 8.12.3 By 1861, William Edwards, aged 35, farm 508 acres at Bache. He was a son of the William Edwards who had farmed here in 1841. Although unmarried, he lived with his sister Mary and brother George, both of whom were at Bache in 1841. Their mother Mary, described as a widow also lived here. All are listed as having been born in Old Radnor parish. They employed a female house servant, a shepherd, two carters and a cowman.
- 8.12.4 In 1871, a new family farmed Bache. John Watson was a native of Radnorshire, aged 48, and farmed 300 acres. He lived with his wife Rachel (45) and children John (19), David (17), Mary (15), Charlotte (14) and Rachel (9). His father-in-law David Rice 70) lived with the family. They employed four male agricultural servants, one of whom had been born in Ireland.
- 8.12.5 By 1881, David Watson, aged 27, had taken over at Bache. He now farmed 180 acres and lived with his sister Charlotte (24) who was his housekeeper. They employed a female domestic servant and three male farm servants.
- 8.12.6 In 1891, two brothers farmed at Bache, namely David Mills (29) and George Mills (20) who came from Bettws Disserth parish. They employed a male farm servant and a female domestic servant.
- 8.12.7 The 1901 census for "Kinnerton Badlands Salford" district (registered under Herefordshire in the English census returns) shows that one Thomas Mills, aged 70, farmed Bache. He was presumably related to the Mills family who had been there in 1901. He lived with his wife Jane Mills (70) and their sons Thomas L. Mills (44) and William Mills (34). The family were from Llananno, apart from William, who was born in Bettws Disserth. A female domestic servant also lived at the farm as well as a retired farmer named Thomas Lewis (73).
- 8.12.8 In 1911 Bache was farmed by Thomas Lewis Mills (54), who was also here in 1901, and his brother Arthur Mills (47). Their housekeeper was their niece Edith Mills (18). They employed a cowman who also lived on the holding.
- 8.12.9 Kelly's Directory of South Wales and Monmouthshire has an entry under Old Radnor which names "Mills, Thomas (exors. of)" under Bach farm. This indicates that Thomas Lewis Mills must have passed away prior to the directory being produced as the executors of his will were dealing with his affairs.

9. Data Collation

- 9.1 The CPAT HER enquiry for the 1km radius assessment area yielded 57 records for historic assets.
- 9.2 Out of the 57 records, 27 were removed from the project dataset; 19 were records for traditional farm buildings, not assessed on the ground, that were adequately recorded by other records, or were not impacted on, 1 was a record for quartz found during field walking and not an antiquity and 6 were for findspots with insufficient information to make an assessment of impact. For fuller details see Section 15.
- 9.3 Two new records were created in the project database by Trysor for this project.
- 9.4 After the site visit, the historic map search, the evaluation and the rapid assessment of the readily available data the final dataset for the 1km radius assessment area contained 32 records for historic assets.

10. Assessment of Significance

10.1 The significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 6. Full details of the results of this exercise are given in Appendix B.

10.2 Within the 32 records there were no Scheduled Monuments and seven Listed Buildings.

Table 1: Significance of assessed historic assets

ID Number	Historic Asset Name	Significance	Status of Historic Asset
10	FERNDALE; HANGING HILL; HANGINGHELD	Nationally Important	Listed Building
11	FERNDALE; HANGING HILL; HANGINGHELD	Nationally Important	Listed Building
12	KNOWLE FARM, HOUSE	Nationally Important	Listed Building
13	BESTBROOK FARM, RANGE	Nationally Important	Listed Building
14	BACHE FARM, HOUSE	Nationally Important	Listed Building
15	BACHE FARM, RANGE	Nationally Important	Listed Building
32	BESTBROOK, FARMHOUSE	Nationally Important	Listed Building
3	BACH POND FINDS	Regionally Important	
19	BACH POND FINDS	Regionally Important	
4	ROSE COTTAGE FIND	Locally Important	
22	CROSS DITCH	Locally Important	
23	CROSS DITCH	Locally Important	
24	BANK	Locally Important	
25	WINTERSETT	Locally Important	
26	APRIL COTTAGE	Locally Important	
28	OLD BADLAND FARM	Locally Important	
30	OLD BADLAND FARM	Locally Important	
2	BADLAND SCOOP	Minor Importance	
6	FERNDALE QUARRY (DIS)	Minor Importance	
20	HIGHBROOK FIELD SYSTEM	Minor Importance	
21	OLD BADLAND FARM, ORCHARD	Minor Importance	
27	APRIL COTTAGE	Minor Importance	
29	OLD BADLAND FARM	Minor Importance	
1	BACH POND BAY	Unknown	

ID Number	Historic Asset Name	Significance	Status of Historic Asset
5	BACH POND SPINDLEWHORL	Unknown	
7	CROSS DITCH FLINT I	Unknown	
8	BACHE FARM FIND	Unknown	
9	BACHE FARM FIND	Unknown	
16	BACHE FARM FIND	Unknown	
17	BACHE FARM FIND	Unknown	
18	BACH POND FINDS	Unknown	
31	BACHE FARM	Unknown	

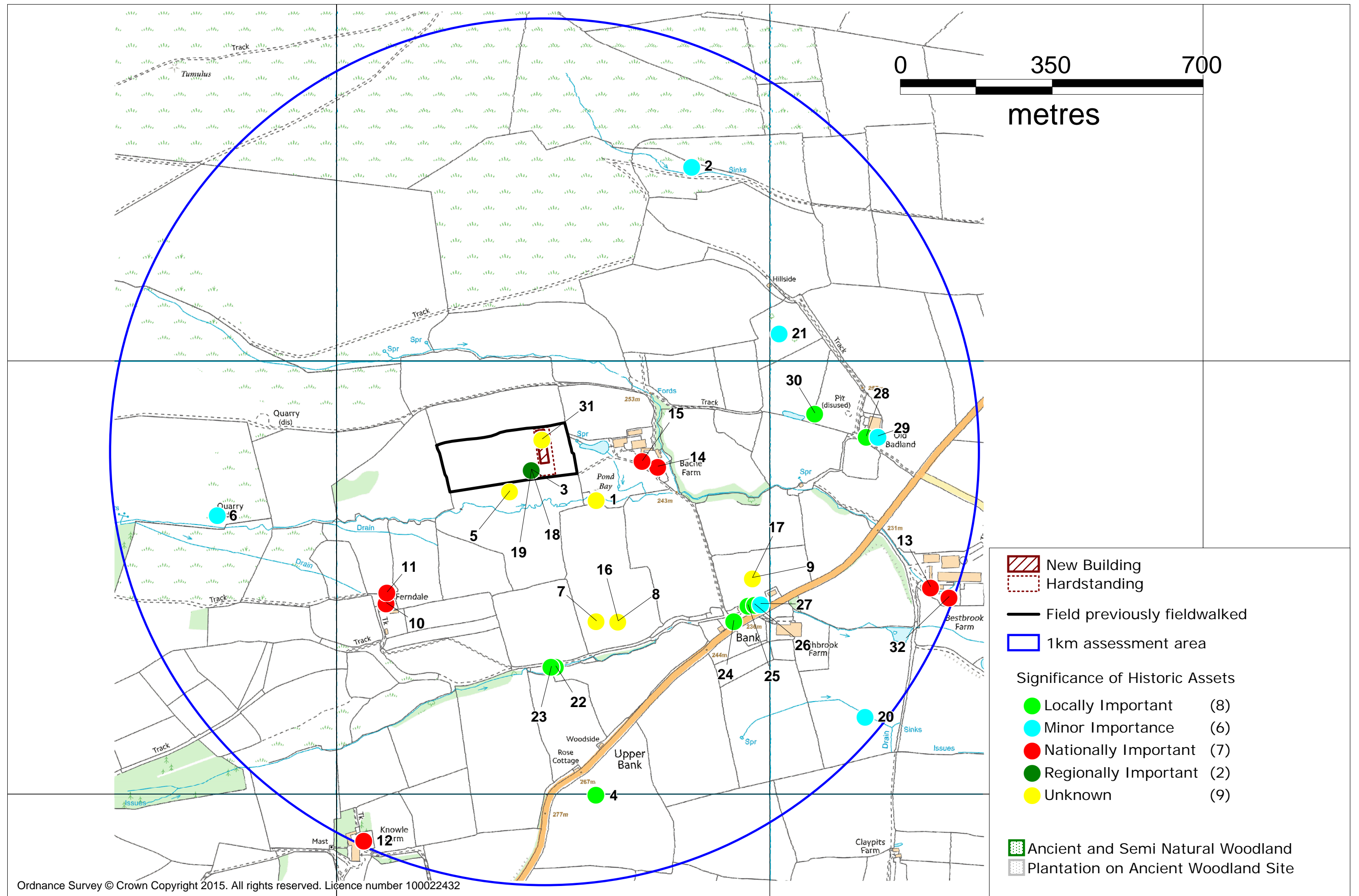


Figure 6: The 1km assessment area showing significance of historic assets, labelled with Project ID number

11. Assessment of Impact

11.1 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts, and whether the impact was Positive, Negative or Neutral. Each impact was assessed within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact. A full table is found in Appendix B but a summary is tabulated in Table 2 below and illustrated in Figure 7.

Table 2: Impact on assessed historic assets within the 1km assessment area

ID Number	Historic asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
10	FERNDAL; HANGING HILL; HANGING HELD	FARMHOUSE	None	Very Low	None
1	BACH POND BAY	DAM	None	None	None
2	BADLAND SCOOP	QUARRY	None	None	None
3	BACH POND FINDS	FINDSPOT	None	None	None
4	ROSE COTTAGE FIND	FINDSPOT	None	None	None
5	BACH POND SPINDLE WHORL	FINDSPOT	None	None	None
6	FERNDAL; QUARRY (DIS)	QUARRY	None	None	None
7	CROSS DITCH FLINT I	FINDSPOT	None	None	None
8	BACHE FARM FIND	FINDSPOT	None	None	None
9	BACHE FARM FIND	FINDSPOT	None	None	None
11	FERNDAL; HANGING HILL; HANGINGHELD	FARM BUILDING	None	None	None
12	KNOWLE FARM, HOUSE	FARMHOUSE	None	None	None
13	BESTBROOKE FARM, RANGE	AGRICULTURAL BUILDING	None	None	None
14	BACHE FARM, HOUSE	FARMHOUSE	None	None	None
15	BACHE FARM, RANGE	FARM RANGE	None	None	None

ID Number	Historic asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
16	BACHE FARM FIND	FINDSPOT	None	None	None
17	BACHE FARM FIND	FINDSPOT	None	None	None
18	BACH POND FINDS	FINDSPOT	None	None	None
19	BACH POND FINDS	FINDSPOT	None	None	None
22	CROSS DITCH	COTTAGE	None	None	None
23	CROSS DITCH	COTTAGE	None	None	None
24	BANK	HOUSE	None	None	None
25	WINTERSETT	COTTAGE	None	None	None
26	APRIL COTTAGE	COTTAGE	None	None	None
27	APRIL COTTAGE	OUTBUILDING	None	None	None
28	OLD BADLAND FARM	HOUSE	None	None	None
29	OLD BADLAND FARM	FARM BUILDING	None	None	None
30	OLD BADLAND FARM	FARM BUILDING	None	None	None
31	BACHE FARM	FINDSPOT	None	None	None
32	BESTBROOK, FARMHOUSE	FARMHOUSE	None	None	None

11.2 Table 2 shows that most recorded historic assets within the 1km assessment area would not be exposed to any significant impact from the development. Full details of the assessment of direct and indirect impact for each of the historic assets in Table 2 can be found in Appendix B.

11.2.1 Thirty historic assets would be unaffected by the development.

11.2.2 Three findspots of prehistoric flints within the same field parcel as the development site (ID numbers 3, 18 & 19) were initially assessed as experiencing an Unknown level of Direct and Indirect impact. Following the archaeological evaluation, this level has been reduced to None, as no associated archaeological features were identified in the said area.

11.3 There are no Scheduled Monuments within 1km of the development area.

- 11.4 There are seven Listed Buildings within the 1km assessment area.
There would be a Very Low Negative, indirect, visual impact on one of these (Ferndale Farmhouse ID number 10), with no impact on its setting and therefore no impact on its significance, see Table 2, Appendix B and Figures 6 & 7.
- 11.5 There are no Registered Historic Parks and Gardens within the 1km assessment area.
- 11.6 There are no World Heritage sites within the 1km assessment area.
- 11.7 The development site does not lie within a registered Historic Landscape.
- 11.8 The proposed development would lie on the northern side of the Walton Basin LANDMAP Historic Landscape Aspect Area (RDNRL763), see Figure 8, which is described as; *"Extensive lowland fieldscape of medium-sized rectangular fields partially deriving from enclosure of former medieval open arable fields, largely defined by hedged boundaries. Extensive evidence of early prehistoric settlement and land use denoted by chance finds, burial and ritual monuments and large palisaded enclosures. Later prehistoric settlement and land use indicated by small enclosed settlements. The Roman conquest period in the later 1st century is represented by several temporary marching camps and by a more permanent fort and associated civil settlement. Early medieval, medieval and later settlement represented by small nucleated settlements at Kinnerton, Womaston, Walton, and Old Radnor, small earthwork castles, scattered farmsteads and relict areas of ridge and furrow cultivation. Several small country houses of late medieval and post-medieval origin."*
- 11.8.1 The overall evaluation of this aspect area is Outstanding and the justification is given as *"A truly outstanding area encompassing prehistoric complexes of international importance, Roman forts and settlement, early medieval and medieval settlements and their strip field systems, later fieldscapes and even associations with William Wordsworth!"* Bache Farm and the development lies at the northwest edge of the aspect area in a landscape of markedly different character which might more accurately described as the foothills of the Radnor Forest.
- 11.9 The development area would stand in the Radnor Forest LANDMAP Cultural Landscape Aspect Area (RDNRL014), see Figure 9, which is described thus; *"Remote, inhospitable, unpopulated and convoluted mass of hills with strong historical associations; the name reinforces the overall Study Area designated nomenclature"*
- 11.9.1 The overall evaluation of this aspect area is High and the justification is given as *"High, because the area is valued as much for its symbolic*

presence and name as for the leisure opportunities it affords in the 21st century"

- 11.10 There are no conservation areas within the 1km study area.
- 11.11 During the field visit, no physical, visible evidence was noted suggestive of buried archaeology on land which would be affected by the development. There is no documentary, cartographic or aerial photographic evidence of buried archaeology at this location. The discovery of 44 flint flakes, 2 Bronze Age scrapers and a Neolithic stone axe on the surface of the field after ploughing in the 1990s indicated archaeological potential, however.
- 11.12 No palaeoenvironmental potential was identified at the proposed development site, which lies in a valley-side pasture field.
- 11.13 There are no place-names identified on the list of Historic Place Names within the proposed development area.
- 11.14 There are no field names of archaeological significance at the development site. The proposed development would take place in an field named *Cae Penfunnon* (sic) on the 1841 parish tithe map. The name Cae Penffynnon relates to a spring in the adjacent field to the east which feeds Bache Pond.
- 11.15 The boundary banks around the development site are post-medieval in date and include hedged and fenced boundaries on low earthwork banks, with internal post and wire fence subdivisions around the existing poultry units.

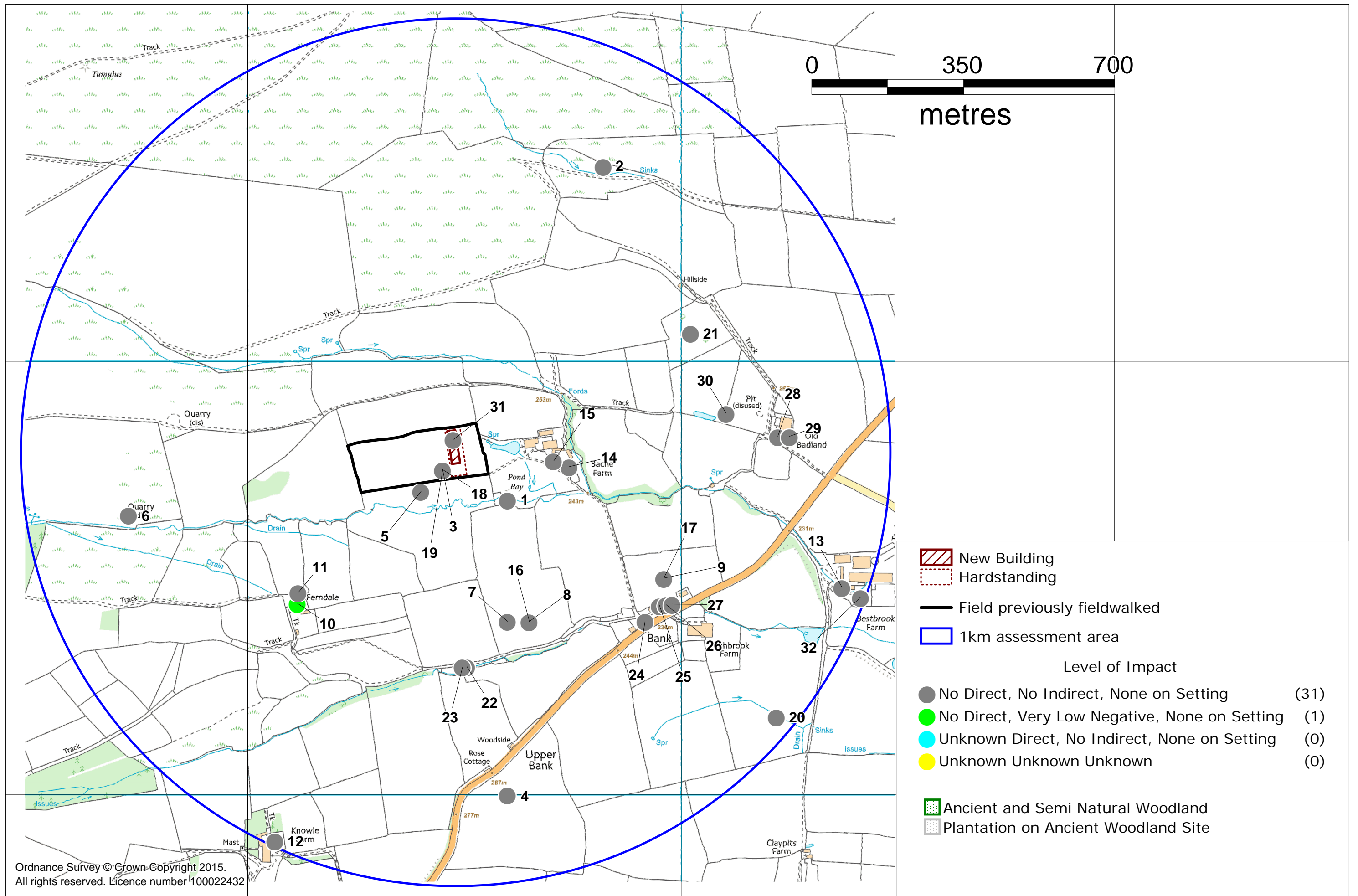


Figure 7: The 1km assessment area showing level of impact on historic assets, labelled with Project ID number

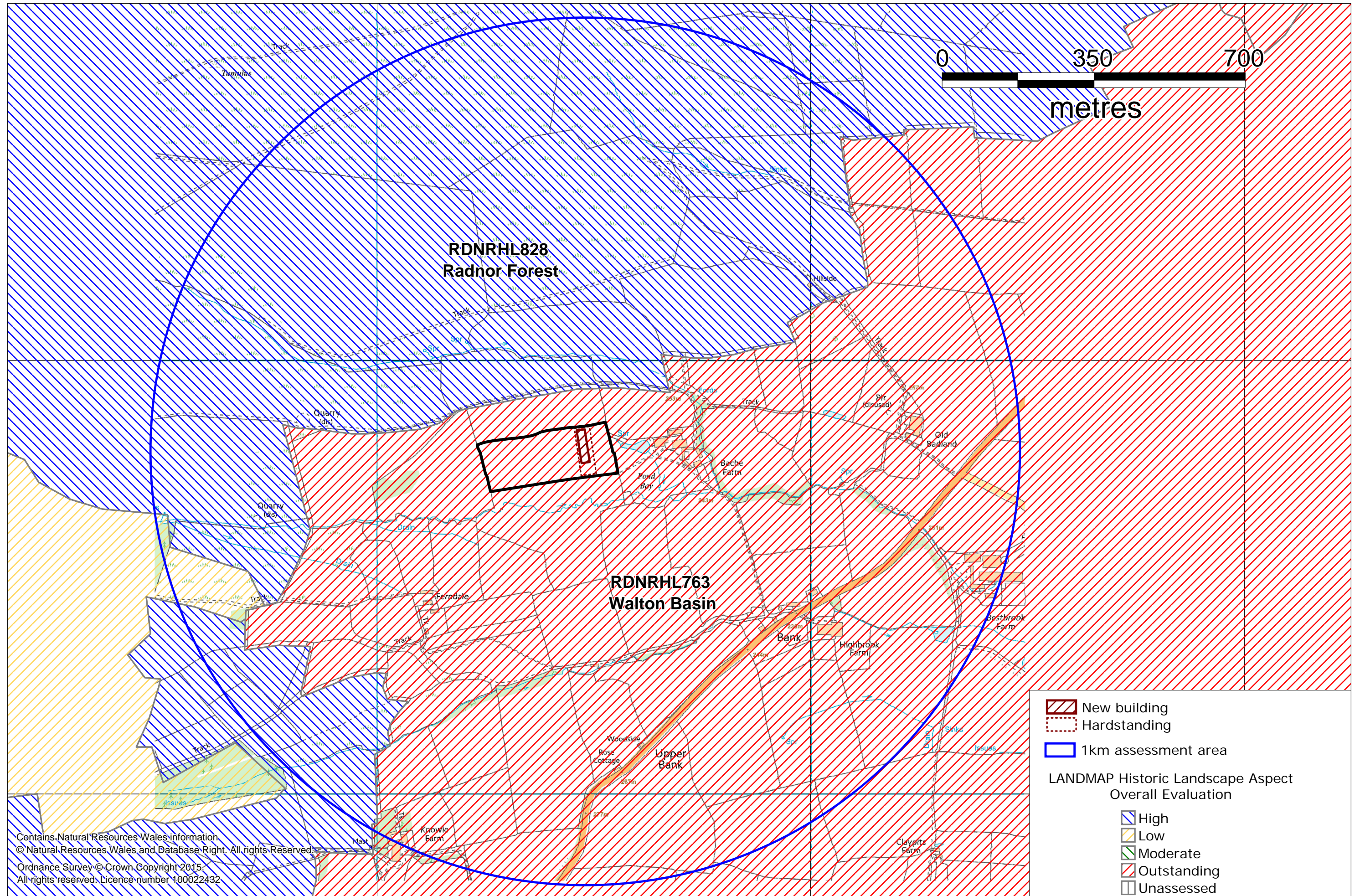


Figure 8: The 1km assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

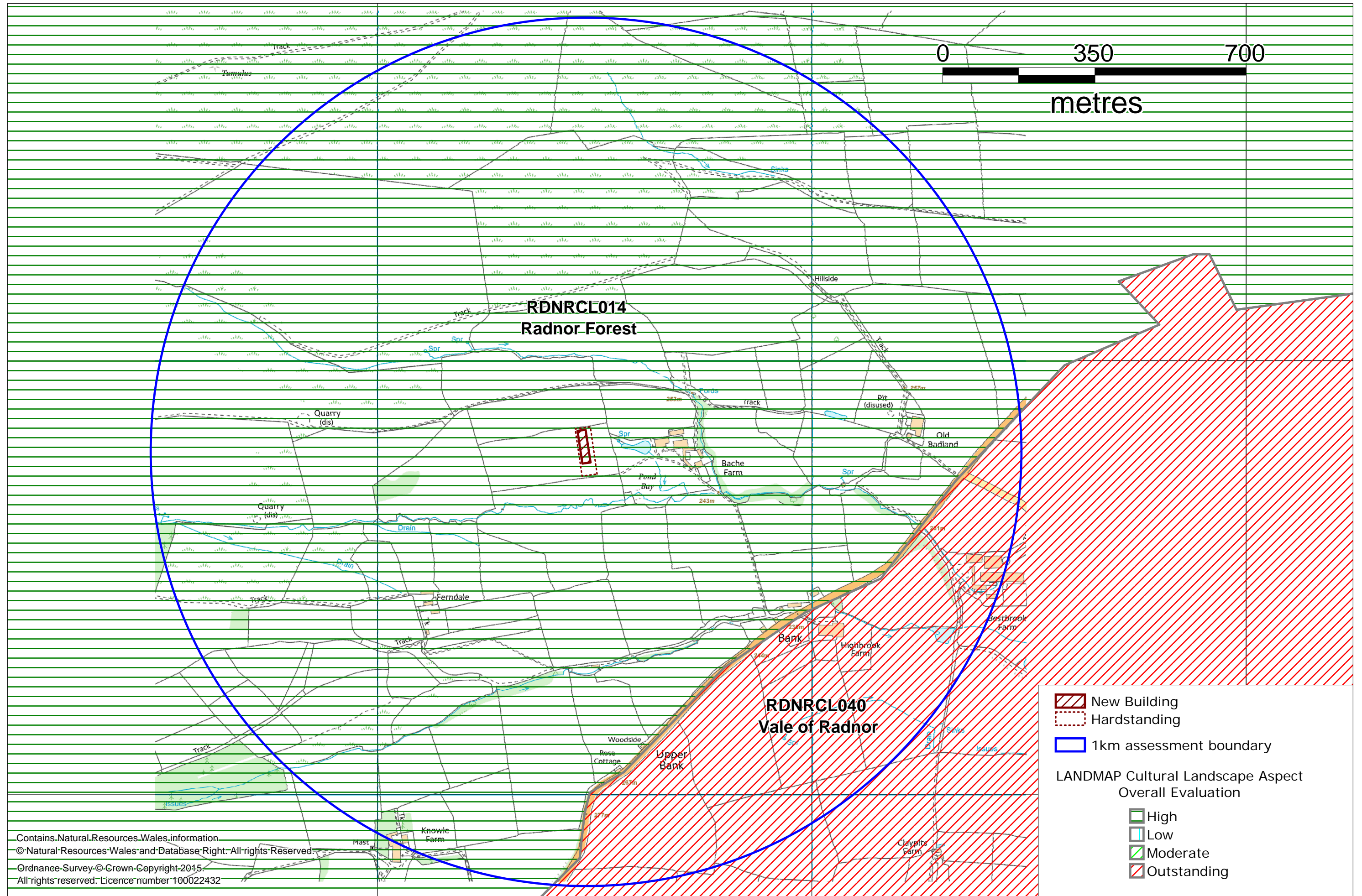


Figure 9: The 1km assessment area showing the LANDMAP Cultural Landscape aspect, labelled with LANDMAP Aspect Area Number and Name

12. Discussion

- 12.1 Bache Farm lies just to the northwestern edge of the Walton Basin, which is an area notable for the concentration of significant archaeological sites, ranging from a Neolithic cursus to a Roman fort and vicus. Bache is situated on higher ground, above the archaeology-rich basin, but within an area shown by previous work to have archaeological potential.
- 12.2 The farm is on the foothills of the Radnor Forest uplands, where a number of Bronze Age funerary barrows are recorded, on or close to the farm boundary. Fieldwalking of ploughed fields at Bache in the 1990s also found concentration of flint flakes and Neolithic to Bronze Age flint artefacts. The field within which the proposed development would occur was itself the findspot of 44 flint flakes including 2 Bronze Age scrapers and a Neolithic stone axe.
- 12.3 These finds were thought to be indicative of further archaeological potential and as a result the application to build a new poultry unit within the field saw a request for an archaeological evaluation to be undertaken to identify any archaeological features or contexts which might be associated with the finds.
- 12.4 Trysor undertook the evaluation excavation in June 2017 (Trysor 2017, see Appendix D). 160 metres of trenching was opened and examined thoroughly. During this evaluation only two pieces of flint and one piece of chert were found, all parts of flakes. The flint and chert flakes were not diagnostic and cannot be dated. Their discovery offers no greater insight in to the history of the land here. No other archaeological evidence was noted, other than a small number of sherds of early 19th century pottery, and there was no evidence of prehistoric or later settlement or other activity in the excavated trenches.

13. Conclusion

- 13.1 An archaeological evaluation has been undertaken within the footprint of the proposed building. This did not identify any contexts of archaeological interest. Parts of two flint flakes and a chert flake were found in the ploughsoil (101) but with no diagnostic features to date them. The development would therefore not have any direct, physical impact on features of archaeological interest.
- 13.2 There would be no significant, indirect, visual impacts or direct, physical impacts on any historic assets arising from the proposed development.
- 13.3 No further archaeological mitigation is thought necessary in associated with this development.

14. Reporting

14.1 Copies of this report will be provided to the client, National Monument Record and the Regional Historic Environment Record.

15. References

15.1 Map sources

Ordnance Survey, 1815, 2" to 1 mile Original Surveyors drawing, Presteigne Sheet

Ordnance Survey, 1 inch to 1 mile First Edition Series, Sheet 56

Ordnance Survey, 1889, 1:2500, 1st edition

Ordnance Survey, 1903, 1:2500 2nd edition

Old Radnor Parish, Tithe Map, 1841

Old Radnor Parish, Tithe Apportionment, 1840

15.2 Web-based materials

Cadw, 2017, Setting of Historic Assets in Wales

British Museum, 2016, *Online Gallery: Ordnance Survey Drawings*

<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/index.html>

Cynefin, 2016, *Tithe Maps of Wales*

<http://cynefin.archiveswales.org.uk/en/tithe-maps/>

RCAHMW, List of Historic Placenames,

<https://historicplacenames.rcahmw.gov.uk/placenames/map>

15.3 Published sources

Britnell, B, 2013, "Walton Basin: archaeology and conservation"

Cadw, 2010, Conservation Principles for the Sustainable Management of the Historic Environment in Wales

15.4 Unpublished Sources

CPAT, 2017, Letter in an email dated 8th May 2017 from Mark Walters, CPAT to Gemma Bufton, Powys CC

Trysor, 2017, *Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG*
Evaluation Report 2017/570

15.5 Data Sources

Clwyd Powys Archaeological Trust, Historic Environment Record, data received 20/06/2017 – Enquiry Number E6268

Cadw, Listed Building all-Wales dataset, downloaded March 2017

Cadw, Parks and Gardens all-Wales dataset, downloaded August 2015

Cadw, Scheduled Ancient Monument all-Wales dataset, downloaded March 2017

Cadw, Registered Historic Landscapes dataset, supplied June 2014

16. Reliability & Limitations of Sources

- 16.1 In line with the requirements of the ClfA Standards & Guidance notes for Desk-based Assessments (Point 3.3.6), the following observations on the usefulness and reliability of the sources used have been made.
- 16.2 The cartographic sources used include a range of Ordnance Survey maps produced during the 19th and 20th centuries, all of which provided sufficiently clear and accurate representations of the evolving landscape of the assessment area.
 - 16.2.1 The earliest map source was the 1815 Ordnance Surveyors Original Surveyors Drawings, of which clear digital copies are available through the British Museum website.
 - 16.2.2 The parish tithe map and apportionment of 1841 and 1840 are available for inspection at the National Library of Wales and on the Cynefin website "The Tithe Maps of Wales". The tithe map and apportionment are both clear and informative sources.
- 16.3 The main source of data for the assessment was the Clwyd Powys Archaeological Trust HER. The HER data supplied by the Clwyd Powys HER was dominated by findspot records from field walking in the second part of the 20th century and farm buildings recorded during the Glastir traditional farm buildings project. Both of these types of record had very little detail within them which hampered assessment of significance and impact.
 - 16.3.1 The findspot records contained little or no details of what was found when and where. Information appeared to have been further confused by the Early Prehistoric Settlement in Mid and North East Wales project in 2002 where information added to records conflicts with that previously recorded, or a duplicate record created.
 - 16.3.2 The Glastir farm buildings project identified what were thought to be "traditional farm buildings" using the 2nd edition Ordnance Survey map and modern aerial photographs, but with no fieldwork element to ground truth whether buildings on the aerial photographs were those shown on maps and what their purpose past or present was. Several of the buildings recorded through use of other historical mapping and Google Streetview were seen to be cottages/houses/farmhouses rather than agricultural buildings, and some not associated with a farm at all. In some cases duplicate numbers had been assigned to farmhouses which already had PRNs.
- 16.4 Data from the National Monuments Record was informative and generally accurate, although limited in the number of records and their relevance to the assessment.

- 16.5 Data from Cadw on Listed Buildings gave a basic level of detail although reasons for listing were generally not included, nor the background history.
- 16.5.1 The records for two Listed Buildings at Ferndale have had their locational detail transposed so that the record for the house, Listed Building Number 9254, has the NGR for the range, 9255, and vice versa.
- 16.6 Google Earth aerial images of the assessment area were also used online and provide reasonable coverage for the whole assessment area.
- 16.7 LiDAR imagery available from Natural Resources Wales was of good quality for this area, and helped confirm existing sites, but did not show any new features in close proximity to the development site.
- 16.8 RCAHMMWs' List of Historic Placenames in Wales website was consulted but held no information of relevance to this assessment. More detail could be gained from historic maps which were consulted in the course of the assessment. The locational information on the place-names website is poor, and the names often do not relate accurately to the location shown.

Table 4: Comments on HER data supplied by CPAT

PRN	Historic Asset Name	Historic Asset Type	Record created?	Trysor comments
4484	Bach pond bay	Dam	Record created	
6837	Badland scoop	Quarry	Record created	
16476	Bach Pond finds	Find	Record created	
19042	Rose Cottage Find	Find	Record created	
19378	Bach Pond spindlewhorl	Find	Record created	
22551	Ferndale Quarry (dis)	Quarry	Record created	
23329	Cross Ditch flint I	Find	Record created	
26302	Bache Farm find	Find	Record created	
26325	Bache Farm find	Find	Record created	
32056	Ferndale Farm, house	House	Record created	
32057	Ferndale Farm, range	Farm building	Record created	
32058	Knowle Farm, house	House	Record created	
32129	Bestbrooke Farm	Farm	No record created	Unclear if this record was for the farmhouse or the farm, so not used in assessment
32130	Bestbrooke Farm, range	Farm building	Record created	
32131	Bache Farm, house	House	Record created	
32132	Bache Farm, range	Farm building	Record created	
49025	Walton Basin find	Find	No record created	Find spot, not enough information available to make an assessment

Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG
Desk-Based Assessment P/2017/0408 (Powys)

49027	Walton Basin find	Find	No record created	Find spot, not enough information available to make an assessment
49030	Walton Basin find	Find	No record created	Find spot, not enough information available to make an assessment
49031	Walton Basin find	Find	No record created	
49039	Walton Basin find	Find	No record created	Find spot, not enough information available to make an assessment
49054	Walton Basin find	Find	No record created	Find spot, not enough information available to make an assessment
49065	Bache Farm find	Find	Record created	
49066	Bache Farm find	Find	Record created	
58420	Bach Pond finds	Find	Record created	
58421	Bach Pond finds	Find	Record created	
58422	Bach Pond finds	Find	No record created	Non Antiquity the description and artefacts field don't agree with each other, seems to be confusion between this record and 58421
122819	Highbrook field system	field system	Record created	
125704	Old Badland Farm, orchard	Orchard	Record created	
136184	Hangingheld Farm	Farm building	No record created	PRN 32057 used instead
136185	Hangingheld Farm	Farm building	No record created	PRN 32057 used instead
136186	Cross Ditch	Farm building	Record created	
136187	Cross Ditch	Farm building	Record created	Actually a cottage
136188	Bank	Farm building	Record created	House or cottage, not a Traditional Farm Building
136189	Bank	Farm building	Record created	Cottage not a Farm Building
136190	Bank	Farm building	Record created	Cottage, not a farm building
136191	Bank	Farm building	Record created	Outbuilding
136192	Bach	Farm building	No record created	Part of farm range
136193	Bach	Farm building	No record created	Part of farm range
136194	Bach	Farm building	No record created	Part of farm range

Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG
Desk-Based Assessment P/2017/0408 (Powys)

136195	Bach	Farm building	No record created	Part of farm range
136196	Bach	Farm building	No record created	Part of farm range
136197	Bach	Farm building	No record created	Part of farm range
136198	Bach	Farm building	No record created	Part of farm range
136199	Bach	Farm building	No record created	Part of farm range
136200	Bach	Farm building	No record created	Part of farm range
136201	Old Badland Farm	Farm building	Record created	
136202	Old Badland Farm	Farm building	Record created	
136203	Old Badland Farm	Farm building	Record created	
136204	Bestbrook Farm	Farm building	No record created	Part of farm range
136205	Bestbrook Farm	Farm building	No record created	Part of farm range
136206	Bestbrook Farm	Farm building	No record created	Part of farm range
136207	Bestbrook Farm	Farm building	No record created	Part of farm range
136208	Bestbrook Farm	Farm building	No record created	Part of farm range
136209	Bestbrook Farm	Farm building	No record created	Part of farmhouse
136344	Knowl Farm	Farm building	No record created	No needed for this assessment
136345	Knowl Farm	Farm building	No record created	No needed for this assessment and probably a duplicate for 32058, but insufficient detail to ascertain this

Jenny Hall & Paul Sambrook
 Trysor,
 July, 2017

Appendix A: Specification

**WRITTEN SCHEME OF INVESTIGATION FOR
A DESK-BASED STUDY AND EVALUATION
AT THE BACHE FARM, NEW RADNOR, PRESTEIGNE, POWYS, LD8 2TG**

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1. Introduction

1.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU have commissioned Trysor heritage consultants on behalf of their client, Owen & Chris Hardwick, to undertake an historic environment desk-based assessment and evaluation for a chicken shed on land west of Bache Farm. New Radnor, Presteigne, Powys, LD8 2TG, planning application P/2017/0408 (Powys).

1.2 The proposed development is for the erection of free range poultry building (16,000 birds) associated feed bins and associated works, planning application reference number P/2017/0408.

2. The proposed development

2.1 It is proposed that a new free range poultry building is built in a field already used for poultry to the west of the farmyard at Bache Farm.

2.2 The building will be 77 metres approximately north to south by 19 metres, and 5.5 metres to the ridge, with a hardstanding around the building. The access track will be a trackway already in use.

2.3 A sump under the floor for dirty water will drain water further below ground into a sealed tank.

3. Location of Development

3.1 The development site is located at SO2248062790, in a field to the west of Bache Farm. It lies 580 metres to the northwest of the B4372 between New Radnor and Kinnerton.

3.2 The field has been used for poultry in recent years with mobile housing. The field is situated on a low spur between minor streams to the north and south. Higher ground rises to the north, west and southwest with lower ground to the east and southeast.

3.3. The underlying geology is undifferentiated Ludlow Rocks consisting of mudstones, siltstones and sandstones, formed approximately 419 to 423 million years ago in the Silurian Period.

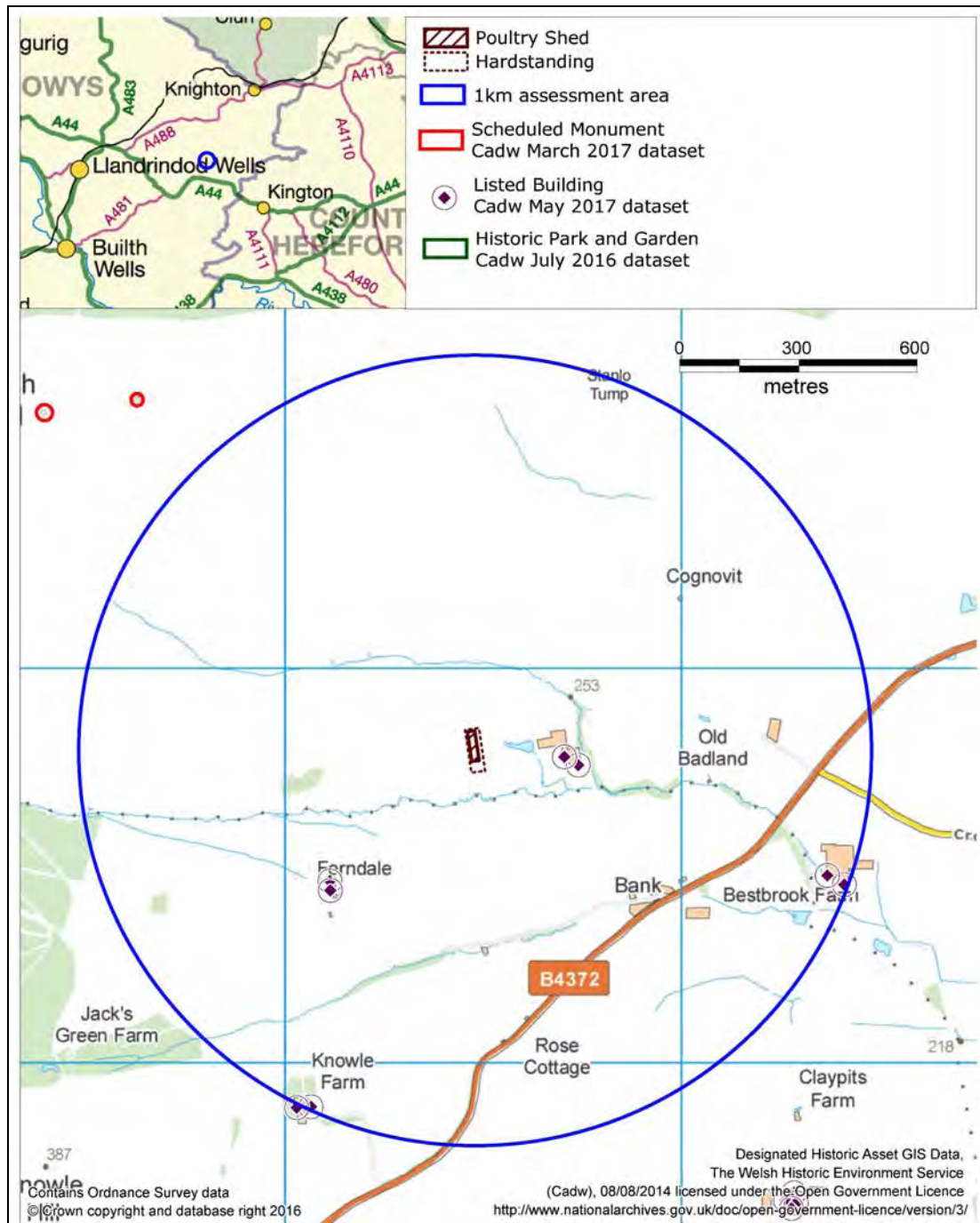


Figure 1: The location of the proposed development site and 1km study area

4. Planning context of the proposed development

4.1 A planning application was submitted for the free range poultry unit to Powys County Council, reference number, P/2017/0408.

4.2 The planning application was commented on by the Development Control Section, Curatorial Services, at the Clwyd-Powys Archaeological Trust (CPAT, 2017a). The Development Control Section, Curatorial Services, CPAT, recommended that a pre-determination archaeological evaluation be undertaken before the planning application was determined.

4.3 This was based on a record in the regional Historic Environment Record for 44 prehistoric flints including 2 Bronze Age scrapers, undated melted glass fragments and a prehistoric stone axe being found in the field during a field walking exercise in 2007.

4.4 The Development Control Section, Curatorial Services at CPAT provided a brief for the work to be undertaken (CPAT, 2017b) to comprise a desk top study and investigative trenching.

4.5 The application was also commented on by the Built Heritage Officer at Powys County Council (Powys County Council, 2017b) who concluded that there would be no objection to the agricultural building relating to the setting of the Listed Buildings.

5. Objective of the Written Scheme of Investigation

5.1 The objective of this Written Scheme of Investigation (WSI) is to specify the method to be used for the desk-based study and investigative trenching (evaluation).

5.2 The brief supplied by Development Control Section, Curatorial Services was used to guide the WSI (CPAT 2017b) as well as the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (CIfA, 014b).

CIfA define field evaluation as:

"..... a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their significance in a local, regional, national or international context as appropriate."

5.3 The purpose of field evaluation is described as gaining:

"..... information about the archaeological resource within a given area or site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context, leading to one or more of the following:

- a. The formulation of a strategy to ensure the recording, preservation or management of the resource*
- b. The formulation of a strategy to mitigate a threat to the archaeological resource*
- c. The formulation of a proposal for further archaeological investigation within a programme of research"*

5.4 As outlined in the brief from Development Control Section, Curatorial Services, CPAT, the desktop study should be sufficient to provide a historical framework for any archaeological remains (CPAT, 2017b).

5.5 The investigative trenching will be sufficient to establish the presence of archaeological features, or not, with the development area and their date and function.

5.6 Once the presence (or not) and nature of any archaeological features has been established further mitigation may be required.

6. Nature of the Archaeological Resource

6.1 In the regional Historic Environment Record managed by CPAT, it is recorded that a field walking exercise in 1997 recovered prehistoric artefacts and undated artefacts from the field that that development will lie within. It is recorded that 44 flints, including 2 Bronze Age scrapers and fragments of molten glass were recorded.

7. Scope of Work

7.1 A desk-based study will be undertaken to inform on the known archaeological resource and create a historical narrative.

7.2 Any areas within the field in which the development will take place which are bare will be field walked prior to excavation of the trenches.

7.3 Five evaluation trenches representing 20.5% of the footprint of the proposed structure will be excavated.

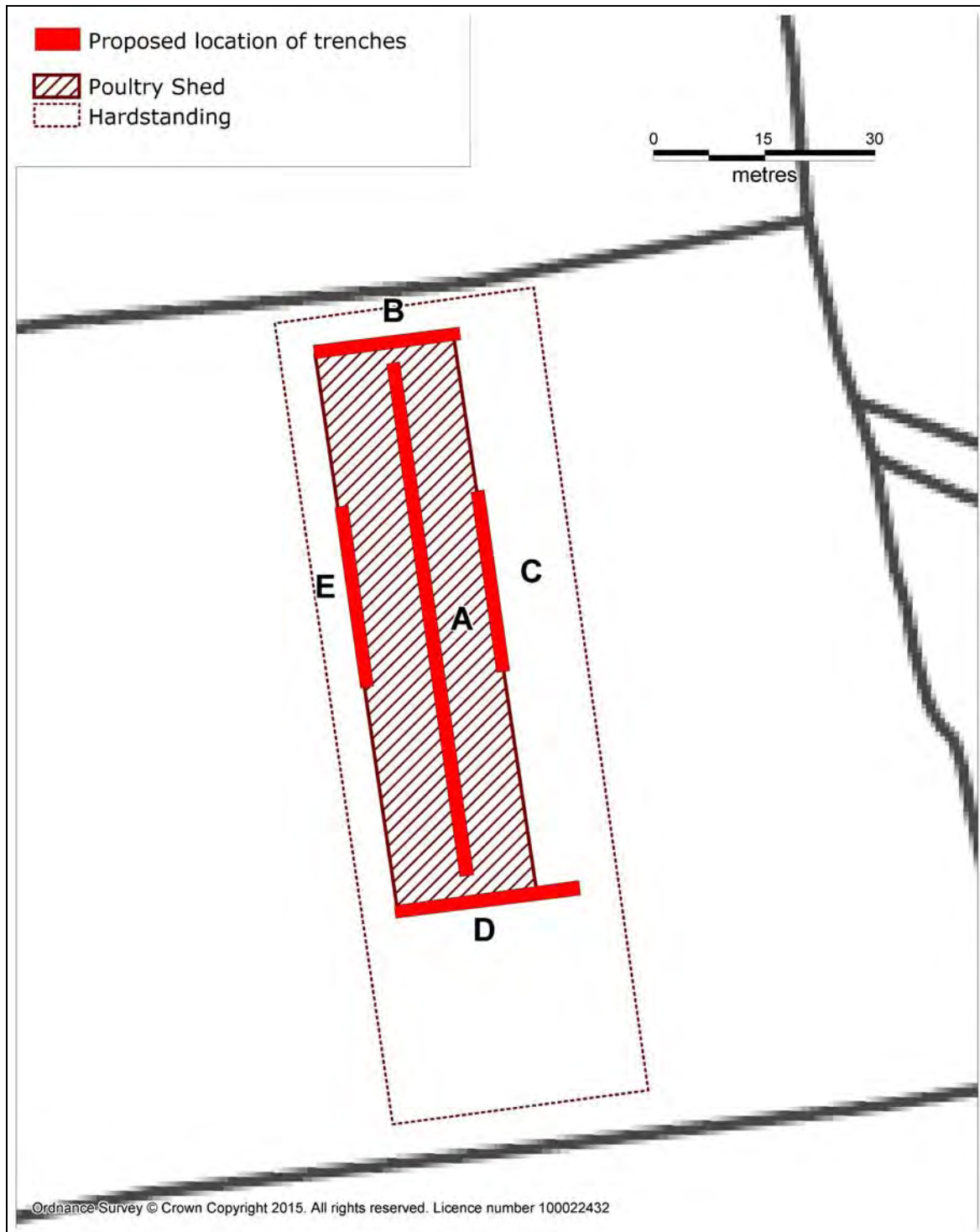


Figure 2; Proposed location of trenches

8. Methodology

8.1 Desk-based Study

8.1.1 The assessment will consider known historic assets within a 1km radius circle centred on SO2248062790 (see Figure 1) and additional information sources as outlined in 6.3 will be studied in order to inform a historical account.

8.1.2 The following data sources will be consulted:

- Powys Historic Environment Record
- Cadw
- RCAHMW
- Historic Ordnance Survey maps
- Other historic maps including tithe map
- Aerial photographs
- LiDAR data if available
- Registered Historic Landscape and Character Area data if applicable
- LANDMAP
- Documentary sources
- Published journals

8.1.3 A site visit will be carried out in accordance with Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment* (CIfA, 1014a). The site visit will be record any unknown earthwork features in the vicinity of the proposed development. A rapid record of features will be made, including a written description on pro-forma record sheets.

8.1.4 Prior to excavating the trenches parts of the field that are suitable will be informally fieldwalked to enable recovery and recording of any artefacts, in particular flints.

8.1.5 Colour digital photographs will be taken, using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

8.2 Evaluation

8.2.1 The evaluation will be carried out in accordance with Chartered Institute of Field Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (CIfA, 2014a).

8.2.2 A two-person team will oversee the mechanical removal of the ploughsoil from the trenches in 0.1 metre spits. The trenches will be excavated with a toothless bucket and the ploughsoil/topsoil will be discarded, but will be scanned for artefacts.

8.2.3 The turf layer will be removed from the trenches by machine using a flat (toothless) grading bucket. The exposed surface will be examined for artefacts, in particular flints and the position of any artefacts found will be recorded.

8.2.4 Excavation by machine will continue until the first recognisable archaeological layer or natural subsoil is reached.

8.2.5 If a recognisable archaeological horizon is encountered whilst excavating the trenches, mechanical machining will cease. Excavation by hand will proceed sufficient to

establish function and date of layers and features, and their relationship to other layers or adjacent features. The level of natural subsoil will be established in Trench A,

8.2.6 Trench bases and sections will be cleaned by hand prior to recording.

9. Recording – Excavation and Post Excavation

9.1 A written record of all activity will be kept as well as context records on pro-forma sheets for all archaeological contexts, based on the CEU recording manual. The notes and context sheets will form part of the project archive.

9.2 A plan of the location of the trenches and representative sections of the trenches will be drawn, at an appropriate scale. If any archaeological features are observed, they will be excavated and recorded, photographed, and planned at an appropriate scale. Plans will be drawn on permatrace to a scale of 1:10, 1:20 or 1:50, as appropriate. All plans will be related to boundaries shown on 1:10000 Ordnance Survey mapping. Levels will be taken from a site datum which will be cross referenced to an Ordnance Survey datum.

9.3 Any artefacts will be dealt with in accordance with the guidance provided in the Chartered Institute for Archaeologists' *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA, 2014b)*. . All artefacts will be retained, cleaned and stored. They will be catalogued by context, including dimensions, weight, number, and description as relevant. Significant artefacts will be drawn at an appropriate scale.

9.4 Deposits of environmental or technological significance will be sampled according to *A guide to the theory and practice of methods, from sampling and recovery to post-excavation* published in 2002 as one of the Centre for Archaeology Guidelines by English Heritage.

9.5 In the event of human burials being discovered the Ministry of Justice will be informed. The remains will initially be left *in situ*, and if removal is required, a Ministry of Justice license will be applied for under the Burial Act 1857.

9.6 Colour digital photographs will be taken, as appropriate, using a 18M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used. The photographs will be archived with a full catalogue showing location of photographs and direction taken. Photographs will be archived in TIF format.

10. Reporting

10.1 Following the completion of the on-site work, a report on the evaluation will be prepared according to the requirements of section 3.4 of the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (CIfA, 2014a)

10.2 The report will address the aims and purposes of the evaluation and be fully representative of the information gained including negative evidence. It will contain at a minimum:

- A non-technical summary of the evaluation
- Introductory statement
- Aims and purposes of the evaluation
- Methodology
- Results including desktop study and structural data and associated finds and/or environmental data recovered, details will be included in appendices as appropriate
- Interpretation
- Discussion/Conclusion including significance of result in a local, regional and context.
- Index to Archive and location of archive
- Illustrations, including a location plan
- Bibliography

10.3 Copies of the report will be provided to the client and the Powys Historic Environment Record.

11. Health & Safety

11.1 Trysor will undertake a risk assessment in advance of the fieldwork in accordance with their health and safety policy.

12. Public Benefit and Outreach

12.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, the annual review of archaeological work in Wales collated the Council for British Archaeology Wales (CBA Wales), if appropriate.

12.2 The results of the work will be deposited in the NMR and regional HER making it publicly accessible to all.

12.3 The purpose of the work and the history of the site will be discussed with the client, and others, in order to widen understanding of why the work is important and broaden appreciation for the historic environment.

13. Archive

13.1 The paper and digital archive will be deposited with the National Monuments Record, including a copy of the final report in accordance with the CIfA's *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2014b) and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (NPAAW, 2017). This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015).

13.2 Any artefacts will be returned to the landowner after recording and reporting. If they are considered to be regionally or nationally important discussions about depositing the artefacts in a recognised museum archive will be held with the client.

14. Resources to be used

14.1 Jenny Hall, BSC, MCIfA and Paul Sambrook, BA, PGCE, MCIfA of Trysor will undertake the fieldwork outlined and reporting and archiving. During the fieldwork they will be equipped with standard field equipment, including digital cameras, GPS and first aid kit. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

15. Qualification of personnel

15.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

15.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking area and trench excavation, watching briefs and post excavation work. She worked on the extensive Stanwick Roman villa project in Northamptonshire for several seasons and undertook a year of post excavation work with the project. In 1993 she became the Sites and Monuments Record Manager for a Dyfed Archaeological Trust for 10 years. She has been a partner in Trysor since 2004 undertaking a variety of work that includes upland field survey, desk-based appraisals and assessments, watching briefs and evaluations as well heritage interpretation and community-based projects.

15.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. He has been a partner in Trysor since 2004 undertaking a variety of work including upland field survey, desk-based appraisals/assessments, watching briefs and evaluations as well as community-based, non-intrusive projects and community heritage interpretation.

15.4 Dee Williams (BA Archaeology and Classical Studies) graduated from the University of Wales, Lampeter. After University she pursued a career in field archaeology. Her first supervisory post was with Wessex Archaeology (Manpower Service Commission 1984-5) as the Finds Officer on a large multi-period urban excavation in Dorchester. From 1986 to 1994 she was employed as the Finds Officer with the Dyfed Archaeological Trust. From 1994 to the present she has worked as an administrator in the Department of Archaeology at Lampeter but continues her research interests in finds with specialisms in ceramics and glass.

15.5 Martin Locock (BA, MCIfA) – Martin has undertaken many bone reports for Glamorgan Gwent Archaeological Trust and others. He has also undertaken studies of bricks and mortar.

15.6 Dr Ian Brooks (PhD, BA, MCIfA, FSA) - Flint assemblages of any size from a single artefact to many thousands of artefacts can be analysed. Recent projects have varied from a few artefacts recovered during the excavation of a late medieval house in North Wales to

over 16,000 Mesolithic artefacts from Bath. In addition to standard typological studies Ian Brooks has developed specialist techniques to investigate the original source of the flint and the deliberate heat treatment of flint by the use of micropalaeontology.

15.7 Wendy Carruthers (BSc, MSc) has worked as a freelance archaeobotanist for over 30 years, mainly analysing plant macrofossils from sites in southern and central England and Wales. After graduating in Manchester she worked as a field botanist for a year, followed by a couple of years on archaeological excavations as a digger and planner. I then took the Masters course in Plant Taxonomy at Reading, and started working as a freelance archaeobotanist after I graduated. In the early 1990s she was the English Heritage Archaeobotanist at the Ancient Monuments Laboratory for four years. Over the years she has analysed charred, waterlogged, mineralised, silicified and desiccated plant remains. She is particularly interested in preservation by mineralisation.

16. Insurance & Professional indemnity

16.1 Trysor has Public Liability and Professional Indemnity Insurance.

17. Project identification

17.1 The project has been designated Trysor Project No. 2016/565. Identifying site code will be BCF2017.

18. Monitoring

18.1 Staff from Powys County Council and the planning archaeologists at Clwyd Powys Archaeological Trust will be welcome to visit the site and monitor the work. They will be informed as to when work will start on site and contact details given. Any financial transactions related to this should be addresses directly to the client.

19. Sources

Chartered Institute for Archaeologists, 2014a, *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*

Chartered Institute for Archaeologists, 2014b, *Standard and Guidance for Archaeological Field Evaluation*

Chartered Institute for Archaeologists, 2014c, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

CPAT, 2017a, Email from Mark Walters, CPAT to Gemma Bufton, Powys County Council, dated 8th May 2017

CPAT, 2017, Powys CC Planning Application P2017/0408 – Land at the Bache Farm, New Radnor, Prepared for Gerallt Davies, Roger Parry & Partners (on behalf of Powys CC), Brief for Pre-Determination Archaeological Evaluation CPAT EVB 881

Powys County Council, 2017, Response from Built Heritage Officer, Debra Lewis, dated to 6th June 2017

Jenny Hall & Paul Sambrook
Trysor,
June 2017

Appendix B:

Gazetteer of historic assets within 1 kilometre

ID number: 1 BACH POND BAY
DAM

HER PRN: 4484

NMR NPRN:

NGR: SO22606268 Grid reference taken at centre of site

Period: Post MedievalMedieval **Broadclass:** Water Supply and Drainage

Form: Earthwork **Condition:** Damaged

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	The earthwork remains of a former dam, long ago breached, are found to the southwest of the house at Bache Farm. Its date and purpose are not known and it is not shown on historic mapping until the late 20th century. Presumably it was built to control water used to power machinery on the farm in post-medieval times.		

Rarity: Not rare

Distance from development: 130 metres to the southeast

Group Value: Part of Bache Farm

Evidential Value: Earthwork

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This feature is found in a small field parcel immediately to the southwest of the farmhouse at Bache Farm. Mature trees grow over the site.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Hedgerows and mature trees would block views of the development from this location.

ID number: 2 **BADLAND SCOOP
QUARRY**

HER PRN: 6837

NMR NPRN:

NGR: SO22826345 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Industrial

Form: Earthwork

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A minor quarry scoop.		

Rarity: Common

**Distance from
development:**

Group Value: None

Evidential Value: Earthwork

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This is a minor quarry scoop which has not been further assessed for this project.

Significance: Minor Importance

**Any Direct
Impact?:** No
None

**Any Indirect
Impact?:** No
None

**Level of Impact
on Setting:** None

**Comment on
Impact:** This is a minor quarry scoop which has not been further assessed for this project.

ID number: 3 **BACH POND FINDS**
FINDSPOT

HER PRN: 16476

NMR NPRN:

NGR: SO22456275 Unknown

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Moved

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	During fieldwalking undertaken by Marg Feyrok in the 1990s, 44 flint flakes, including two scrapers of early Bronze Age date were found in this field, after ploughing.		

Rarity: Not rare locally

Distance from development: Within

Group Value: Amongst a large number of flints recorded in the Walton Basin area

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: Examples of prehistoric technology

Communal Value: None

Setting: The flints were found in the plough soil of a south-facing field.

Significance: Regionally Important

Any Direct Impact?: No
None
More flints could be found during future groundworks, or associated archaeological features discovered.

Any Indirect Impact?: No
Unknown

Level of Impact on Setting: Unknown

Comment on Impact: Evaluation was carried out at the development site in June 2017 and parts of two further flint flakes and a chert flake were recorded. These were not datable or diagnostic, however. No associated features were found.

ID number: 4 ROSE COTTAGE FIND
FINDSPOT

HER PRN: 19042

NMR NPRN:

NGR: SO226620 Grid reference taken at centre of site

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A burnt flint scraper was reported as being found in the field opposite Rose Cottage in 1965.		

Rarity: Not common

Distance from development: 780 metres to the south

Group Value: None

Evidential Value: Documentary sources

Historical Value: Reported in archaeological sources

Aesthetic Value: An example of prehistoric technology

Communal Value: None

Setting: A flint artefact picked out the of ploughsoil. No setting can be assessed.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The artefact has been removed and the findspot would not be affected by the proposed development.

ID number: 5 BACH POND SPINDLEWHORL
FINDSPOT

HER PRN: 19378

NMR NPRN:

NGR: SO224627 Unknown

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Moved

Site Status:

SAM number:

LB number:

grade:

Trysor Description: A spindle whorl was apparently found at Bache Farm and is recorded by the National Museum of Wales as the Bache Pond Spindle Whorl. No further information about the artefact is available.

Rarity: Not rare

Distance from development: Unknown

Group Value: None

Evidential Value: Documentary sources

Historical Value: Mentioned in NMGW records

Aesthetic Value: None

Communal Value: None

Setting: The precise findspot of this artefact is not known.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The precise findspot of this artefact is not known.

ID number: 6 FERNDAL QUARRY (DIS)
QUARRY

HER PRN: 22551

NMR NPRN:

NGR: SO2172662645 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Industrial

Form: Earthwork

Condition: Near intact

Site Status:

	SAM number:	LB number:	grade:
Trysor	A minor quarry pit.		
Description:			

Rarity: Common

**Distance from
development:**

Group Value: None

Evidential Value: Earthwork

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This is a minor quarry scoop which has not been further assessed for this project.

Significance: Minor Importance

**Any Direct
Impact?:** No
None

**Any Indirect
Impact?:** No
None

**Level of Impact
on Setting:** None

**Comment on
Impact:** This is a minor quarry scoop which has not been further assessed for this project.

ID number: 7 **CROSS DITCH FLINT I
FINDSPOT**

HER PRN: 23329

NMR NPRN:

NGR: SO226624 Unknown

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A single flint flake is recorded as having been found near Cross Ditch, but no further detail is provided as to the circumstances of the discovery.		

Rarity: Not rare locally

**Distance from
development:** Unknown

Group Value: Amongst a large number of flints recorded in the Walton Basin area

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A single flint flake found near Cross Ditch, but no information is available as to the circumstances of the find.

Significance: Unknown

**Any Direct
Impact?:** No
None

**Any Indirect
Impact?:** No
None

**Level of Impact
on Setting:** None

**Comment on
Impact:** A single flint flake found near Cross Ditch, but no information is available as to the circumstances of the find.

ID number: 8 **BACHE FARM FIND**
FINDSPOT

HER PRN: 26302

NMR NPRN:

NGR: SO22656240 Unknown

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Moved

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Four flint flakes and a "rock crystal" are recorded as having been found here by Marg Feryok in the 1990s, but no further details are provided as to the circumstances of the discovery.		

Rarity: Not rare locally

Distance from development: Unknown

Group Value: Amongst a large number of flints recorded in the Walton Basin area

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Four flint flakes and a "rock crystal" are recorded as having been found here by Marg Feryok in the 1990s, but no further details are provided as to the circumstances of the discovery.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Four flint flakes and a "rock crystal" are recorded as having been found here by Marg Feryok in the 1990s, but no further details are provided as to the circumstances of the discovery.

ID number: 9 **BACHE FARM FIND**
FINDSPOT

HER PRN: 26325

NMR NPRN:

NGR: SO22966250 Unknown

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	There are conflicting accounts of the number and form of flint artefacts found in this field by Marg Feryok in the 1990s. The artefacts field in the HER database records that there were "14 flint flakes, two utilised and one flint scraper". The HER description records that there were "14 flints reported in the Walton Basin report consisting of flakes, a notch on core tablet and two scrapers". It is not know which, if either, account is correct. No further details are known.		
Rarity:	Not rare locally		
Distance from development:	Unknown		
Group Value:	Amongst a large number of flints recorded in the Walton Basin area		
Evidential Value:	Documentary sources		
Historical Value:	None		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	Several flint flakes and artefacts are recorded as having been found here by Marg Feryok in the 1990s, but no further details are provided as to the circumstances of the discovery.		
Significance:	Unknown		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	Several flint flakes and artefacts are recorded as having been found here by Marg Feryok in the 1990s, but no further details are provided as to the circumstances of the discovery.		

ID number: 10 FERNDALE; HANGING HILL; HANGINGHELD
FARMHOUSE

HER PRN: 32056

NMR NPRN:

NGR: SO2211262440 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Structure

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9253

grade: II

Trysor Description: Originally known as Hanging Hill Farm, under which name it is shown on the 1815 Ordnance Original Survey Drawings and the 1845 parish tithe map, this property was known as Hanging Held by the end of the 19th century and more recently renamed as Ferndale. The two-storey house is a well-preserved example of an early 19th century farmhouse and retains features such as a bread oven, washing copper, salting slab and dairy.

Rarity: Common

Distance from development: 480 metres to the southwest

Group Value: Associated with a listed outbuilding

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A well-preserved 19th century farmhouse

Communal Value: None

Setting: This post-medieval farmhouse is situated on a ridge, between two minor stream valleys, which declines eastwards from the upland block to the west. It stands at just over 300 metres above sea level, just to the northern, sheltered side of the ridge, further sheltered by mature trees and hedgerow trees, especially to the southwest. It is still occupied but no longer appears to be a working farm (in 2017).

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Very Low
Intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would be visible from the eastern end of the farmhouse but would only cause a minimal, indirect visual impact.

ID number: 11 FERNDAL; HANGING HILL; HANGINGHELD
FARM BUILDING

HER PRN: 32057

NMR NPRN:

NGR: SO2211862466 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9254

grade: II

Trysor Description: This 19th century farm outbuilding is associated with the listed farmhouse at Ferndale. It is a three-bay stone building, with a weatherboarded front elevation, under a slate roof. It includes a cowhouse, stable and barn. Original features such as cattle mangers and hay racks survive.

Rarity: Common

Distance from development: 480 metres to the southwest

Group Value: Associated with a listed farmhouse

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A well-preserved 19th century farm outbuilding

Communal Value: None

Setting: This post-medieval farm building is situated on a ridge, between two minor stream valleys, which declines eastwards from the upland block to the west. It stands at just over 300 metres above sea level, just to the northern, sheltered side of the ridge, further sheltered by mature trees and hedgerow trees, especially to the southwest. It no longer appears to be a working farm (in 2017).

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening trees would block views of the proposed development site.

ID number: 12 KNOWLE FARM, HOUSE
FARMHOUSE

HER PRN: 32058

NMR NPRN:

NGR: SO2206361899 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9255

grade: II

Trysor Description: A farmhouse thought to be of probable mid-18th century date, which underwent some changes during the 19th century. It is a stone building under a hipped slate roof. It is still occupied as the dwelling of a working farmstead.

Rarity: Common

Distance from development: 960 metres to the southwest

Group Value: Associated with historic and modern farm buildings

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: Listed as a well preserved 18th century farmhouse

Communal Value: None

Setting: The house is situated at c.320 metres above sea level in a rural landscape, positioned between the hills of the Radnor Forest to the northwest and the lower-lying Walton Basin to the southeast.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening trees would block views of the proposed development site.

ID number: 13 **BESTBROOKE FARM, RANGE
AGRICULTURAL BUILDING**

HER PRN: 32130

NMR NPRN:

NGR: SO2337162481 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9186

grade: II

Trysor

Description:

An L-shaped building range on the farmyard of Bestbrooke Farm. It is of 19th century date. The range is two-storeyed, the upper story being weatherboarded, the ground floor being of coursed rubble stone build, with brick lintels on openings. It has a slate roof. It includes cowhouses, stables, two barns and a granary.

The building does not appear to be present on the 1815 Ordnance Survey Original Surveyors Drawings (Presteigne Sheet), but could be represented on the 1841 Old Radnor parish tithe map. This latter map shows a more complicated building, which is also L-shaped, in the same position. This earlier building may have been modified by the time of the 1889 1:2500 scale Ordnance Survey map, which appears to show the building in its present form.

Rarity: Common

Distance from development: 940 metres to the east-southeast

Group Value: Part of Bestbrook Farm

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposed

Aesthetic Value: Listed for group value with the farmhouse

Communal Value: None

Setting: This 19th century building stands at the heart of the farmyard complex at Bestbrook Farm and is used agricultural purposes.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Farm buildings and trees on rising ground to the west would block any view of the proposed development from this location.

ID number: 14 **BACHE FARM, HOUSE
FARMHOUSE**

HER PRN: 32131

NMR NPRN:

NGR: SO2274062761 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Structure

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9187

grade: II

Trysor Description: A large, fine stone-built farmhouse which stands at the southern side of the farmyard at Bache Farm. It is a two-storey, double-pile building, with large attic rooms and a cellar, as well as a rear service-wing. It has a slate roof and the western gable wall is slate-covered. It is thought to be of 18th century date, perhaps with earlier origins. In the mid-19th century it was a property on the estate of Noyadd, Rhayader, held by the prominent Radnorshire figure Hugh Powell Evans Esq.

Rarity: Common

Distance from development: 250 metres to the east

Group Value: Associated with a fine range of outbuildings

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A good example of an 18th century vernacular farmhouse building

Communal Value: None

Setting: The farmhouse at the southern side of the farmyard at Bache Farm, facing the south-southeast. It appears to be on the 1815 Ordnance Surveyors Drawings. A range of large, well-built outbuildings stands around the farmyard to the north of the house. To the east, south and west, mature trees along field boundaries restrict views out from the property giving it a secluded character.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Farm buildings and mature trees to the west of the house would block views of the proposed development.

ID number: 15 BACHE FARM, RANGE
FARM RANGE

HER PRN: 32132

NMR NPRN:

NGR: SO2270662783 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Complex

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9188

grade: II

Trysor

Description:

This impressive farm building range stands around the central farmyard to the north of the farmhouse at Bache Farm. The buildings are shown on the 1889 1:2500 scale Ordnance Survey map. Most of the range is also shown on the 1841 Old Radnor parish tithe map, with the exception of a long building at the eastern side of the farmyard. The range includes a six-bay barn, a single storey cowhouse with an attached cartshed and granary, and a detached block thought to be a wain house. The buildings are mostly rubble built, with some weatherboarding, and corrugated iron roofing. It is not clear from the 1815 Ordnance Surveyors Drawings whether the farm range was present by that time.

Rarity: Not rare

Distance from development: 215 metres to the east

Group Value: Part of Bache farmstead

Evidential Value: Standing buildings, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A fine collection of 18th or 19th century farm outbuildings

Communal Value: None

Setting: The farm building range around the farmyard to the north of Bache farmhouse, dating to the mid-19th century or earlier. More modern agricultural sheds stand to the north of the historic building range.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Mature trees block views of the proposed development site from the farm building range. The development would not affect views of the farmyard range or views from within it.

ID number: 16 BACHE FARM FIND
FINDSPOT

HER PRN: 49065

NMR NPRN:

NGR: SO22656240 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Object

Form: Finds

Condition: Moved

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Five sherds of post-medieval pottery were found in this field or nearby by Marg Feryok in the 1990s. No further information is recorded about the circumstances of the finds or the character of the sherds.		

Rarity: Common

Distance from development: Unknown

Group Value: None

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Sherds of post-medieval pottery were found in this field or nearby but no information is available as to the circumstances of the find.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Sherds of post-medieval pottery were found in this field or nearby but no information is available as to the circumstances of the find.

ID number: 17 **BACHE FARM FIND**
FINDSPOT

HER PRN: 49066

NMR NPRN:

NGR: SO22966250 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Object

Form: Finds

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Approximately 100 sherds of post-medieval pottery were found in this field or nearby by Marg Feryok in the 1990s. No further information is recorded about the circumstances of the finds or the character of the sherds.		

Rarity: Common

Distance from development: Unknown

Group Value: None

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Approximately 100 sherds of post-medieval pottery were found in this field or nearby by Marg Feryok in the 1990s. No further information is recorded about the circumstances of the finds or the character of the sherds.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Approximately 100 sherds of post-medieval pottery were found in this field or nearby by Marg Feryok in the 1990s. No further information is recorded about the circumstances of the finds or the character of the sherds.

ID number: 18 BACH POND FINDS
FINDSPOT

HER PRN: 58420

NMR NPRN:

NGR: SO22456275 Unknown

Period: Unknown

Broadclass: Object

Form: Finds

Condition: Damaged

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Fragments of undated, molten glass were discovered by Marg Feyrok in 1997, during fieldwalking in this field after ploughing. No further glass was found during evaluation excavations here in 2017.		

Rarity: Common

Distance from development: Within

Group Value: None

Evidential Value: Documentary sources

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Fragments of undated, molten glass were discovered by Marg Feryok in 1997, during fieldwalking in this field after ploughing. No further glass was found during evaluation excavations here in 2017.

Significance: Unknown

Any Direct Impact?: No
None
More glass could be found during future groundworks, or associated archaeological features discovered.

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Evaluation was carried out at the development site in June 2017 and no further glass was discovered.

ID number: 19 **BACH POND FINDS**
FINDSPOT

HER PRN: 58421

NMR NPRN:

NGR: SO22456275 Unknown

Period: Neolithic

Broadclass: Object

Form: Finds

Condition: Moved

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A Neolithic stone axe-head was discovered by Marg Feyrok in 1997, during fieldwalking in this field after ploughing. Its whereabouts are not known.		
Rarity:	Not rare		
Distance from development:	Within		
Group Value:	Possibly associated with flints found in the same field		
Evidential Value:	Documentary sources		
Historical Value:	None		
Aesthetic Value:	An example of prehistoric technology		
Communal Value:	None		
Setting:	A stone axe of Neolithic date was discovered by Marg Feryok in 1997, during fieldwalking in this field after ploughing.		
Significance:	Regionally Important		
Any Direct Impact?:	No None More Neolithic artefacts could be found in the area.		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	A stone axe of Neolithic date was discovered by Marg Feyrok in 1997, during fieldwalking in this field after ploughing. No relevant evidence was found during evaluation work here in 2017.		

ID number: 20 HIGHBROOK FIELD SYSTEM
FIELD SYSTEM

HER PRN: 122819

NMR NPRN:

NGR: SO23226218 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Complex

Condition: Damaged

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A possible post medieval field system which is ill-defined and of minor importance.		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Possible earthworks

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This field system has not been assessed as it is thought to be of minor importance.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This field system has not been assessed as it is thought to be of minor importance.

ID number: 21 OLD BADLAND FARM, ORCHARD
ORCHARD

HER PRN: 125704

NMR NPRN:

NGR: SO2302263065 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Earthwork

Condition: Near Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A minor orchard which has been in place since the late 19th century.		

Rarity: Common

Distance from development:

Group Value: None

Evidential Value: Historic mapping; appears to still be an orchard

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This is a minor feature which has not been further assessed for this project.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This is a minor feature which has not been further assessed for this project.

ID number: 22 CROSS DITCH
COTTAGE

HER PRN: 136186

NMR NPRN:

NGR: SO2250662296 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Modernised

Site Status:

SAM number:

LB number:

grade:

Trysor Description: One of a pair of semi-detached cottages. They do not appear on the parish tithe map of 1845 but had been built by the time of the 1889 1:2500 scale Ordnance Survey map.

Rarity: Common

Distance from development: 470 metres to the south

Group Value: One of a pair of semi-detached cottages

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A mid- to late-19th century cottage built alongside a minor rural road. It is still occupied in 2017.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Rising ground immediately to the north would block any view towards the proposed development.

ID number: 23 CROSS DITCH
COTTAGE

HER PRN: 136187

NMR NPRN:

NGR: SO2249662295 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Modernised

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	One of a pair of semi-detached cottages. They do not appear on the parish tithe map of 1845 but had been built by the time of the 1889 1:2500 scale Ordnance Survey map.		

Rarity: Common

Distance from development: 470 metres to the south

Group Value: One of a pair of semi-detached cottages

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A mid- to late-19th century cottage built alongside a minor rural road. It is still occupied in 2017.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Rising ground immediately to the north would block any view towards the proposed development.

ID number: 24 **BANK
HOUSE**

HER PRN: 136188

NMR NPRN:

NGR: SO2291762401 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Modernised

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A house shown on the 1889 1:2500 scale Ordnance Survey map. It may well be the same building as, or on the site of, a cottage shown on the 1841 Old Radnor parish tithe map at this location (in field parcel 1285, which was described on the tithe apportionment as a "house and garden" occupied by one Elizabeth Ransom. The house appears to have been modernised and enlarged and was still occupied in 2017.		

Rarity: Common

Distance from development: 560 metres to the southeast

Group Value: One of a cluster of dwellings known as Bank by the late 19th century

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A post-medieval house built alongside a minor rural road between New Radnor and Kinnerton, one of a cluster of dwellings known as Bank by the late 19th century.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The development would not be visible from the house or impact on views of the house.

ID number: 25 WINTERSETT
COTTAGE

HER PRN: 136189

NMR NPRN:

NGR: SO2295062437 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	This cottage forms one side of a semi-detached cottage, named as Wintersett on the 1982 1:2500 scale Ordnance Survey map. A single cottage is shown here on the 1845 New Radnor parish tithe map, but not named. At some point this cottage was extended and sub-divided. Since the 1980s at least it has been divided as 2 cottages. Wintersett to the west and April Cottage (PRN 136190) to the east, with an attached workshop or outbuilding (PRN 136191) to its eastern side. The original and present purposes of the attached outbuilding are not known.		

Rarity: Common

Distance from development: 565 metres to the southeast

Group Value: One of a cluster of dwellings known as Bank by the late 19th century

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A post-medieval cottage built alongside a minor rural road between New Radnor and Kinnerton, one of a cluster of dwellings known as Bank by the late 19th century.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening mature trees block views towards the proposed development site.

ID number: 26 **APRIL COTTAGE**
COTTAGE

HER PRN: 136190

NMR NPRN:

NGR: SO2296562439 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	This cottage forms one side of a semi-detached cottage, named as April Cottage on the 1982 1:2500 scale Ordnance Survey map. A single cottage is shown here on the 1845 New Radnor parish tithe map, but not named. At some point this cottage was extended and sub-divided. Since the 1980s at least it has been divided as 2 cottages. Wintersett to the west and April Cottage (PRN 136190) to the east, with an attached workshop or outbuilding (PRN 136191) to its eastern side. The original and present purposes of the attached outbuilding are not known.		

Rarity: Common

Distance from development: 570 metres to the southeast

Group Value: One of a cluster of dwellings known as Bank by the late 19th century

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A post-medieval cottage built alongside a minor rural road between New Radnor and Kinnerton, one of a cluster of dwellings known as Bank by the late 19th century.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening mature trees block views towards the proposed development site.

ID number: 27 **APRIL COTTAGE
OUTBUILDING**

HER PRN: 136191

NMR NPRN:

NGR: SO2297962440 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Monument (By Form)

Form: Building

Condition: Converted

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	This single-storey outbuilding is attached to the eastern gable end wall of a cottage which is named as April Cottage on the 1982 1:2500 scale Ordnance Survey map. A single cottage is shown here on the 1845 New Radnor parish tithe map, but not named. At some point this cottage was extended and sub-divided. Since the 1980s at least it has been divided as 2 cottages. Wintersett to the west and April Cottage (PRN 136190) to the east, with this attached workshop or outbuilding (PRN 136191) to its eastern side. The original and present purposes of the attached outbuilding are not known, although it now appears to have been converted and to be a part of April Cottage.		

Rarity: Common

Distance from development: 575 metres to the southeast

Group Value: Part of one of a cluster of dwellings known as Bank by the late 19th century

Evidential Value: Standing building, in use

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: An outbuilding attached to a post-medieval cottage built alongside a minor rural road between New Radnor and Kinnerton, one of a cluster of dwellings known as Bank by the late 19th century.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Intervening mature trees block views towards the proposed development site.

ID number: 28 OLD BADLAND FARM
HOUSE

HER PRN: 136201

NMR NPRN:

NGR: SO2322362827

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status:

Trysor Description:

SAM number:

LB number:

grade:

A house is shown here on the Old Radnor parish tithe map (field parcel 1086) of the mid-19th century, set aside from the main complex of buildings and another house at Badlands Farm (field parcel 1087). A building is also visible here on the 1815 Ordnance Survey Original Surveyors Drawings (Presteigne Sheet). It is not clear what relationship this house had with the farm buildings to the west, but it was a part of Badlands farm holding at the time of the tithe survey.

A house is shown here on later Ordnance Survey maps and a dwelling still stands here today, known as "Old Badlands". The present house is a red-brick building which may have replaced the building shown on the parish tithe map.

Rarity: Common

Distance from development: 740 metres to the east

Group Value: Part of Old Badlands Farm

Evidential Value: Standing building

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Old Badlands is situated at about 250 metres above sea level on a gentle southwest-facing slope, just south of the Radnor Forest upland block. The mid-19th century parish tithe map shows that a road once passed to the west of the house, dividing it from the farm buildings and a second house on the farm holding. These other buildings had been removed by the early 20th century and the house is now associated with a range of modern farm buildings and the holding is still a working farm and home to an orchard and cider press.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development would not be intervisible with this feature.

ID number: 29 **OLD BADLAND FARM**
FARM BUILDING

HER PRN: 136202

NMR NPRN:

NGR: SO2325062827 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and subsistence

Form: Building

Condition: Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A small building, shown on the 1889 and 1903 1:2500 scale Ordnance Survey maps, close to the house now known as Old Badlands. It is not known if it survives, incorporated into larger farm buildings, or was removed before the farm was modernised.		

Rarity: Common

Distance from development:

Group Value: Associated with Old Badlands Farm

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This is a minor feature which has not been further assessed for this project.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This is a minor feature which has not been further assessed for this project.

ID number: 30 OLD BADLAND FARM
FARM BUILDING

HER PRN: 136203

NMR NPRN:

NGR: SO2310462880 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Agriculture and subsistence

Form: Building

Condition: Near Destroyed

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Shown on the tithe map as a part of the original complex of farm buildings at Badlands Farm. The present farmhouse and modern farm buildings now stand in the adjacent field parcel to the east, the core of the holding having moved eastwards. It is not known what the purpose of this building was, but it stood to the western side of the original farmyard area. It was still intact at the time of the 1889 1:2500 scale Ordnance Survey map, but the 1903 version of the map shows a much smaller building with a fold to its southern side occupying the position of the earlier building. Modern aerial photographs suggest that the footprint of the earlier building may still survive.		

Rarity: Common

Distance from development: 625 metres to the east

Group Value: Part of the 19th century farm building complex at Badlands Farm

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This building is of unknown purpose and date but was part of the core of the farm holding at Badlands in the mid-19th century. It was abandoned and probably largely demolished by the start of the 20th century and only slight surface evidence of the building seem to survive in a pasture field today.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development would not be intervisible with this feature.

ID number: 31 BACHE FARM
FINDSPOT

HER PRN:

NMR NPRN:

NGR: SO2247562820 Grid reference taken at centre of site

Period: Prehistoric

Broadclass: Object

Form: Finds

Condition: Near intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	Two flint flakes and one chert flake were found during evaluation work in this field in 2017. In 1997, 44 flint flakes were reportedly found here by Marg Feyrok. The three flakes found 2017 were not datable or diagnostic.		

Rarity: Not rare locally

Distance from development: Within

Group Value: Probably associated with flints found here in 1997.

Evidential Value: Flints found during evaluation work

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: Flint flakes found in ploughsoil in a pasture field.

Significance: Unknown

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The flints have been removed from the site following evaluation work and will be returned to the landowner.

ID number: 32 **BESTBROOK, FARMHOUSE**
FARMHOUSE

HER PRN:

NMR NPRN:

NGR: SO2341462456 Grid reference taken at centre of site

Period: Post Medieval

Broadclass: Domestic

Form: Building

Condition: Intact

Site Status: Listed Building

SAM number:

LB number: 9185

grade: II

Trysor Description: This farmhouse dates to 1851 and was built to replace and earlier dwelling on the same site. It remains in use as the dwelling on a working farm in 2017.

Rarity: Common

Distance from development: 990 metres to the east-southeast

Group Value: Part of Bestbrook farmstead

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: Listed an unspoilt early Victorian farmhouse

Communal Value: None

Setting: A farmhouse built in the mid-19th century to the southern side of the farmyard area at Bestbrook. Today it still has a 19th century farm range and modern farm sheds to its northern side, trees to the east and west, opening to give views over pastureland to the south.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Farm buildings and trees on rising ground to the west would block any view of the proposed development from this location.

Appendix C: Photographs

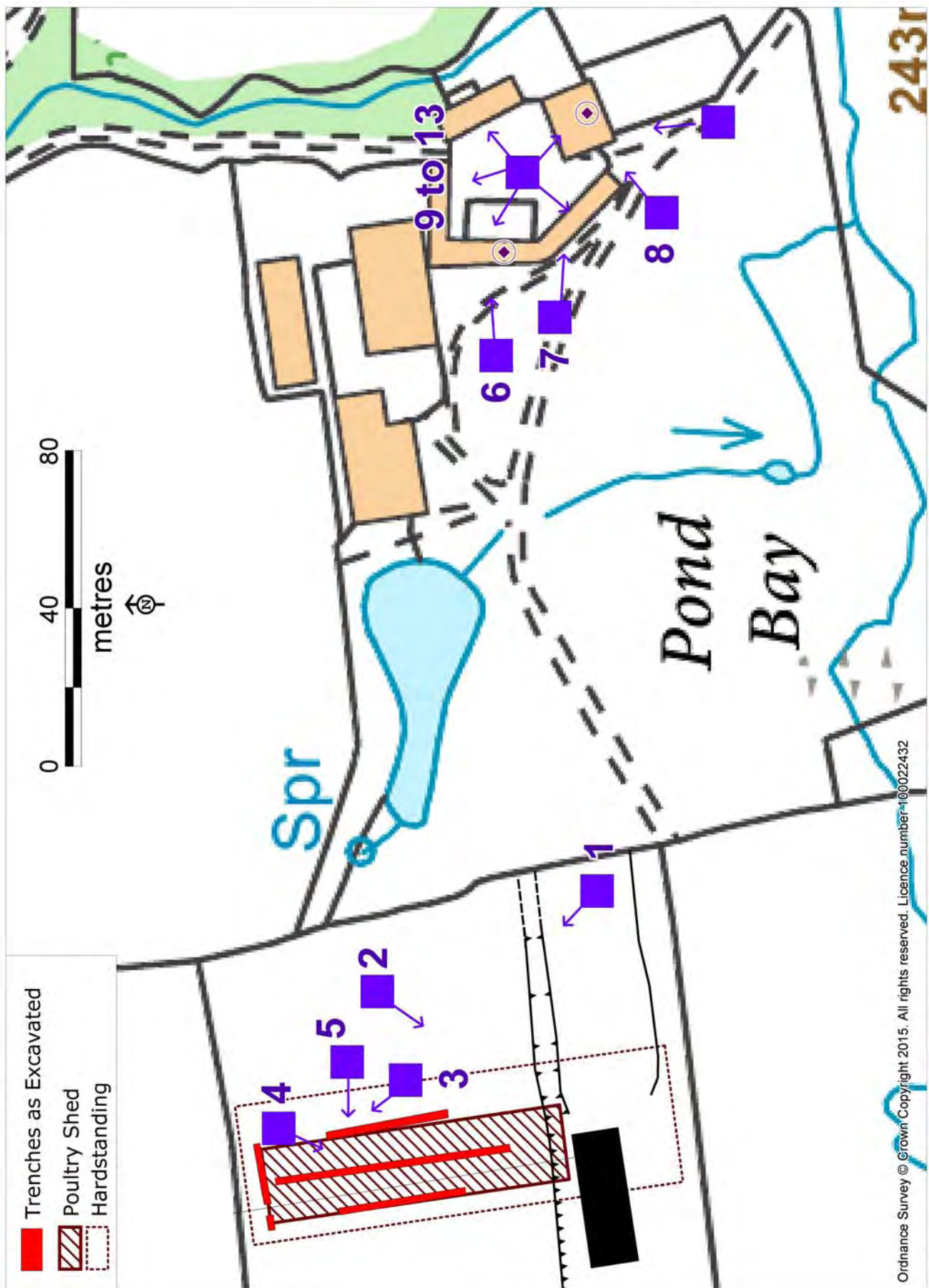


Figure 10; Location of photographs in Plates 1 to 14



Plate 1: A view across the development site, looking northwest. Bache Hill is in the background.



Plate 2: A view of the existing poultry units, looking west-southwest.



Plate 3: Beginning work on the evaluation trenches, looking northwest.



Plate 4: Evaluation trenches A (foreground) & E (background) with an existing poultry unit in the background.



Plate 5: A view of the evaluation trenches (A in foreground) looking west towards the hills of the Radnor Forest.



Plate 6: The western outbuilding range on the farmyard of Bache Farm, viewed looking east.



Plate 7: The western outbuilding range on the farmyard of Bache Farm, viewed looking southeast.



Plate 8: The view east-northeast towards Bache farmhouse, showing the slate-clad western gable wall. The southern end of the western farmyard range is seen in the foreground to the left.



Plate 9: The view northeast towards the building at the eastern side of the farmyard at Bache Farm.



Plate 10: The view northwards to the western farmyard building range at Bache Farm.



Plate 11: A view westwards to the southern building in the western farmyard building range at Bache Farm.



Plate 12: A view northwestwards to the northern building in the western farmyard building range at Bache Farm.



Plate 13: A view of the rear of the farmhouse at Bache Farm, looking south-southeast.



Plate 14: A view looking north at the front of Bache farmhouse and the entrance into the farmyard.

Appendix D: Evaluation Report

Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG Evaluation Report



Report by: Trysor

For: Roger Parry & Partners

July 2017



Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG Evaluation Report

By

Jenny Hall, MCIfA & Paul Sambrook, MCIfA
Trysor

Trysor Project No. 2017/570

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Cover photograph: Trench E after excavation, looking southwest.

Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG Evaluation Report

RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2017/570

DYDDIAD 23^{ain} Gorffennaf 2017 DATE 23rd July 2017

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

JENNY HALL MCIFA

Jenny Hall

PAUL SAMBROOK MCIFA

Paul Sambrook

Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

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1. Summary

1.1 In June 2017, Trysor undertook an evaluation in advance of determination of a planning application for a chicken shed at SO2248062790, in a field to the west of Bache Farm, New Radnor, Powys, planning application P/2017/0408 (Powys).

1.2 No archaeologically significant contexts were recorded.

2. Copyright

2.1 Trysor hold the copyright of this report and of the paper and digital archive. Further paper copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 2, 3 and 4 include other copyright material and should not be copied.

3. Introduction

3.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU have commissioned Trysor heritage consultants on behalf of their client, Owen & Chris Hardwick, to undertake an historic environment desk-based assessment and evaluation for a chicken shed on land west of Bache Farm. New Radnor, Presteigne, Powys, LD8 2TG, planning application P/2017/0408 (Powys).

3.2 Trysor produced a written scheme of investigation for the evaluation, see Appendix B, and it was approved by the planning archaeologist at Clwyd Powys Archaeological Trust who advise the local planning authority on archaeological matters.

4. The proposed development

4.1 It is proposed that a new free range poultry building is built in a field already used for poultry to the west of the farmyard at Bache Farm. The development site is located at SO2248062790 and lies 580 metres to the northwest of the B4372 between New Radnor and Kinnerton.

4.2 The building will be 77 metres approximately north to south by 19 metres, and 5.5 metres to the ridge, with a hardstanding around the building. The access track will be a trackway already in use.

4.3 A sump under the floor for dirty water will drain water further below ground into a sealed tank.

4.4 The planning application was submitted for the free range poultry unit to Powys County Council, reference number, P/2017/0408.

4.5 The planning application was commented on by the Development Control Section, Curatorial Services, at the Clwyd-Powys Archaeological Trust (CPAT, 2017a). The Development Control Section, Curatorial

4.6 This was based on a record in the regional Historic Environment Record for 44 prehistoric flints including 2 Bronze Age scrapers, undated melted glass fragments and a prehistoric stone axe being found in the field during a field walking exercise in 2007.

[illegible]

Figure 1: Location of the chicken shed and evaluation

5. Methodology

5.1 In June 2016, trenches were excavated across the proposed site of the chicken shed. The proposed layout of trenches as agreed in the WSI, see figure 2, was amended as the southern part of the development site had been excavated away for previous mobile chicken sheds. Trench D was removed completely, Trench A was shortened to 60 metres and Trenches C and E were extended to 30 metres, see Figure 3.

Trench	WSI Dimensions	Actual Dimensions	NGR
A	70 metres north-northwest to south-southeast by 1.8 metres	60 metres north northwest to south-southeast, foreshortened at southern end, by 1.8 metres	SO2247562805
B	20 metres east-northeast by west-southwest by 1.8 metres	20 metres east-northeast by west-southwest by 1.8 metres, although gap where trench passed through fenceline	SO2247062840
C	25 metres north-northwest by south-southeast by 1.8 metres	30 metres north-northwest by south-southeast by 1.8 metres	SO2248362808
D	25 metres east-northeast by west-southwest by 1.8 metres	Not excavated	SO2248162764
E	25 metres north-northwest by south-southeast by 1.8 metres	30 metres north-northwest by south-southeast by 1.8 metres	SO2246562806

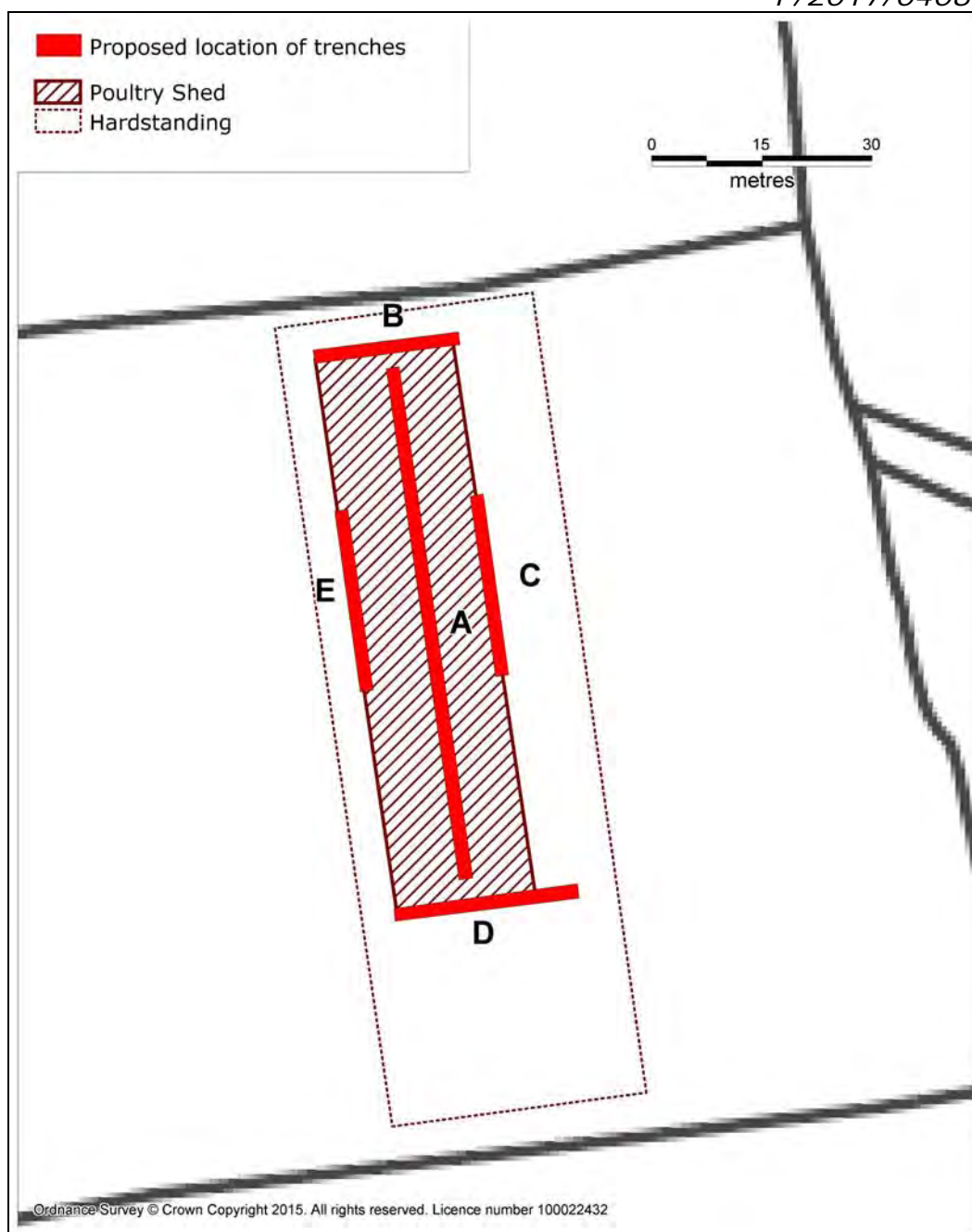


Figure 2: Location of trenches A to E as agreed in WSI

5.2 The site code used was BCF2017. The following number sequences were used to record individual historic assets, contexts and photographs, see Table 1.

Number Sequence	Used For	Numbers Used
001 - 99	Historic Asset ID numbers in DBA	1 to 32
100 - 199	Context numbers	100 to 101
200 - 299	Photograph numbers	200 to 213

Table 1: Number sequences used

5.3 The evaluation was carried out in accordance with the Chartered Institute for Archaeologists' *Standard and Guidance for an Archaeological Field Evaluation* (Chartered Institute for Archaeologists, 2014).

5.4 The field was not formally fieldwalked, as outlined in the WSI, as conditions on the ground were not suitable. There were no bare patches within the area currently used for free range chickens.

5.5 The trenches were excavated by machine using a 1.8 metre wide flat grading bucket.

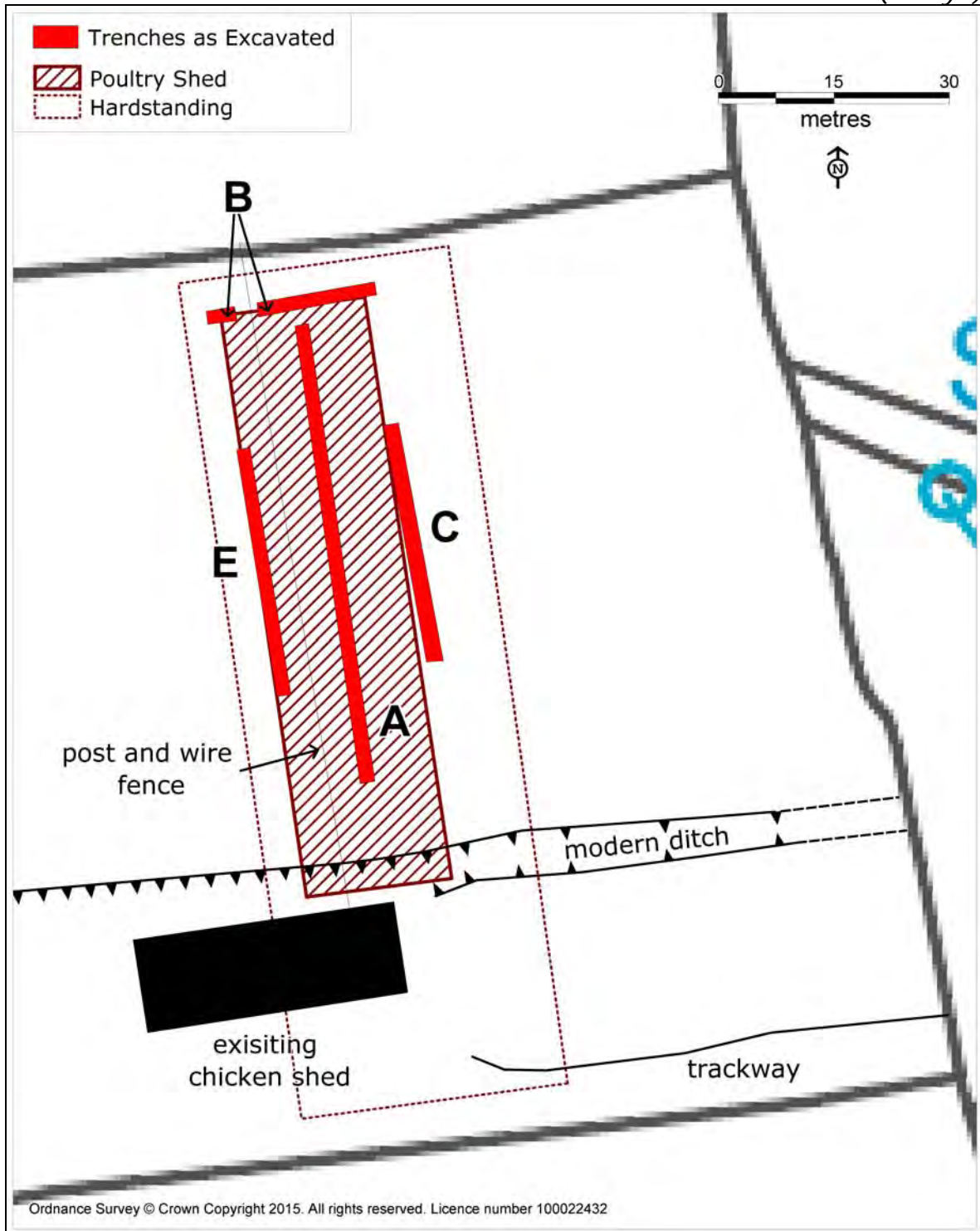


Figure 3: The location of the trenches after amendments due to conditions on site.

6. Stratigraphy

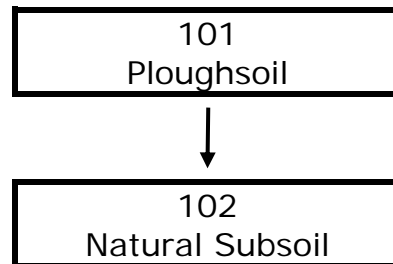
6.1 The stratigraphy in each of the four trenches was recorded.

6.2 Context Catalogue

Context Number	Trench	Depth	Description	Interpretation
101	A, B, C and E	Up to 0.38 metres	2.5Y 5/3 friable clay loam with occasional stone fragments (<10%), stones mainly less than 0.05 metres long. Very few sherds of early 19 th century pottery, but fragments of lime present.	Ploughsoil. Although currently used for free range chickens, the field has been ploughed in the past as shown by the evidence of lime in the soil, and previous field walking having been undertaken in the 1990s when field was ploughed.
102	A, B, C and E	-	10YR 5/6 friable clay with up to 20% gravel	Natural Subsoil

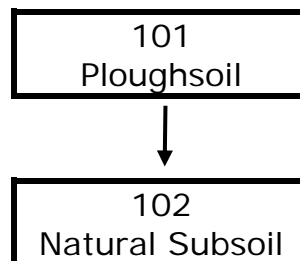
6.3 Trench A – Figure 3, Plates 4, 5 & 6

6.3.1 No significant archaeological features were noted. The average depth of the topsoil, (101), was 0.30 metres, and it lay directly over natural subsoil, (102). Within (101) in this trench were found a broken flint flake and part of a chert flake. Neither of these were diagnostic. One sherd of unglazed red earthenware was also found, thought to be early 19th century in date, see Appendices B and C.



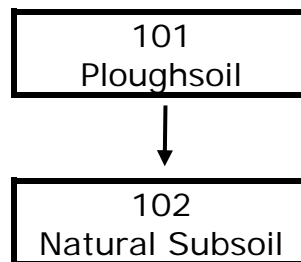
6.4 Trench B, Figure 3, Plates 7, 8 & 9

6.4.1 No archaeological features or artefacts were noted. The average depth of the topsoil, context (101), was 0.30 metres, and it lay over uniform subsoil, (102). The trench was split in two by a post and wire fence. Within (101) in this trench was a sherd of black-glazed earthenware, thought to be early 19th century in date, see Appendix.



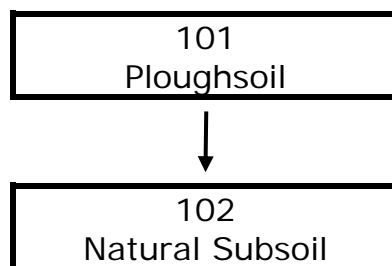
6.5 Trench C, Figure 3, Plate 10

6.5.1 No archaeological features or artefacts were noted. The average depth of the topsoil, context (101), was 0.30 metres, and it lay over uniform subsoil, (102). Within (101) a single broken flint flake was found. Within (101) in this trench were a sherd of white-glazed earthenware, a sherd of Transfer-printed ware (partial maker's mark "stone") and a small piece of green vessel glass, thought to be early 19th century in date.



6.6 Trench E – Figure 3, Plates 11, 12 & 13

6.6.1 No significant archaeological features or artefacts were noted. The average depth of the topsoil, (101), was 0.30 metres, and it lay directly over natural subsoil, (102). Within (101) in this trench were a sherd of white-glazed earthenware and a sherd of unglazed red earthenware, thought to be early 19th century in date.



7. Photographs

7.1 Colour digital photographs were taken using a 16M pixel camera. Details and copies of the photographs are included in Appendix A.

8. Conclusion

8.1 No archaeological contexts or significant artefacts were observed during removal of the ploughsoil and subsoil in Trenches B and E. Two broken flint flakes and part of a chert flake were found in the ploughsoil in Trenches A and C. These were undiagnostic and no date could be ascertained. No archaeological features were recorded in these trenches either.

9. Archive

9.1 The archive and a copy of the report and photographs will be deposited with the National Monuments Record in Aberystwyth. The photographs are in TIFF format.

9.2 A further copy of the report will be supplied to the Historic Environment Record at Clwyd Powys Archaeological Trust.

10. Sources

Chartered Institute for Archaeologists, 2014 , *Standard and Guidance for an Archaeological Field Evaluation*, available online from the IfA website, www.archaeologists.net

Trysor, 2017, *Written Scheme of Investigation for a Desk-Based Study and Evaluation at the Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG*

APPENDIX A: PHOTOGRAPHS

Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG
Evaluation Report
P/2017/0408 (Powys)

Photo Number	Description	Date Taken	Direction
BCF2017_200	General view of proposed development site	20/06/2017	Looking northwest
BCF2017_201	View of existing mobile poultry sheds	20/06/2017	Looking southwest
BCF2017_202	General view of proposed development site	20/06/2017	Looking north-northwest
BCF2017_203	Northern half of Trench A, after cleaning	20/06/2017	Looking north-northwest
BCF2017_204	Trench A	20/06/2017	Looking south-southeast
BCF2017_205	A section of Trench A	20/06/2017	Looking east-northeast
BCF2017_206	Trench B	20/06/2017	Looking east-northeast
BCF2017_207	Trench B	20/06/2017	Looking north-northwest
BCF2017_208	Trench B	20/06/2017	Looking west-southwest
BCF2017_209	Trench C	20/06/2017	Looking south-southeast
BCF2017_210	Trench E	20/06/2017	Looking south-southeast
BCF2017_211	Trench E	20/06/2017	Looking south-southeast
BCF2017_212	Trench E	20/06/2017	Looking east-northeast
BCF2017_213	Trench E	20/06/2017	Looking north-northwest

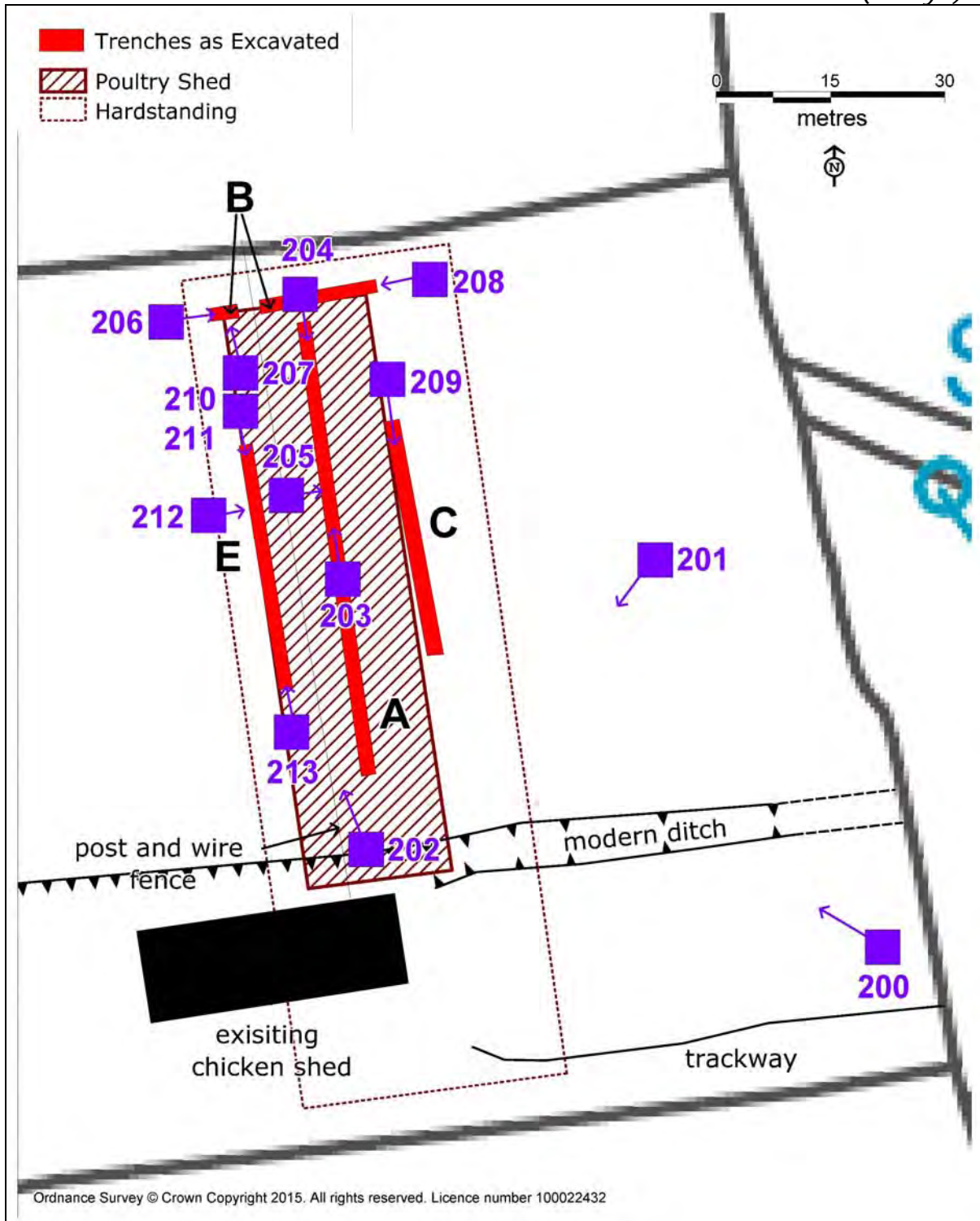


Figure 5: Location of photographs



Plate 1: BCF2017_200. General view of proposed development site, looking northwest.



Plate 2: BCF2017_201. View of existing mobile poultry sheds, looking southwest.



Plate 3: BCF2017_202. General view of proposed development site, looking north-northwest



Plate 4: BCF2017_203. Northern half of Trench A, after cleaning, looking north-northwest.



Plate 5: BCF2017_204. Trench A, looking south-southeast.



Plate 6: BCF2017_205. A section of Trench A, looking east-northeast.



Plate 7: BCF2017_206. Trench B, looking east-northeast.



Plate 8: BCF2017_207. Trench B, looking north-northwest



Plate 9: BCF2017_208. Trench B, looking west-southwest.



Plate 10: BCF2017_209. Trench C, looking south-southeast



Plate 11: BCF2017_210. Trench E, looking south-southeast



Plate 12: BCF2017_211. Trench E, looking south-southeast



Plate 13: BCF2017_212. Trench E, looking east-northeast



Plate 14: BCF2017_213. Trench E, looking north-northwest

APPENDIX B:

FLINT REPORT BY I. BROOKS

Lithic Artefacts from Bache Farm, New Radnor

I.P. Brooks

Three lithic artefacts were recovered during the course of an archaeological evaluation carried out by Trysor at Bache Farm, New Radnor. None of the finds were from a seal context and are therefore likely to be residual. Given the low number of artefacts recovered they are described, individually below:

BCF 2017, Tr. A, Context 001. The proximal end of a broken flake 21.6 x 16.7 x 9.1 mm in size on a mottled, semi translucent flint with the colour varying between dusky yellowish brown (10 YR 2/2, Goddard *et al* 1948)) and pale yellowish brown (10 YR 6/2).

BCF 2017, Tr. A, Context 001. The distal end of a tertiary flake on an opaque, brownish black (5 YR 2/1), chert, probably of Carboniferous age. The artefact is 22 x 19.1 x 5 mm in size

BCF 2017, Tr. C, Context 001. The proximal end of a broken secondary flake 19.9 x 19.3 x 7.2 mm in size. There is some evidence of bipolar working with flakes removed from the dorsal surface running approximately 45° to the ventral surface. The surviving cortex, on this artefact, is heavily worn suggesting a pebble source. The raw material is a dark yellowish brown (10 YR 4/2) semi translucent flint.

None of the recovered artefacts are diagnostic and could date from any post-glacial period. They are, however, probably related to the other 44 flint artefacts, from the immediate area, recorded in the Historic Environment Record (PRN 16476) which included two early Bronze Age type scrapers possibly suggesting a date for at least part of the collection.

On particular interest with these three artefacts is the selection of the raw materials used. There are no local primary flint resources within the local area, indeed the nearest chalk outcrops are those of the North and South Downs in south and east England. It is more likely, however that derived (till and associated gravels) sources were being exploited, possibly from the local environment. The single chert artefact is distinctive and would macroscopically appear to be a fragment of Carboniferous chert. Once again there are no local exposure of any rocks of this date with the nearest suitable raw materials being those along the north coast of Wales and those which bounds both sides of the Vale of Clwyd (Berridge 1994, 95). There are, however, fairly extensive spreads of till in the New Radnor area, which have clasts which are mostly of the local local indurated siltstones, but are also likely to include material from a general northerly direction (K. Dorning *pers. comm.*). This would include the Carboniferous Limestones around Llangollen and the flints from the Cretaceous deposits of the Irish Sea. It is therefore likely that these tills acted as a raw material source for both the flint and the chert used within the collection.

References

- Berridge, P. 1994. The lithics. in Quinnell, H., Blockley, M.R. and Berridge, P. *Excavations at Rhuddlan, Clwyd 1969-73. Mesolithic to Medieval*. CBA Research Report 95. 95 - 114.
- Goddard, E.N., Trask, P.D., De Ford, R.K., Rove, O.N., Singewald, J.T. And Overbeck, R.M. (1948) *Rock-color Chart*. Geological Society of America, Boulder, Colorado, USA.
- Rawson, P.F., Curry, D., Dilley, F.C., Hancock, J.M., Kennedy, W.J., Neale, J.W., Wood, C.J. And Worssam, B.C. 1978 *A correlation of Cretaceous rocks in the British Isles*. Geological Society of London Special Report No. 9.

APPENDIX C:

POTTERY REPORT BY MARTIN LOCOCK

Finds

by Martin Locock BA MCIFA FHEA

A small assemblage of post-medieval pottery and glass was recovered from ploughsoil context 001 in trenches A-C and E.

Catalogue

White-glazed earthenware	2	2g
Unglazed red earthenware	2	13g
Black-glazed earthenware	1	1g
Transfer-printed ware (partial maker's mark "stone")	1	2g
Vessel glass, green	1	1g

Discussion

The assemblage is typical of general tableware of the early 19th century.

APPENDIX D:

WRITTEN SCHEME
OF INVESTIGATION

**WRITTEN SCHEME OF INVESTIGATION FOR
A DESK-BASED STUDY AND EVALUATION
AT THE BACHE FARM, NEW RADNOR, PRESTEIGNE, POWYS, LD8 2TG**

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1. Introduction

1.1 Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU have commissioned Trydor heritage consultants on behalf of their client, Owen & Chris Hardwick, to undertake an historic environment desk-based assessment and evaluation for a chicken shed on land west of Bache Farm. New Radnor, Presteigne, Powys, LD8 2TG, planning application P/2017/0408 (Powys).

1.2 The proposed development is for the erection of free range poultry building (16,000 birds) associated feed bins and associated works, planning application reference number P/2017/0408.

2. The proposed development

2.1 It is proposed that a new free range poultry building is built in a field already used for poultry to the west of the farmyard at Bache Farm.

2.2 The building will be 77 metres approximately north to south by 19 metres, and 5.5 metres to the ridge, with a hardstanding around the building. The access track will be a trackway already in use.

2.3 A sump under the floor for dirty water will drain water further below ground into a sealed tank.

3. Location of Development

3.1 The development site is located at SO2248062790, in a field to the west of Bache Farm. It lies 580 metres to the northwest of the B4372 between New Radnor and Kinnerton.

3.2 The field has been used for poultry in recent years with mobile housing. The field is situated on a low spur between minor streams to the north and south. Higher ground rises to the north, west and southwest with lower ground to the east and southeast.

3.3. The underlying geology is undifferentiated Ludlow Rocks consisting of mudstones, siltstones and sandstones, formed approximately 419 to 423 million years ago in the Silurian Period.

*Bache Farm, New Radnor, Presteigne, Powys, LD8 2TG
Evaluation Report
P/2017/0408 (Powys)*

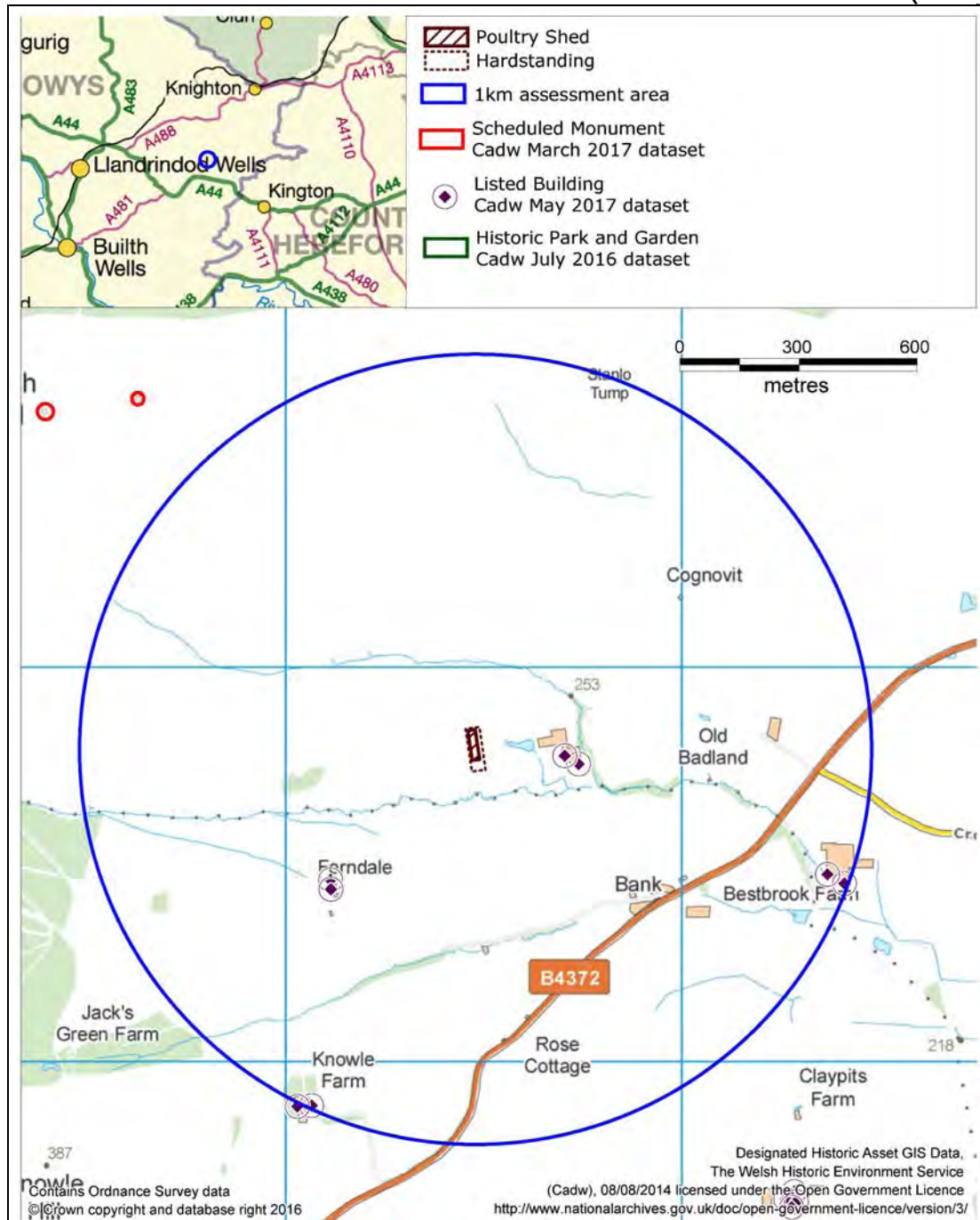


Figure 1: The location of the proposed development site and 1km study area

4. Planning context of the proposed development

4.1 A planning application was submitted for the free range poultry unit to Powys County Council, reference number, P/2017/0408.

4.2 The planning application was commented on by the Development Control Section, Curatorial Services, at the Clwyd-Powys Archaeological Trust (CPAT, 2017a). The Development Control Section, Curatorial Services, CPAT, recommended that a pre-determination archaeological evaluation be undertaken before the planning application was determined.

4.3 This was based on a record in the regional Historic Environment Record for 44 prehistoric flints including 2 Bronze Age scrapers, undated melted glass fragments and a prehistoric stone axe being found in the field during a field walking exercise in 2007.

4.4 The Development Control Section, Curatorial Services at CPAT provided a brief for the work to be undertaken (CPAT, 2017b) to comprise a desk top study and investigative trenching.

4.5 The application was also commented on by the Built Heritage Officer at Powys County Council (Powys County Council, 2017b) who concluded that there would be no objection to the agricultural building relating to the setting of the Listed Buildings.

5. Objective of the Written Scheme of Investigation

5.1 The objective of this Written Scheme of Investigation (WSI) is to specify the method to be used for the desk-based study and investigative trenching (evaluation).

5.2 The brief supplied by Development Control Section, Curatorial Services was used to guide the WSI (CPAT 2017b) as well as the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (CIfA, 014b).

CIfA define field evaluation as:

"..... a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their significance in a local, regional, national or international context as appropriate."

5.3 The purpose of field evaluation is described as gaining:

"..... information about the archaeological resource within a given area or site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context, leading to one or more of the following:

- a. The formulation of a strategy to ensure the recording, preservation or management of the resource*
- b. The formulation of a strategy to mitigate a threat to the archaeological resource*

c. The formulation of a proposal for further archaeological investigation within a programme of research”

5.4 As outlined in the brief from Development Control Section, Curatorial Services, CPAT, the desktop study should be sufficient to provide a historical framework for any archaeological remains (CPAT, 2017b).

5.5 The investigative trenching will be sufficient to establish the presence of archaeological features, or not, with the development area and their date and function.

5.6 Once the presence (or not) and nature of any archaeological features has been established further mitigation may be required.

6. Nature of the Archaeological Resource

6.1 In the regional Historic Environment Record managed by CPAT, it is recorded that a field walking exercise in 1997 recovered prehistoric artefacts and undated artefacts from the field that that development will lie within. It is recorded that 44 flints, including 2 Bronze Age scrapers and fragments of molten glass were recorded.

7. Scope of Work

7.1 A desk-based study will be undertaken to inform on the known archaeological resource and create a historical narrative.

7.2 Any areas within the field in which the development will take place which are bare will be field walked prior to excavation of the trenches.

7.3 Five evaluation trenches representing 20.5% of the footprint of the proposed structure will be excavated.

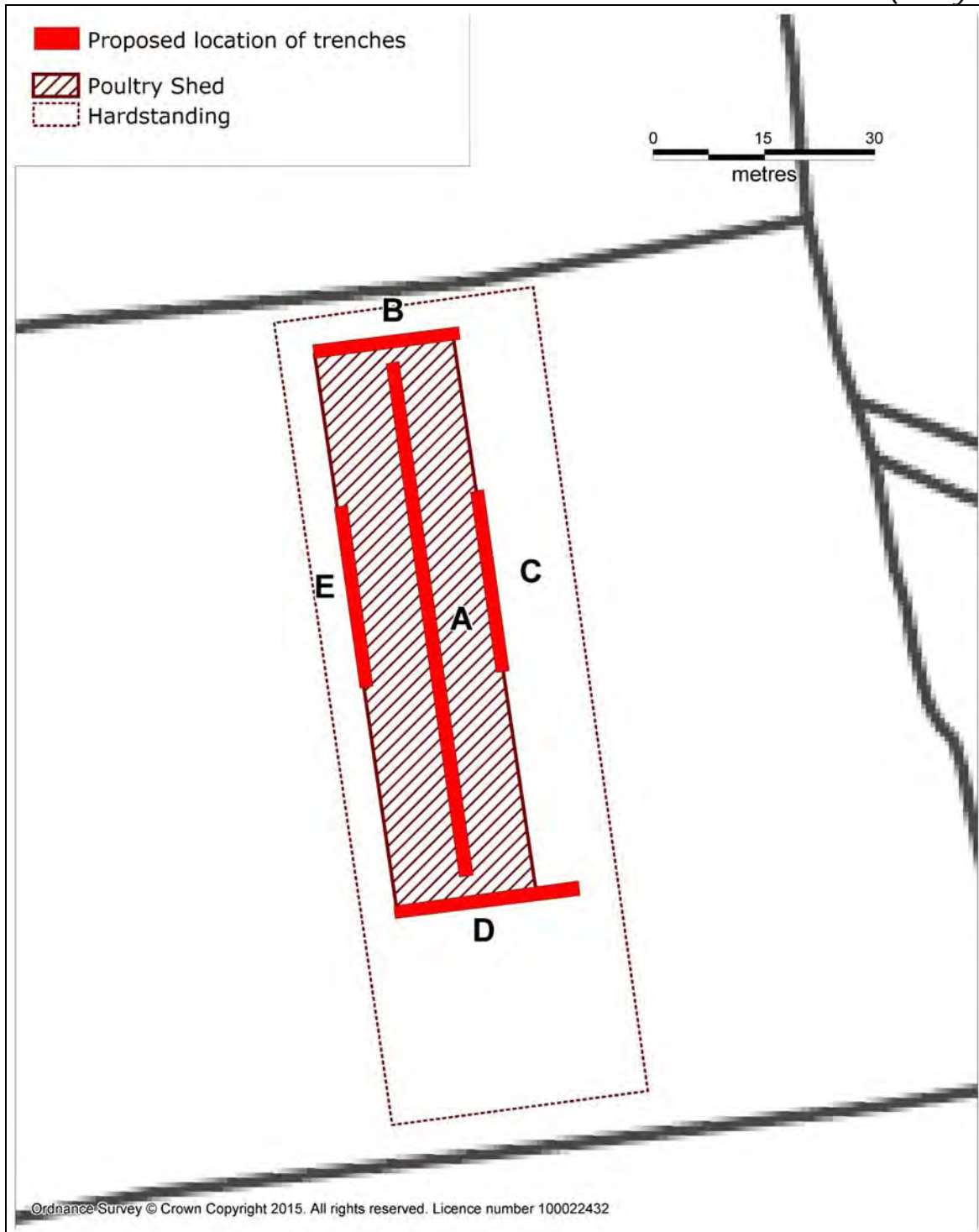


Figure 2; Proposed location of trenches

8. Methodology

8.1 Desk-based Study

8.1.1 The assessment will consider known historic assets within a 1km radius circle centred on **SO2248062790** (see Figure 1) and additional information sources as outlined in 6.3 will be studied in order to inform a historical account.

8.1.2 The following data sources will be consulted:

- Powys Historic Environment Record
- Cadw
- RCAHMS
- Historic Ordnance Survey maps
- Other historic maps including tithe map
- Aerial photographs
- LiDAR data if available
- Registered Historic Landscape and Character Area data if applicable
- LANDMAP
- Documentary sources
- Published journals

8.1.3 A site visit will be carried out in accordance with Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment* (CIfA, 1014a). The site visit will be record any unknown earthwork features in the vicinity of the proposed development. A rapid record of features will be made, including a written description on pro-forma record sheets.

8.1.4 Prior to excavating the trenches parts of the field that are suitable will be informally fieldwalked to enable recovery and recording of any artefacts, in particular flints.

8.1.5 Colour digital photographs will be taken, using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

8.2 Evaluation

8.2.1 The evaluation will be carried out in accordance with Chartered Institute of Field Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (CIfA, 2014a).

8.2.2 A two-person team will oversee the mechanical removal of the ploughsoil from the trenches in 0.1 metre spits. The trenches will be excavated with a toothless bucket and the ploughsoil/topsoil will be discarded, but will be scanned for artefacts.

8.2.3 The turf layer will be removed from the trenches by machine using a flat (toothless) grading bucket. The exposed surface will be examined for artefacts, in particular flints and the position of any artefacts found will be recorded.

8.2.4 Excavation by machine will continue until the first recognisable archaeological layer or natural subsoil is reached.

8.2.5 If a recognisable archaeological horizon is encountered whilst excavating the trenches, mechanical machining will cease. Excavation by hand will proceed sufficient to establish function and date of layers and features, and their relationship to other layers or adjacent features. The level of natural subsoil will be established in Trench A,

8.2.6 Trench bases and sections will be cleaned by hand prior to recording.

9. Recording – Excavation and Post Excavation

9.1 A written record of all activity will be kept as well as context records on pro-forma sheets for all archaeological contexts, based on the CEU recording manual. The notes and context sheets will form part of the project archive.

9.2 A plan of the location of the trenches and representative sections of the trenches will be drawn, at an appropriate scale. If any archaeological features are observed, they will be excavated and recorded, photographed, and planned at an appropriate scale. Plans will be drawn on permatrace to a scale of 1:10, 1:20 or 1:50, as appropriate. All plans will be related to boundaries shown on 1:10000 Ordnance Survey mapping. Levels will be taken from a site datum which will be cross referenced to an Ordnance Survey datum.

9.3 Any artefacts will be dealt with in accordance with the guidance provided in the Chartered Institute for Archaeologists' *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA, 2014b)*. . All artefacts will be retained, cleaned and stored. They will be catalogued by context, including dimensions, weight, number, and description as relevant. Significant artefacts will be drawn at an appropriate scale.

9.4 Deposits of environmental or technological significance will be sampled according to *A guide to the theory and practice of methods, from sampling and recovery to post-excavation* published in 2002 as one of the Centre for Archaeology Guidelines by English Heritage.

9.5 In the event of human burials being discovered the Ministry of Justice will be informed. The remains will initially be left *in situ*, and if removal is required, a Ministry of Justice license will be applied for under the Burial Act 1857.

9.6 Colour digital photographs will be taken, as appropriate, using a 18M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used. The photographs will be archived with a full catalogue showing location of photographs and direction taken. Photographs will be archived in TIF format.

10. Reporting

10.1 Following the completion of the on-site work, a report on the evaluation will be prepared according to the requirements of section 3.4 of the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation (CIfA, 2014a)*

10.2 The report will address the aims and purposes of the evaluation and be fully representative of the information gained including negative evidence. It will contain at a minimum:

- A non-technical summary of the evaluation
- Introductory statement
- Aims and purposes of the evaluation
- Methodology
- Results including desktop study and structural data and associated finds and/or environmental data recovered, details will be included in appendices as appropriate
- Interpretation
- Discussion/Conclusion including significance of result in a local, regional and context.
- Index to Archive and location of archive
- Illustrations, including a location plan
- Bibliography

10.3 Copies of the report will be provided to the client and the Powys Historic Environment Record.

11. Health & Safety

11.1 Trysor will undertake a risk assessment in advance of the fieldwork in accordance with their health and safety policy.

12. Public Benefit and Outreach

12.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, the annual review of archaeological work in Wales collated the Council for British Archaeology Wales (CBA Wales), if appropriate.

12.2 The results of the work will be deposited in the NMR and regional HER making it publicly accessible to all.

12.3 The purpose of the work and the history of the site will be discussed with the client, and others, in order to widen understanding of why the work is important and broaden appreciation for the historic environment.

13. Archive

13.1 The paper and digital archive will be deposited with the National Monuments Record, including a copy of the final report in accordance with the CIfA's *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2014b) and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (NPAAW, 2017). This archive will include all written, drawn and photographic records relating directly to the investigations

undertaken. Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015).

13.2 Any artefacts will be returned to the landowner after recording and reporting. If they are considered to be regionally or nationally important discussions about depositing the artefacts in a recognised museum archive will be held with the client.

14. Resources to be used

14.1 Jenny Hall, BSC, MCIfA and Paul Sambrook, BA, PGCE, MCIfA of Trysor will undertake the fieldwork outlined and reporting and archiving. During the fieldwork they will be equipped with standard field equipment, including digital cameras, GPS and first aid kit. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

15. Qualification of personnel

15.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

15.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking area and trench excavation, watching briefs and post excavation work. She worked on the extensive Stanwick Roman villa project in Northamptonshire for several seasons and undertook a year of post excavation work with the project. In 1993 she became the Sites and Monuments Record Manager for a Dyfed Archaeological Trust for 10 years. She has been a partner in Trysor since 2004 undertaking a variety of work that includes upland field survey, desk-based appraisals and assessments, watching briefs and evaluations as well heritage interpretation and community-based projects.

15.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. He has been a partner in Trysor since 2004 undertaking a variety of work including upland field survey, desk-based appraisals/assessments, watching briefs and evaluations as well as community-based, non-intrusive projects and community heritage interpretation.

15.4 Dee Williams (BA Archaeology and Classical Studies) graduated from the University of Wales, Lampeter. After University she pursued a career in field archaeology. Her first supervisory post was with Wessex Archaeology (Manpower Service Commission 1984-5) as the Finds Officer on a large multi-period urban excavation in Dorchester. From 1986 to 1994 she was employed as the Finds Officer with the Dyfed Archaeological Trust. From 1994 to the present she has worked as an administrator in the Department of Archaeology at Lampeter but continues her research interests in finds with specialisms in ceramics and glass.

15.5 Martin Locock (BA, MCIfA) – Martin has undertaken many bone reports for Glamorgan Gwent Archaeological Trust and others. He has also undertaken studies of bricks and mortar.

15.6 Dr Ian Brooks (PhD, BA, MCIfA, FSA) - Flint assemblages of any size from a single artefact to many thousands of artefacts can be analysed. Recent projects have varied from a few artefacts recovered during the excavation of a late medieval house in North Wales to over 16,000 Mesolithic artefacts from Bath. In addition to standard typological studies Ian Brooks has developed specialist techniques to investigate the original source of the flint and the deliberate heat treatment of flint by the use of micropalaeontology.

15.7 Wendy Carruthers (BSc, MSc) has worked as a freelance archaeobotanist for over 30 years, mainly analysing plant macrofossils from sites in southern and central England and Wales. After graduating in Manchester she worked as a field botanist for a year, followed by a couple of years on archaeological excavations as a digger and planner. I then took the Masters course in Plant Taxonomy at Reading, and started working as a freelance archaeobotanist after I graduated. In the early 1990s she was the English Heritage Archaeobotanist at the Ancient Monuments Laboratory for four years. Over the years she has analysed charred, waterlogged, mineralised, silicified and desiccated plant remains. She is particularly interested in preservation by mineralisation.

16. Insurance & Professional indemnity

16.1 Trysor has Public Liability and Professional Indemnity Insurance.

17. Project identification

17.1 The project has been designated Trysor Project No. 2016/565. Identifying site code will be BCF2017.

18. Monitoring

18.1 Staff from Powys County Council and the planning archaeologists at Clwyd Powys Archaeological Trust will be welcome to visit the site and monitor the work. They will be informed as to when work will start on site and contact details given. Any financial transactions related to this should be addressed directly to the client.

19. Sources

Chartered Institute for Archaeologists, 2014a, *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*

Chartered Institute for Archaeologists, 2014b, *Standard and Guidance for Archaeological Field Evaluation*

Chartered Institute for Archaeologists, 2014c, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

CPAT, 2017a, Email from Mark Walters, CPAT to Gemma Bufton, Powys County Council, dated 8th May 2017

CPAT, 2017, Powys CC Planning Application P2017/0408 – Land at the Bache Farm, New Radnor, Prepared for Gerallt Davies, Roger Parry & Partners (on behalf of Powys CC), Brief for Pre-Determination Archaeological Evaluation CPAT EVB 881

Powys County Council, 2017, Response from Built Heritage Officer, Debra Lewis, dated to 6th June 2017

Jenny Hall & Paul Sambrook
Trysor,
June 2017