

Powys Local Development Plan (2011-2026)

Supplementary Planning Guidance

Archaeology

Adopted July 2021

Mae'r ddogfen hefyd ar gael yn Gymraeg

This document is also available in Welsh

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1.0 Introduction

1.0.1 This guidance supplements the archaeology related policies of the Powys Local Development Plan (LDP) (2011-2026), which was adopted by Powys County Council on the 17th of April 2018, and has been prepared to assist decision-making on planning applications within the Powys LDP area. This guidance does not apply to areas of the County of Powys located within the Brecon Beacons National Park Authority area (BBNPA).

1.0.2 This Supplementary Planning Guidance (SPG) is intended to be read alongside the relevant polices of the LDP (see Section 5), along with any other related adopted SPG. Matters relating to other historic environment designations and Conservation Areas are covered in more detail in separate SPGs. The guidance within the Residential Design Guide complements and adds to this guidance by advising on general design matters. The Landscape SPG refers to the character and features of the historic and cultural landscape in the context of landscape considerations.

1.0.3 Archaeology can be defined as:

'evidence of our prehistoric past and archaeological remains including evidence buried below the ground and the surviving fabric of historic buildings and other structures' (Technical Advice Note 24).

Archaeological remains are recognised nationally as historic assets and are part of the historic environment.

1.0.4 Scheduled Monuments and other archaeological remains are considered by the LDP to be important strategic assets that require protection from unacceptable development so as to protect the economic, environmental and social well-being of Powys.

1.0.5 This SPG has been prepared to provide information and guidance on how development proposals can ensure that archaeology is protected and evaluated as part of the planning process. It aims to ensure that archaeology is appropriately considered, preserved and, where appropriate, enhanced.

2.0 Purpose of the guidance

2.0.1 The purpose of this guidance is to:

- Provide more detailed guidance to supplement relevant LDP policies.
- Provide guidance on making planning decisions relating to Scheduled Monuments and other archaeological remains.
- Provide practical information for applicants/agents, members of the public, elected Members and Council Officers involved in proposals affecting archaeology.

2.0.2 This SPG provides guidance and information on:

- National legislation, policy and guidance relating to the Archaeology.
- Archaeology in the Powys LDP area.
- The meaning of archaeological designations.
- Relevant LDP policies relating to archaeology.
- How policies relating to archaeology are to be implemented.
- The different stages of archaeological works.

- Planning application processes relating to archaeology.
- Monitoring and review proposals associated with the LDP and SPG.

3.0 Status of the guidance

3.0.1 This SPG has been produced to support the policies of the LDP which are used in the determination of planning applications. The guidance within the SPG has had regard to relevant legislation, national planning policy and other available guidance and information.

3.0.2 This SPG has been prepared in accordance with the Council's approved Protocol for Preparation and Adoption of SPG, which includes a Community Involvement Scheme. It has been subject to a 6 week public consultation stage undertaken between 20th of January and 28th of February 2020. A summary of the responses received to the public consultation along with an explanation as to how the responses have been addressed can be found within the Consultation Statement. This SPG was adopted by the Council on the 13th of July 2021.

3.0.3 This SPG is a material consideration in the determination of planning applications.

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4.0 Planning context for archaeology in the Powys LDP area

4.1 National legislation, policy and guidance

4.1.1 The **Ancient Monuments and Archaeological Areas Act** (1979) provides the legal framework for the protection and management of archaeology. The Act makes provision for the investigation, preservation and recording of matters of archaeological or historical interest and for the regulation of operations or activities affecting such matters. Section 1 of the Act places a statutory duty on the Secretary of State to compile and maintain a schedule of monuments. Cadw is responsible for compiling and maintaining this schedule on behalf of Welsh Ministers in Wales.

4.1.2 The **Historic Environment (Wales) Act** (2016) makes changes to the UK legislation relating to the protection and management of the historic environment in Wales. It introduces measures for the positive management of change to the historic environment. In respect of archaeology, the Act makes changes to the definitions, consent processes, management and enforcement procedures in relation to Scheduled Monuments (SMs). Cadw has produced fact sheets setting out the provisions of the 2016 Act in relation to Scheduled Monuments - <https://cadw.gov.wales/advice-support/placemaking/legislation-and-guidance/scheduled-monuments>.

4.1.3 The 2016 Act provides more effective protection for SMs by introducing statutory consultation on proposals to schedule a monument, and by providing interim protection and the right to review a decision to schedule. It expands on the definition of a monument so that the Welsh Ministers can designate any sites that provide evidence of past human activity. It also places the onus on the individual to find out if a site is scheduled prior to undertaking any works on it and therefore reduces the defence of ignorance. It also gives Cadw the power to issue stop notices and enforcement notices. It makes provisions for Heritage Impact Statements and also places a duty on the Welsh Government to compile and keep up-to-date a Historic Environment Record, which contains information on archaeological features and other features of the historic environment.

4.1.4 **Planning Policy Wales (PPW) (11th Edition, 2021)** contains national planning guidance that recognises archaeological remains, including Scheduled Monuments, as historic assets. It acknowledges the need for the planning system to protect, conserve and enhance the significance of historic assets, including consideration of their settings.

4.1.5 The planning approach towards archaeological remains makes it clear that archaeological remains, whether they are scheduled or not, are material planning considerations. It is stated that:

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

The approach towards other non-scheduled archaeological remains will depend on the relative importance of the archaeological remains and their settings taking into account other factors, including the need for the proposed development. The need for sufficient information to allow for a full understanding of the impact of the proposal on the significance of the remains is also emphasised.

4.1.6 **Future Wales - the National Plan 2040** is the Welsh Government's National Development Framework which sets the direction for development in Wales to 2040. The document forms part of the development plan for an area alongside the Local Development Plan, and in time Strategic Development Plans. Decisions on planning applications are required to be made in accordance with both the Local Development Plan and Future Wales, and, when adopted, Strategic Development Plans. Future Wales is not intended to provide planning policy in relation to all topics, particularly where they are already addressed by Planning Policy Wales or Technical Advice Notes. It, therefore, does not include specific policies in relation to the historic environment. However, Policy 18 of Future Wales, in respect of renewable and low carbon energy developments of national significance, includes a criterion requiring that there are no unacceptable adverse impacts on statutorily protected built heritage assets. Future Wales also recognises the strong cultural heritage of Mid Wales.

4.1.7 **Technical Advice Note 24 (TAN 24)** (2017) provides further detailed national guidance relating to the topic of the historic environment and, in particular, on how the historic environment should be considered through the planning process. This guidance replaced **Welsh Office Circular 60/96: Planning and the Historic Environment:**

Archaeology. It provides specific guidance on how a range of historic assets, including archaeological remains, should be considered. The section on archaeological remains provides information on the consideration of archaeological remains as part of the development management process. It provides specific guidance on the approaches towards protecting archaeological remains, including preservation *in situ* (in full or partial), recording and further understanding of archaeological evidence, together with guidance on dealing with unexpected archaeological discoveries.

4.1.8 **Technical Advice Note 12 (TAN 12)** provides national planning guidance related to design and is aimed at facilitating good design and sustainability through the planning system. It sets out the benefits of using Design and Access Statements as communication tools to outline how the design of the development proposal has been considered from the outset and how objectives of good design have informed this. With regards to the historic environment, in particular, it explains that there will be a greater need for direction and advice from the Local Planning Authority on how new development can be accommodated and change managed in areas of special character. It explains that attention should be given to archaeological features, amongst other characteristics, when appraising character.

4.1.9 Cadw has published a series of best-practice guidance to complement the Historic Environment (Wales) Act 2016 and recent planning policy and advice. The most relevant of these in respect of this SPG is **Managing Scheduled Monuments in Wales**, which sets out the general principles to consider when managing and making changes to scheduled monuments. Guidance on the **Setting of Historic Assets in Wales** explains how the setting can contribute to the significance of an asset, which may include the potential buried or archaeological elements surrounding the historic asset. The guidance on **Heritage Impact Assessments in Wales** is also relevant in that it may be necessary to submit a Heritage Impact Statement with applications for Scheduled Monument Consent.

4.1.10 Cadw's published **Conservation Principles** highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

4.1.11 Other Cadw publications give advice on **caring for** certain types of archaeological features, including hillforts and homesteads, historic monuments on the farm, lost farmsteads, twentieth century military sites and prehistoric funerary and ritual monuments. This guidance is available on the Cadw website - <https://cadw.gov.wales/advice->

[support/historic-assets/scheduled-monuments/best-practice-guidance#section-caring-for-hillforts-and-homesteads.](#)

4.1.12 The Welsh Government has issued statutory guidance on **Historic Environment Records in Wales: Compilation and Use** (May 2017) which includes guidance as to how the Historic Environment Record (HER) should be used to inform processes involved in preparing development plans and development management decisions.

4.1.13 The **Offa's Dyke Conservation Statement** (July 2000) by the Offa's Dyke Initiative (<http://www.cpat.org.uk/offa/odcs.pdf>) recognised Offa's Dyke as one of the most important archaeological monuments in Western Europe, but also highlighted historical and ongoing concerns regarding the destruction, damage and erosion of parts of the Dyke. In terms of its relevance to local planning policy, the Statement sought to preserve the Dyke by building an understanding of the broader landscape setting of the Dyke; encouraging a presumption against development of the Dyke and its setting; and seeking recognition of the special character of the Dyke and its setting within local planning documents.

4.1.14 Cadw, Historic England and the Offa's Dyke Association (ODA) jointly commissioned a **Conservation Management Plan** (2019) for the systematic conservation of the Dyke and its setting, through development of a strategy for division of the Dyke into project management units. This has superseded the former Offa's Dyke Conservation Statement (2000). As part of this project, work has been undertaken on a condition survey of the whole monument, which is expected to inform future policies and potentially a review of the scheduling of the Dyke. An owner information campaign has been initiated for the designated stretches of the Dyke on both sides of the border.

4.1.15 The Conservation Management Plan makes a number of recommendations that are relevant to planning. This includes the need for a joint Supplementary Planning Document to be prepared for Offa's Dyke and the need for unscheduled parts to be considered as equivalent to scheduled sections. Also, for appropriate regard to be given to the setting of the monument and for the setting to be better defined within the descriptions for individual scheduled monuments. It suggests that online data and mapped information relating to Offa's Dyke should be brought together for easy reference. It also advises that planning conditions should be used to enforce a *cordon sanitaire*/protected corridor between the Dyke and proposed development and to require the installation of permanent signage identifying the monument.

4.1.16 It is clear that recent changes in national legislation and policy relating to archaeology, and in particular to the status of the Historic Environment Record, provide a stronger framework for protecting archaeological remains. Further work undertaken by Cadw, Historic England and the Offa's Dyke Association, may also lead to additional protection through scheduling and to the development of a strategic approach in relation to Offa's Dyke.

4.1.17 Cadw is planning to prepare **joint SPG** specifically on Offa's Dyke in collaboration with Historic England and the relevant local planning authorities. This is intended to address planning matters that are specific to Offa's Dyke and therefore it is not intended to provide detailed guidance on developments affecting Offa's Dyke within this current SPG, which provides generic guidance on archaeology.

4.2 Archaeological background of the Powys LDP area

4.2.1 The Powys LDP area has a wealth of archaeological interest and, for instance, contains 22% of Wales' Scheduled Monuments (SMs). In addition to this, there are thousands of sites in the Historic Environment Record hosting archaeological remains that have not been formally recognised but may yet be of national significance, and others that are of unquestionable value to the local communities in which they exist. There is also the potential for other unknown buried archaeological remains that have yet to be formally identified that could be discovered in the course of undertaking development.

4.2.2 Appendix 1 includes a table summarising the various types of SMs in Powys. As can be seen from the table, there is a varied range of archaeological features from different historical periods, from pre-historic to modern times. The distribution of these SMs across the Powys LDP area is illustrated on the map in Appendix 2.

4.2.3 Archaeological features are more widespread than is generally realised, "*in parts of Wales, particularly Montgomeryshire, Pembrokeshire and Gwynedd, the landscape was almost as densely occupied in the Iron Age by defended farmsteads and hut groups as it is by present-day farms.*" (Source Cadw: Caring for Historic Monuments on the Farm 2006).

4.2.4 Archaeological sites are perhaps the most vulnerable of Powys' historic assets, the majority having no economic use. Many of the Scheduled Monuments are within or adjacent to settlement boundaries and are at risk of development adjacent to the monuments either affecting the adjacent archaeology or impacting on their setting. The low lying archaeological sites are also at risk from flooding or agricultural improvements. The monuments on higher land outside the settlement boundaries are less at risk from flooding, but are still vulnerable from agricultural improvements, burrowing animals, and general erosion. The setting of these SMs is easily affected compared to those within the settlement boundaries.

4.2.5 Agricultural improvements in the past have had a significant effect on the survival of archaeological remains within the area. Enclosure, ploughing and field clearance have all contributed to the destruction of historic monuments and archaeological sites. The large-scale upland forestry planting of the 1960s also caused much destruction. Some hillforts were blanketed with conifers. However, many sites and monuments have survived, whether as stone-built foundations or earthworks, on pastoral slopes, in woodland and on hilltops, or as buried archaeological features below the plough soil of our fertile lowlands. In lowland areas, centuries of ploughing and field clearance have often resulted in the destruction of the upstanding remains of prehistoric forts and homesteads. Despite this, the buried archaeology contained within ditches, post holes and pit alignments is still visible as crop marks and soil marks on aerial photographs.

4.2.6 In recent times there has been financial assistance in terms of Tir Gofal, Tir Cynnal and Glastir that assist farmers in the maintenance of their environmental and historic assets. Whilst the majority of farmers are aware of their position as custodians of the landscape and treat their ecological and archaeological assets with the care that they deserve, there is the potential for a loss of those archaeological features that have yet to be identified. This results from the fact that a very small percentage are protected as Scheduled Monuments or listed buildings, although the Historic Environment Record does record non-statutorily protected archaeological features. The unknown and/or unprotected archaeology is at risk, often through lack of knowledge rather than any malicious intent.

4.2.7 The most notable archaeological site at a national level is Offa's Dyke, which is an important feature located within the east of the Powys LDP area and within the Welsh

borderlands generally. It is a significant feature in the landscape that has archaeological and historical significance and is also important as a tourism and recreational route.

4.2.8 Offa's Dyke is accompanied by a long distance footpath along the majority of its route, and the significance of this nationally important SM attracts visitors who appreciate the archaeology and the scenery. However, without careful management the visitor footfall can be as damaging as burrowing animals and agricultural practises. The Offa's Dyke Conservation Management Plan identified benign neglect, through non-management, as the main agent of destruction.

4.2.9 The vulnerability of archaeological sites in Powys is noted, particularly given that many SMs are within or adjacent to settlement boundaries and therefore at risk of development affecting adjacent archaeology or impacting on their setting. The setting of archaeological sites in rural areas can also be easily affected by development. There are particular concerns that the site of Offa's Dyke and its setting is being eroded and compromised by development. This was identified as a key issue and consideration for the LDP to address.

4.3 The meaning of archaeological designations

4.3.1 The objective of the Welsh Government, as expressed in PPW, is to conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy. The need to conserve archaeological remains and their setting is a material planning consideration whether the remains have been nationally designated as Scheduled Monuments or not. The following explains the difference in the status of archaeological remains. The approach towards evaluation and protection of different kinds of archaeological remains is set out in TAN 24.

Scheduled Monuments (SMs)

4.3.2 Scheduled Monuments (SMs) are nationally important archaeological sites that are protected under the Ancient Monuments and Archaeological Areas Act (1979) and Historic Environment (Wales) Act (2016). The list of these designated sites is compiled and maintained by Cadw.

4.3.3 There are a total of 716 SMs within the Powys LDP area. A map showing the location of SMs across the Powys LDP area is provided in Appendix 2 of this SPG. The location of these designated monuments is also shown on the LDP's proposals maps. Maps and information can also be accessed through the resources set out below.

4.3.4 Proposals to damage, demolish, destroy, remove, repair, alter, add to, flood/drain, tipping onto, planting (or other forestry operations), fencing, excavation, subsoiling and metal detecting on, of a SM require **Scheduled Monument Consent** from the Welsh Government. Works involving development of a SM and installation of signage also require consent. The Scheduled Monument Consent process is a separate process to the planning application process. Cadw is the consenting authority for any works that require Scheduled Monument Consent. The carrying out of such works to a SM without consent is a criminal offence and is liable to prosecution under the 1979 Act. Certain works are covered by class consents, which do not usually require Scheduled Monument Consent.

4.3.5 Further guidance on the criteria used to designate SMs, the Scheduled Monument Consent process, classes of works for which consent is granted, and offences relating to SMs can be found in TAN 24 Annex A. The Cadw best-practice guidance on Managing Scheduled Monuments in Wales should also be referred to. Cadw have published advice notes on their website to help understand scheduling and guidance on how to look after

scheduled monuments - <https://cadw.gov.wales/advice-support/historic-assets/scheduled-monuments>.

4.3.6 The need for the protection of SMs will be a material planning consideration when making planning decisions on developments that may affect these sites or their settings.

Other recorded archaeological remains

4.3.7 Scheduled Monuments form only a small proportion of the total number of archaeological and historic sites. There are other archaeological sites and features that are not subject to any specific designation and are not subject to a separate consenting regime.

4.3.8 The **Historic Environment Record** is the primary source of information in this respect as it contains records of all known archaeological sites and features. This record contains details on archaeological sites, monuments and finds, and on historic buildings and landscape. It contains details of both designated and non-designated sites and features. The database holds records of nearly 150,000 sites and records but is by no means complete. See information on access to the record in paras 4.4.2-4.4.3 below.

4.3.9 Whilst these non-designated sites and features are not directly protected by statute, as they are yet to be recognised as being of national significance, or indeed are not deemed to be of national significance, they may nevertheless be important locally. The presence of these local assets is capable of being a material planning consideration when dealing with development that may impact on their significance. On rare occasions that features of potential national significance are encountered during the course of a development, Cadw may be asked to assess them for protection by scheduling.

4.3.10 According to the statutory guidance issued by the Welsh Government on the compilation and maintenance of the Historic Environment Record, the records should be used to support the planning process by supporting a proper consideration of the impact of a proposal on the historic environment, including advice on schemes to avoid or mitigate any adverse impacts. Early engagement with Clwyd-Powys Archaeological Trust (CPAT) is encouraged in order to determine whether a particular development might impact on known archaeological remains.

Other unrecorded archaeological remains

4.3.11 In addition to Scheduled Monuments and recorded archaeological remains, there is also the potential for unknown buried archaeological remains to be discovered in the course of undertaking development. In particular, there will be potential for finding unknown archaeology within the historic core of a settlement (see para. 4.4.4) or within the setting of a SM or otherwise known archaeological site. Development in these areas will provide an opportunity to record any archaeological evidence that may be present. Early engagement with CPAT is encouraged in order to determine whether a particular site has the potential for unknown buried archaeology.

4.4 Information on archaeology in the Powys LDP area

4.4.1 The following resources provide access to information on designated and non-designated historic assets. This list is only intended as an overview of the type of information that is available in respect of archaeology and historic assets generally. General historical information can be obtained from a range of other sources, for instances from the Powys Archives, the National Archives, the National Library of Wales and the People's Collection for Wales.

Historic Environment Record (Archwilio)

4.4.2 There are four Historic Environment Records covering the whole of Wales which are maintained by the four Welsh Archaeological Trusts. They include (or provides access to) information on tens of thousands of historic sites or investigative work across Wales. The Archwilio website provides public access to the parts of those records which make up a part of the statutory historic environment record (HER) for each local authority area in Wales. These statutory records are maintained on behalf of the Welsh Ministers by the four regional Welsh Archaeological Trusts and in fulfilment of the requirements of the Historic Environment (Wales) Act 2016.

4.4.3 In addition to providing access to the parts of the Welsh Archaeological Trusts' Historic Environment Records, the website also gives access to information on scheduled monuments, listed buildings, conservation areas, historic parks and gardens, registered historic landscapes and the historic landscape layer of LANDMAP, the inventory of historic battlefields in Wales, the list of historic place names in Wales and the maritime database for Wales, which together comprise the statutory historic environment record for Wales as defined in the 2016 Act. See: [Archwilio-the searchable database of the Welsh Archaeological Trusts](#). Guidance on the general use of the HER and Archwilio is provided in the Historic Environment SPG.

Clwyd-Powys Archaeological Trust (CPAT)

4.4.4 CPAT is one of the four Welsh Archaeological Trusts and has carried out detailed studies of historic settlements across the region in order to inform planning authorities of each settlement's history and to identify an historic core to the medieval settlement. Each survey report contains a description of the settlement and its location, a recent aerial photograph of the settlement, information on the history of development of the settlement, its heritage to AD 1750 and a map showing the historic core of the settlement. See <http://www.cpat.org.uk/ycom/intro.htm>.

4.4.5 CPAT has also been involved in work examining the historic character of areas defined by the Register of Historic Landscapes in Wales. For descriptions taken from the Register, along with information on historic landscape themes and character areas, see <http://www.cpat.org.uk/projects/longer/histland/histland.htm>.

Cof Cymru

4.4.6 Cadw's online record of the national historic assets of Wales, which includes listed buildings, scheduled monuments, World Heritage Sites, registered historic landscapes and protected wrecks. It will also include registered historic parks and gardens once the register becomes statutory. It displays depictions and associated record descriptions or summary descriptions of designated historic assets in Wales - <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>. It should be noted that summary descriptions are not the definitive scheduling descriptions, which are held by Cadw.

Coflein and RCAHMW records

4.4.7 Coflein is an online database for the National Monuments Record in Wales, the national collection of information about the historic environment in Wales. It provides access to an online catalogue of archaeological sites, monuments, buildings and maritime sites in Wales, together with an index to drawings, manuscripts and photographs held in the NMRW archive collections. See: <https://www.coflein.gov.uk/>. Coflein and other resources, including the List of Historic Place Names, can be accessed through the Royal Commission

on the Ancient and Historical Monuments of Wales (RCAHMW) website – see <https://rcahmw.gov.uk/discover/>. The RCAHMW also have useful guidance on researching the history of houses – See <https://rcahmw.gov.uk/wp-content/uploads/2016/03/Researching-Welsh-House-Histories-LP-Eng.pdf> and <https://rcahmw.gov.uk/researching-your-house-history/>.

Historic Wales Portal

4.4.8 This portal provides an online gateway to national and regional historic environment records. It comprises of an interactive map with various different layers displaying the 1st Edition Mapping, National Monuments Record for Wales, Historic Environment Records, Listed Buildings, Scheduled Monuments and National Museum Archaeology Collection. Links are included to the listing and schedule descriptions, along with details of features and artefacts, with links also to Coflein - <http://historicwales.gov.uk>.

Lle website

4.4.9 The Lle Geo-Portal has been developed as a partnership between Welsh Government and Natural Resources Wales. Lle serves as a hub for data and information covering a wide spectrum of topics, but primarily around the environment. There are two elements to the website; a catalogue for downloading datasets and a map where environmental data can be viewed. The site contains a number of WFS and WMS feeds which can be used to supply data directly into individual GIS systems.

4.4.10 The map is particularly useful when looking at how proposals will impact on historic environment designations (listed buildings, conservation area boundaries and scheduled monuments) alongside other types of environmental designations. The relevant maps can be accessed by selecting ‘Viewing in Lle Map Browser’ on the following webpages:

<http://lle.gov.wales/catalogue/item>ListedBuildings/?lang=en>

<http://lle.gov.wales/catalogue/item/ConservationAreas/?lang=en>

<http://lle.gov.wales/catalogue/item/ScheduledAncientMonumentsInWales/?lang=en>

Once the map has loaded, layers of data can be added or removed using the left margin of the browser.

LANDMAP

4.4.11 LANDMAP (Landscape Assessment and Decision Making Process) is an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are recorded, evaluated and collated into a nationally consistent Geographical Information System based dataset. LANDMAP is intended to help sustainable decision making and natural resource planning at a range of levels from local to national while ensuring transparency in the decision-making process. The Historic Landscape and Cultural Landscape layers of LANDMAP may identify various elements of the historic environment. Further guidance on how to use these aspects of LANDMAP for landscape purposes is provided in Section 8 of the Landscape SPG.

4.4.12 The LANDMAP resource can be accessed through the Lle portal (see 4.20 above) and Archwilio (see 4.16 below) or through <https://landmap-maps.naturalresources.wales/>. Natural Resources Wales have produced step by step instructions on how to use the resource in <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en>.

List of Historic Place Names in Wales

4.4.13 This list records the various forms and spellings used for the names of topographical features, communities, thoroughfares, structures and other aspects of the landscape recorded in sources that predate the First World War. Names on the list, based on their meaning, can provide an understanding of the function of a place in the past, which can help to understand the history and historical associations of a particular place - <https://historicplacenames.rahmw.gov.uk/>. The list can also be accessed through the Historic Environment Record (see Archwilio above).

Inventory of Historic Battlefields in Wales

4.4.14 The RCAHMW has created an inventory of historic battlefields in Wales, which identifies over 700 battlefields, with several sites of historic battles identified in the Powys LDP area. The intention is for the inventory to increase knowledge, raise awareness and prompt further research on battlefields and other historic conflict sites in Wales - <http://battlefields.rahmw.gov.uk/>. The battlefields can also be accessed through the Historic Environment Record (see Archwilio above).

Local History Societies

4.4.15 There are three history societies covering the shires of Powys - Powysland Club (Montgomeryshire), the Radnorshire Society and the Brecknock Society. These societies have online archives and annual publications – the **Montgomeryshire Collection**, **Transactions of the Radnorshire Society** and **Brycheiniog** respectively - which can be accessed via their libraries, websites or Welsh Journals online. There are also Local History Societies and Groups for various towns and villages across the county.

Newtown Town Council

4.4.16 A Place Plan has been prepared for the Newtown and Llanllwchaiarn Town Council area, which includes information on the character of the town and local design matters. **The Place Plan is to be adopted by Powys County Council as Supplementary Planning Guidance** and therefore will be taken into account as a material consideration in determining planning applications.

4.4.17 Newtown Town Council will also be undertaking a project involving the archaeological dig of the Motte and Bailey Castle in Newtown, in collaboration with Cadw and CPAT, which it is envisaged will provide further information regarding this site.

Newtown and District Civic Society

4.4.18 Funding was provided to Newtown District Civic Society through the Heritage Lottery Fund (HLF) to undertake a characterisation project on the area of the Canal in Newtown. For further information on the characterisation project and toolkit developed by the Civic Trust, see <https://civictrustwales.wordpress.com/character-and-place/> and <https://civictrustwales.wordpress.com/category/characterisation/>. Since the end of the HLF funded project the group have continued to survey areas of Newtown and has recently published a book Explore Newtown: The Historic Town Centre (October 2018) the first of a planned series of publications looking at the streets and buildings of Newtown.

Machynlleth and District Civic Society

4.4.19 The Society's website provides an overview of the town and district's history and its built environment, along with useful links to other sources of information relating to Machynlleth. See: www.rogerwhit.plus.com/civic/start.html.

Welshpool Civic Pride

4.4.20 Welshpool Civic Pride is a non-profit making environmental body set up to fund and administer projects which protect Welshpool's heritage. Its aim is to restore and maintain heritage and cultural assets and to enhance the natural and built environment in the town of Welshpool. The first scheme funded and completed was the refurbishment of the Welshpool and Llanfair Light Railway cattle docks, which is a Scheduled Monument. It is planned to restore the adjacent Motte & Bailey Castle and Bowling Club, which is also a Scheduled Monument. See: <http://www.welshpoolcivicpride.org.uk/>.

Offa's Dyke Association

4.4.21 Offa's Dyke Association is a charitable trust with a cross-border remit whose purpose it is to promote the conservation, improvement and better knowledge of the Welsh Border region along the Offa's Dyke Path. The Association manages the Offa's Dyke Centre in Knighton and encourages archaeological and historic research relating to Offa's Dyke and its hinterland corridor. It also operates a conservation fund which makes financial contributions towards the cost of proactive conservation works to Offa's Dyke and associated archaeology, also areas of nature conservation interest. See: <https://offasdyke.org.uk/>.

Community Heritage Organisations

4.4.22 In 2014, the Wales Council for Voluntary Action published the findings of a project entitled **Mapping community history organisations in Wales - Cadw**. The aim of the project was to provide an overview of the archaeological, civic and heritage conservation organisations currently operating within Wales, in order to identify potential synergies with the work of the heritage sector. Section 4 of the publication lists the groups and societies that were identified at the mapping stage across each county in Wales, including those operating in Powys.

5.0 Local Planning Policy

5.0.1 The Powys LDP aims to provide sustainable development whilst protecting and enhancing the heritage and distinctive characteristics of the LDP area. It ensures support for important assets and the guardianship of built and historic assets. The aims of the LDP in respect of the historic environment are set out in Objective 13:

LDP objective 13 – Landscape and the Historic Environment

...

ii. The Historic Environment

To protect, preserve and/or enhance the distinctive historic environment, heritage and cultural assets of Powys, in particular local assets that are not statutorily protected or designated under national legislation, and to ensure that development respects local distinctiveness.

5.0.2 The LDP contains strategic and development management policies relating to the historic environment. Each of the policies in the LDP is supported by a reasoned justification that contains an explanation behind the policy, provides guidance, and or expands on the purpose of the policy or its aims. The reasoned justification to each of the policies listed below has not been repeated in full in this guidance; users should refer to the LDP where the reasoned justification should be considered alongside the policy to inform the development proposal.

5.0.3 Policy SP7 is a strategic policy that identifies strategically important resources and assets of the Powys LDP area that are to be safeguarded. A range of historic environment designations and their settings are included within this policy. It makes specific reference at 2 iii) to Scheduled Ancient Monuments and other archaeological remains. Para. 3.40 of the reasoned justification to this policy states that 'only development proposals that will not have an unacceptable impact on the asset / resource and the purposes for which it is safeguarded should be permitted'.

Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets

To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

The following have been identified as strategic resources and assets in Powys:

...

2. Historic environment designations, including;

- i) Registered Historic Landscapes;**
- ii) Registered Historic Parks and Gardens;**
- iii) Scheduled Ancient Monuments and other archaeological remains;**
- iv) Listed Buildings and their curtilages;**
- v) Conservation Areas.**

AND the setting of designations i), ii), iii), iv) and v).

....

NOTE: The term used for Scheduled Ancient Monuments has recently changed to Scheduled Monuments.

5.0.4 The reasoned justification refers specifically to Offa's Dyke as a resource which provides multiple benefits as a national trail and as a nationally important archaeological monument. The policy aims to safeguard both the scheduled and unscheduled parts of Offa's Dyke, and their settings.

5.0.5 LDP Policy DM13 is a development management policy that sets out criteria relating to design, character, and local distinctiveness, along with other aspects of design and resources. Criterion 1 requires the design of developments to respond to the surroundings, which may include historic assets. The protection of historic assets is also important in respect of the second criterion for their contribution towards the distinctiveness and identity of a local area. The Policy also includes a specific criterion to be applied to development within or affecting the setting of, or significant views into and out of, Conservation Areas. Guidance on this part of the policy is provided in the separate SPG on Conservation Areas.

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.**

....

5.0.6 The reasoned justification to Policy DM13 includes a section on the historic environment, which explains that many of Powys's historic environment designations are protected through legislation, policy and guidance, and, therefore, in order to avoid duplication there are no specific development management policies relating to these designations in the LDP. It also explains the need to give regard to non-designated sites and features, such as those recorded on the Historic Environment Record.

5.0.7 Reference is also made to the historic environment and assets in other parts of the Plan, such as in relation to new tourism developments under policy TD1 where the reasoned justification explains that "*the Council seeks to ensure that developments....do not have an unacceptably adverse impact and effect on...the historic environment*". Policy TD3 relating to the Montgomery Canal and Associated Development specifically refers to the scientific

and conservation designations of the Canal, and, as part of the reasoned justification, recognises the significance of the canal's natural and historic environment.

5.0.8 Policy DM4 requires development proposals to have regard to Registered Historic Landscapes, with the reasoned justification explaining that *the impact of development affecting these landscapes may require assessment under the Assessment of the Impact of Development on Historic Landscapes (ASIDOHL2) process.*

5.0.9 Specific reference is made to archaeology in Policy H8, which sets out the need to ensure that the design of any renovated abandoned dwellings takes reference from recorded evidence or the architectural or archaeological interest of the former dwelling. The reasoned justification to the Policy specifically refers to the use of the Historic Environment Record as evidence to inform the design of the renovation.

5.0.10 Policy DM10 relating to development proposals on contaminated and unstable land only permits such development where there are no unacceptable adverse impacts on matters including historic or archaeological interests.

5.0.11 The LDP also supports the Welsh language and culture by providing policy support for the protection of historic environment, as explained in the reasoned justification to Policy DM12.

5.0.12 Further information on historic environment designations, including Scheduled Monuments and other archaeological remains, along with website links to maps, legislation, policy and guidance relating to these designations, and matters relating to Setting, are contained within Appendix 6 of the LDP. Definitions of Scheduled (Ancient) Monuments and Setting, are included in the Glossary in Appendix 5 of the LDP.

6.0 Implementation of planning policy

6.0.1 All development proposals need to be designed to complement and enhance the character of the surrounding area and to contribute towards the preservation of local distinctiveness and sense of place, in accordance with policies DM13 1) and 2). For development proposals that affect historic assets or their settings, matters of local distinctiveness, character and appearance are of particular importance. These assets have been designated as valued buildings or areas in respect of these matters.

6.0.2 Proposals must avoid any unacceptable adverse effects on SMs and other archaeological remains, and their settings, in order to comply with Policy SP7 of the LDP. This section provides guidance on how applicants can ensure, at an early stage, that development proposals comply with planning policies relating to archaeology. It sets out the process involved for those planning a new development to assist them in preparing for submission.

6.0.3 **Figure 1** below identifies the key stages that should be followed for all developments on and nearby Scheduled Monuments or other archaeological remains, or on sites with archaeological potential, to demonstrate compliance with LDP Policies SP7 and DM13. It emphasises the need to demonstrate the steps taken to appraise, assess and/or evaluate the archaeological potential and context of the site and to consider any mitigation measures that may be needed, in preparation for the planning application stage.

Figure 1 - Key Stages to follow for proposals that may affect archaeological remains

Stage 1 Initial archaeological appraisal

A basic appraisal to identify the potential for archaeology within the site and its context, taking into account scheduled monuments and other recorded archaeology, including the potential for unrecorded archaeology

Stage 2 Archaeological assessment

Preparing a more detailed desk-based archaeological assessment in order to identify the known and potential archaeological resource of the site and its context.

Stage 3 Archaeological evaluation

In addition to the assessment, a field evaluation may be required to determine whether archaeological remains are present.

Stage 4 Mitigation

Proposals to mitigate any impact identified, including measures to ensure preservation of the archaeological remains *in situ*, archaeological recording, building recording or a watching brief.

Stage 5 Submitting the Proposal

Submitting your application and supporting documents: Design and Access Statement; Heritage Impact Statement; Planning Statement; Desk-based Archaeological Assessment; Archaeological Evaluation; Mitigation Strategy.

6.1 Stage 1 - Initial archaeological appraisal

6.1.1 Applicants should consider the potential for archaeology on the development site at an early stage in the process. This is particularly important where the type of development proposed involves groundworks, but also where proposals involve alterations or demolition of buildings or structures. Proposals for conversion of buildings involving alterations or change of uses involving ancillary development may impact on archaeology. Development also has the potential to impact on the setting of archaeological sites within the surrounding area. This SPG encourages early consideration of archaeology at the pre-application stage in order to avoid delays and costs at later stages of the planning process.

6.1.2 In the first instance, applicants should carry out basic research on the site itself and its surroundings by using the information sources set out in Section 4 of this SPG. In particular, the Historic Environment Record shows the location of both scheduled monuments and other recorded archaeological remains. It may also contain historic maps and aerial photographs relating to the area of the site, which may provide clues as to how the area has developed and past uses.

6.1.3 CPAT's historic settlement information should also be referred to in order to establish whether the site lies within the historic core of a settlement, as this would indicate that there is high potential for unrecorded archaeology. There may also be potential for archaeology within Registered Historic Landscapes (these areas can be viewed on [Archwilio](#)). Sites adjacent to SMs or other archaeological remains may also have potential for archaeology. The potential for archaeology may also need to be considered in connection with works to listed buildings and to other buildings of historic interest. Such buildings are of historical value and therefore may have significant archaeology associated with them.

6.1.4 It will be important to visit the site as remaining features may be visible above ground, such as ruins of buildings. A site visit will also help to identify the location of the site in relation to any surrounding archaeological sites. This is important, as the impact of development on the setting of other archaeological sites will be a consideration at the planning application stage.

6.1.5 After carrying out the research, applicants should be in a position to judge whether the site is likely to have archaeological potential. **Figure 2** below sets out a series of questions that should be used as prompts to help judge whether there is the potential for archaeology on the site:

Figure 2 Does the site have archaeological potential?

- Is the site located on or near a Scheduled Monument?
- Is the site located on or near an archaeological site recorded on the Historic Environment Record?
- Is the site located within the historic core of a settlement?
- Is the site located with a Registered Historic Landscape?
- Is the site a listed building or within the curtilage of a listed building?
- Does the site include a building that may be of local historic interest?

Does the site contain any above ground structures that appear to be historic?
Has development on the site changed over time?
Has the site been used for different purposes in the past?

6.1.6 If the answer is ‘yes’ to any one of these questions, it is likely that further archaeological assessment will be required (see stage 2 of the process). If the response is ‘no’ to all of these questions, it is unlikely that further archaeological assessment work will be required. However, a pre-cautionary approach should be adopted, and therefore, in all circumstances, applicants should contact CPAT to verify the findings of their research. CPAT will have further expertise and information, which may indicate that there is the potential for archaeology in site-specific circumstances. Early consultation with CPAT may significantly reduce the need for later archaeological intervention and avoid unplanned delays and expense. Cadw should be consulted as early as possible on sites either on or adjacent to SMs to determine whether Scheduled Monument Consent is required and any impacts on their setting.

6.1.7 For complex sites or major developments, it is recommended to engage independent archaeological expertise at an early stage to carry out an initial appraisal of the site to determine whether there is any potential for archaeological remains or impacts. It is essential to identify any potential archaeological issues at an early stage before plans are progressed.

6.1.8 A list of registered archaeological contractors and consultants can be obtained from the Chartered Institute for Archaeologists – <http://www.archaeologists.net/ro>. It is preferable for appointed archaeologists to be Registered Organisations of the Chartered Institute for Archaeologists with a proven track record in archaeological fieldwork and publication. For some types of project, consultants should also be able to demonstrate relevant specialist expertise and experience such as historic building survey, geophysical survey, topographic survey, excavation etc. Further advice on commissioning archaeological work can be obtained by contacting CPAT.

6.1.9 The archaeological potential of certain sites may already have been identified in preparing the Powys Local Development Plan (LDP). Appendix 1 of the LDP identifies allocated sites that may require archaeological assessments and/or evaluations prior to development taking place. Consultation responses from Cadw and CPAT will be taken into account when producing development briefs and when assessing proposals in respect of these sites.

6.1.10 In all cases, pre-application engagement with the Local Planning Authority (through the pre-planning application advice service), CPAT, and where SMs are concerned, Cadw, will be key to ensuring that archaeology is given appropriate consideration. TAN 24 emphasises the need for pre-application discussions to take place in order to avoid potential conflicts between development proposals and the preservation of significant archaeological remains.

6.1.11 It should be noted that developers are required to carry out pre-application consultation on proposals for major development. Where a development would impact on a SM or its setting, consultation must take place with Cadw as a specialist consultee as part of this pre-application consultation. CPAT can also be consulted as a non-statutory consultee in respect of other known archaeological sites and sites with archaeological potential. See [Pre-application Community Consultation: Best Practice Guidance for Developers](#).

6.2 Stage 2 - Archaeological Assessment

6.2.1 Where the initial research or appraisal, or pre-application with Cadw or CPAT, suggests that the site is likely to have significant archaeological potential or potential to impact on other archaeological sites, a more detailed desk-based assessment is likely to be necessary. Cadw or CPAT will advise on the need for an assessment. Where an assessment is needed, it will identify the known or potential archaeological resource of the site and within the surrounding area. CPAT will approve a **Written Scheme of Investigation** submitted by an applicant's archaeological contractor, or if necessary will assist the process by providing a brief of the archaeological work that needs to be addressed and will advise on the scope of the work required.

6.2.2 The desk-based assessment will consist of an analysis of documentary and cartographic sources available and an evaluation of the importance of any likely heritage assets. It will involve interrogation of the Historic Environment Record and other archaeological records relevant to the area, such as the sources of information set out in section 4, which includes the National Monuments Record for Wales and the Powys County Archives. Recent planning history of the site may provide clues about the impact of previous development and there may have been assessments undertaken in the past that provide useful information.

6.2.3 It should be noted that the judgements involved at this stage will need expertise in order to analyse the information gathered and evaluate its importance. In all cases, desk-based assessments must be conducted by experienced professional archaeologists, with expertise in the collection and analysis of documentary sources and, where relevant, of historic buildings. The assessment will need to be carried out in accordance with established guidelines and best practice, as set out by the Chartered Institute for Archaeologists in **Standard and guidance for historic environment desk-based assessment** (2014 and updated January 2017).

6.2.4 The desk-based assessment should assess the site for the type, extent, likely date, nature and depth of archaeological remains and if the archaeology extends off site. It should also address the potential visual impact of the development on archaeological sites within the study area, as agreed by Cadw and CPAT.

6.2.5 On some occasions a walkover survey will be undertaken in conjunction with a desk-based assessment to identify any unrecorded archaeology and verify the status and condition of previously recorded sites. A detailed photographic record should be made of the site, particularly where historic buildings are involved. The visual and physical connections between the site and other archaeological sites should be identified, as well as the potential impact of the development on inter-visibility between archaeological sites. This will help to identify whether the site lies within the setting of a SM or of other archaeological remains.

6.2.6 The desk-based assessment may also identify standing buildings or structures on the site that may be of historic interest. This may lead to the need for a separate further detailed assessment/survey of the historic buildings or structures, which should follow a similar

process of data gathering as described above, but should also involve a close examination of the building's or structure's plan and fabric. The assessment should be carried out by an experienced professional archaeologist and in accordance with the **Chartered Institute for Archaeologist's Standard and guidance for the archaeological investigation and recording of standing buildings or structures** (2014 and updated June 2019).

6.2.7 According to the Chartered Institute for Archaeologists's Standard and guidance, the purpose of a desk-based assessment is to gain an understanding of the historic environment resource and the archaeological sensitivity of a site in order to formulate, as required:

- *an assessment of the potential for heritage assets to survive within the area of study;*
- *an assessment of the significance of the known or predicted heritage assets;*
- *strategies for further evaluation (intrusive and non-intrusive) where the nature, extent or significance of the resource is not sufficiently well defined;*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;*
- *strategies to conserve the significance of heritage assets and their settings;*

6.3 Stage 3 - Archaeological evaluation

6.3.1 In addition to the desk-based assessment, Cadw or CPAT may request an archaeological evaluation to establish the precise nature of the site's archaeological potential. This will be requested where there is good reason to consider that a significant archaeological resource is present on the site. The primary purpose of the evaluation is to determine whether archaeological remains are present, and if so, their character, extent, date, integrity, state of preservation, quality and potential importance. Evaluation of a Scheduled Monument will require a Class 7 scheduled monument consent from Cadw in order to provide enough information to determine a full Scheduled Monument Consent application. This will not be granted if it is considered that the overall scheme will have an adverse impact on the monument.

6.3.2 The evaluation will involve the first-hand examination of the site, which may take the form of a limited programme of intrusive fieldwork. Intrusive field evaluation, sometimes called trial trenching or trial excavation, usually requires a number of trenches to be excavated. These trenches will usually be positioned to maximise the retrieval of archaeological information and to ensure that the archaeological resource is understood. The trenches will be excavated to the first archaeological horizon encountered, or to the natural substrate, whichever is observed first. The trenches will then be cleaned by hand to allow the identification of archaeological features, which will then be systematically examined and recorded.

6.3.3 Non-intrusive methods of evaluation may also be undertaken after a desk-based assessment in order gather further information about a site. Non-intrusive evaluation can take a number of formats, which are summarised in Figure 3 below.

Figure 3 Formats of non-intrusive evaluation

Fieldwalking

Where archaeological features survive below the ground surface within a field that has been ploughed, archaeological materials and artefacts are brought to the surface by the action of the plough and the stirring of the soil. Fieldwalking involves walking an area in a systematic way, along a grid of transects, to search for, locate, plot and retrieve the archaeological artefacts and materials.

Geophysical survey

A range of scientific ground-based physical sensing techniques can be used to map or produce an image that is representative of subsurface archaeological features, by detecting buried archaeological features when their physical properties contrast measurably with their surround environment. This can involve a range of techniques, but the most commonly employed are Resistivity, Magnetometry and Ground Penetrating Radar. Geophysical survey on a Scheduled Monument will require Section 42 Scheduled Monument Consent from Cadw.

Topographical survey (sometimes called earthwork survey)

Some archaeological remains survive above ground as humps, bumps, depressions and hollows, especially in areas where the ground has not been previously disturbed by development, land improvement or ploughing; these are known as earthworks. A topographic survey allows earthworks to be measured and accurately plotted to produce detailed plans and profiles of the earthwork remains.

Historic Building Appraisal/ Survey

A rapid inspection of the building and relevant data held in any local records systems in order to identify whether the impacts and implications of any proposals on the building, particularly on historic fabrics and features. This is often accompanied by a desk based assessment or a photographic survey.

NOTE: Not all of these techniques will usually be employed at the same time; often only one or two techniques that are most appropriate to the site will be used.

6.3.4 In all cases, archaeological evaluations must be conducted by experienced professional archaeologists. Archaeological contractors may be required to demonstrate relevant specialist experience and expertise for some types of work i.e. historic building survey, geophysical survey. The work will be expected to conform to national standards as set out by the **Chartered Institute for Archaeologists Standard and guidance for archaeological field evaluation (2014)**. The evaluation should be undertaken to a brief provided by CPAT and works should not take place until a detailed schedule and specification for the works (a written scheme of investigation) prepared by the archaeological contractor undertaking the work has been approved by CPAT.

6.3.5 The results of the evaluation will then be used to formulate a strategy of mitigation to ensure the recording, preservation or management of the archaeological resource. Alternatively, it may identify the need for further investigation of the archaeological resource.

6.4 Stage 4 - Mitigation

6.4.1 The results of the desk-based assessment and/or evaluation will inform the approach towards mitigating the impact of development on the archaeological interest of the site and the area. Any proposals for mitigation should be set out for discussion in a mitigation strategy.

6.4.2 The various approaches towards mitigating any identified impact on archaeology are summarised in Figure 4 below. The decision as to which form of mitigation is appropriate will depend on the circumstances of the case and, in particular, the importance of the archaeological remains and potential for significant archaeology. Applicants should seek the advice of Cadw/CPAT on any proposed mitigation measures and to confirm the brief for any works to be undertaken. Works should not take place until a detailed schedule and specification for the works (a written scheme of investigation) prepared by the archaeological contractor undertaking the work has been approved by CPAT.

Figure 4 Summary of approaches towards mitigation

Preservation *in situ*

Where nationally important remains lie within the site, there will be a presumption in favour of preservation of the remains *in situ* and in their current state, and a presumption against proposals that would significantly alter or cause damage to the remains, or proposals that would have a damaging impact on the setting of known remains. Mitigation may be required to ensure the preservation of significant archaeological remains. This could involve adopting sympathetic layout, design and engineering solutions to avoid disturbing the remains. Examples of mitigation may include:

- Avoiding development in the area covered by the archaeological remains;
- Re-locating proposed drains and other services;
- Designing sensitive foundation system that cause minimal damage to the remains;
- Raising ground levels.

The impact of development on the setting of nationally important remains can be mitigated through sensitive siting and design, or through opportunities for enhancement of the setting, e.g. through removal of existing insensitive development.

There will be some instances where it is not possible to adequately mitigate the impact of a development on nationally important archaeological remains, which may mean that the development is unable to proceed.

Archaeological Excavation

Archaeological remains encountered during the assessment and evaluation process may be considered to be of local or regional, rather than national, importance. In such circumstances, and balanced against other planning factors, it may be appropriate to secure a programme of archaeological recording, rather than preservation *in situ*. The full excavation of archaeological remains is also an option of last resort where no scheme for preservation *in situ* can be arranged. This will mean that the development can proceed, providing that the archaeological remains are recorded. An archaeological excavation is a programme of controlled, intrusive fieldwork that examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, within a specified area or site. Excavation must be carried out by experienced professional

archaeologists with expertise in the type of work involved in accordance with the Chartered Institute for Archaeologists Standard and guidance for archaeological excavation (2014).

Building Survey

Where proposals involve the alteration, partial or complete demolition of a standing building or structure of historic interest, it may be necessary to undertake recording of the building or structure, or of any part, affected by the proposals. A building survey is a formal programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, complex and its setting, including its buried components. It should result in the production of drawings, an ordered archive and a report. A building survey can be undertaken at a number of different levels, the details of which will be determined and outlined by CPAT in a brief supplied to the applicant. A building survey will need to be carried out by an archaeological contractor or historic buildings consultant who is familiar with recording buildings to the appropriate level and in accordance with the Chartered Institute for Archaeologist's Standard and guidance for the archaeological investigation and recording of standing buildings or structures (2014 and updated June 2019)

Photographic survey

Where buildings or structures of historic interest are affected by the development, but the buildings or structures are not considered worthy of retention, it may be necessary to undertake a photographic survey of the building/structure. A photographic survey consists of a photographic record of the building/structure affected by the development accompanied by basic information of a building's/structure's age and type. The survey should include all interior and exterior walls and features, and should pay particular attention to elements that will be removed, damaged, altered or covered up as a result of the development. Particular attention should also be given to important features such as existing and blocked up windows, doors, fireplaces, stairwells etc. The photographic survey will normally need to be carried out by an archaeological contractor and may frequently be amalgamated with a building survey as described above.

Watching brief

Where it has not been possible to establish the presence and nature of any archaeological remains in advance of development, an archaeological watching brief is likely be required. A watching brief is a formal programme of archaeological observation and investigation conducted during any operation carried out for non-archaeological reasons, on a site where there is a possibility that archaeological deposits may be disturbed or destroyed. This will result in the preparation of a report and ordered archive. All recording works should be carried out by an experienced archaeological contractor in accordance with accepted standards as set out by the Chartered Institute for Archaeologists in Standard and guidance for an archaeological watching brief (2014)

6.5 Stage 5 - Submitting the proposal

6.5.1 Following stages 1, 2, 3 and 4 above, the application will be ready for submission to the Local Planning Authority. In addition to the standard validation requirements (<https://gweddill.gov.wales/docs/desh/publications/170505section-7-annex-planning-applications-lists-of-validation-requirements-en.pdf>), applications on or affecting archaeological sites will need to be accompanied by the following:

- A Heritage Impact Statement (HIS) where required by legislation or where requested by Cadw in connection with applications for Scheduled Monument Consent.
- A Design and Access Statement (DAS) where required by legislation.
- Additional information relating to the design, where requested by the LPA.
- Where a HIS or DAS is not required, a Planning Statement which summarises how archaeological potential has been addressed within the proposal.
- Where the site involves potential archaeological remains, supporting information providing evidence of how the archaeological potential has been assessed and evaluated (reports of desk-based assessment, archaeological evaluation)
- A mitigation strategy based on the findings of the assessment and evaluation and setting out how it is proposed to mitigate the impact of development on archaeological remains.

The LPA, Cadw and CPAT will advise on any additional information requirements at the pre-application stage.

6.5.2 It should be noted that applications for full planning permission will normally require a similar level of information as that required for scheduled monument consent. Applications for scheduled monument consent and for planning permission are best made concurrently.

6.5.3 Where applications are not accompanied by sufficient information to determine the acceptability of the development against the adopted planning policies and guidance, including situations where the HIS or DAS is not considered to be sufficient, planning permission may be refused. See Section 7 for further guidance on the planning application process.

6.5.4 A process chart is provided in Section 8 (**Figure 6**) which illustrates the stages set out within this Section. The chart summarises the process involved in planning a development proposal to ensure that archaeology is taken into account at the pre-application stage.

7.0 Planning processes

7.0.1 The process set out in the previous section, Section 6, focuses on the archaeological processes involved in planning a development that may impact on archaeology. It emphasises the need to undertake any necessary appraisal, assessment or evaluation, and consider mitigation strategies, at the pre-application stage. This will ensure archaeology has been considered at an early stage in the process and that sufficient information is available at the planning application stage to enable an informed decision to be made on the planning merits of the case.

7.0.2 The following section focuses on the processes involved during and following the planning application stage. It covers the assessment processes involved, including for development requiring an Environmental Statement, Heritage Impact Statement, Design and Access Statement or Planning Statement. It also explains the post-application stages involved in discharging and monitoring planning conditions. The roles of the LPA, Cadw and CPAT in the planning process are summarised in Appendix 3.

7.1 Planning application

7.1.1 National planning policies stress the need to assess and/or evaluate archaeological sites, record them and preserve those that are most important. In summary, national policy sets a presumption in favour of physical preservation *in situ* where scheduled monuments or other nationally important archaeological remains are concerned. In other cases, where archaeological remains of less importance are involved, the significance of the remains will need to be weighed against the benefits of and need for the proposed development.

7.1.2 In order to make a judgement on archaeological matters, the LPA, firstly, requires sufficient information to be submitted with the application. On receipt of a planning application, the LPA will consider whether sufficient information has been submitted in relation to archaeology to properly consider the proposal against national and local planning policies. Where developments have followed the guidance set out in section 6 of this SPG and carried out pre-application consultation and any necessary appraisals, assessments and/or evaluations, and associated mitigation strategies, this should ensure that sufficient information is available to make a planning decision on the application.

7.1.3 Where further information is required at the planning application stage, this will be requested by the LPA and will be necessary to allow proper consideration of the application. All requests for additional information will be proportionate to the likely impact of the proposal on archaeology. Additional information may take the form of a desk-based assessment and/or evaluation (see section 6 stages 2 and 3). Where this work identifies archaeological remains, information relating to mitigation will also be required (see section 6 stage 4). It is important in cases where there is the potential for significant archaeology that assessment and/or evaluation takes place at an early stage in the process, and before an application is determined.

7.1.4 Archaeological works can be required prior to determination of a planning application or as a condition following determination of a planning application (see below section on planning conditions below). It is likely that archaeological works will be required before an application is determined where information is necessary:

- to define the character and extent of the archaeological remains that exist in the area of the development;
- to indicate that weight which ought to be attached to their preservation;

- to provide useful information for identifying potential options for minimising or avoiding damage.

The need for further information and the appropriate stage for submitting information will be informed by consultation responses received from Cadw and CPAT. Applications that are not accompanied by the necessary archaeological information, as requested, may be refused on the grounds of insufficient information.

7.1.5 Applications will also need to be accompanied by any necessary planning-related information (see Section 6 stage 5). This includes any relevant assessments required by planning legislation. For development requiring an Environment Impact Assessment, an **Environmental Statement** will need to be submitted. For major development and other certain types of development, a **Design and Access Statement** (DAS) will be required. In the case of applications for Conservation Area Consent or Listed Building Consent, a **Heritage Impact Statement** (HIS) will be required.

7.1.6 A Heritage Impact Statement may also be requested by Cadw in connection with an application for Scheduled Monument Consent or for developments that impact on the setting of a Scheduled Monument. Where this is considered necessary, applicants will be informed of this requirement at the pre-application stage. Applicants are referred to Appendix 1 of the Conservation Areas SPG, which summarises the requirements in respect of DAS and HIS for different types of development.

7.1.7 For developments not requiring a HIS or DAS, it is good practice for issues relating to archaeology to be addressed and summarised in a **Planning Statement**, which will also assist pre-application discussions and consultation. Figure 5 provides an overview of the different types of assessment processes used to inform these various statements.

Figure 5 Planning-related assessments

Developments requiring Environmental Impact Assessment

A formal Environmental Impact Assessment (EIA) may be necessary for certain types of development (listed in Schedules 1 and 2 to the The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017). Where EIA is required, the developer must provide an Environmental Statement setting out the information specified in Schedule 4 of the regulations about the site and the likely significant effects of the proposed development on the environment. This should include information relating to any significant effects on material assets and the cultural heritage, such as archaeological features and other human artefacts, and the measures envisaged to avoid, reduce or remedy such adverse effects.

Developments requiring Heritage Impact Assessment

The Historic Environment (Wales) Act 2016 requires Listed Building Consent and Conservation Area Consent to be accompanied by a Heritage Impact Statement (HIS). In the context of this guidance, the need for a HIA may arise in connection with applications for Scheduled Monument Consent or impact on the setting of SMs. This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance. The process and outcome of the stages explained

in section 6 should be included in the HIS. Further guidance on HIA can be found in Cadw's best-practice guidance *Heritage Impact Assessments in Wales*.

Assessment for Development requiring DAS

The Town and Country Planning (Development Management Procedure) (Wales) Order 2016 requires applications for major development and, in Conservation Areas, development for one or more dwellings or for provision of buildings with floorspace of 100 square metres or more, to be accompanied by a Design and Access Statement (DAS). Where development affecting archaeology is involved, the DAS must cover the standard aspects expected of a DAS, but it must also address how the proposal relates to its particular special context. Therefore, the DAS must consider the archaeological features affected by the proposal. A DAS is required to demonstrate the steps taken to appraise the context of the development and how the design of the development takes the context into account. The process and outcome of the stages explained in section 6 should be included in the design development section of the DAS. Further detailed guidance on DAS can be found in the Welsh Government/Design Commission for Wales document *Design and Access Statements in Wales: Why, What and How*.

Assessment for other applications

For developments that do not require any of above-mentioned statements, this guidance encourages the use of Planning Statements to set out how proposals affecting archaeological remains have been considered, designed and assessed. By following the process and principles set out in this guidance, this will assist applicants to design appropriate proposals and the LPA to make informed planning decisions. It should be noted that the LPA is able to request further information where the proposed development is likely to have an impact on a designated historic asset or on design matters. This may, in some instances, involve the need for a HIS or further design information similar to that expected of a DAS. Information requirements should be established and agreed in consultation with Cadw and CPAT at the pre-application stage.

Assessment of impact on setting

For developments that are likely to impact on the setting of any Scheduled Monuments or other archaeological remains, an assessment will need to be carried out of this impact. The assessment will require a visual assessment of the development from a range of viewpoints, including any important historic or modern viewpoints. Photomontages and maps showing zones of theoretical visibility may assist with this assessment. Details of proposals to mitigate any adverse impacts should also be included in the assessment. The results of the assessment of setting may form part of the Heritage Impact Statement (see above). Further detailed guidance on matters of setting can be found in Cadw's best-practice guidance *Setting of Historic Assets in Wales*.

7.1.8 When the LPA is satisfied that it has sufficient planning and archaeological information, the planning application can proceed to determination. The LPA, with advice from Cadw and CPAT, will assess the information that has been submitted against the requirements of any relevant national and local planning policies and guidance (a summary of policy and guidance is set out in section 4).

7.1.9 When considering proposals on or affecting the setting of SMs, the LPA is required to consult with Cadw. Schedule 2 of Town and Country Planning (Development Management Procedure) Order (Wales) 2016 requires the Local Planning Authority to consult with Welsh

Ministers (Cadw) where a proposed development is likely to have a direct physical impact on a SM, and also where development is likely to be visible from a SM where it meets a set of criteria. This requires consultation with Cadw within specified distances and height/site area according to the nature of the monument and the topography or landscape within which it is located.

7.1.10 When considering proposals that could impact other archaeological remains, the Council will consult with the Clwyd-Powys Archaeological Trust and take into account the interest and importance of the sites and their settings. CPAT are required to be consulted on applications affecting any site or feature recorded on the Historic Environment Record. CPAT also examines the weekly planning lists published by the LPA to identify sites where archaeological matters may need to be addressed.

7.1.11 Cadw and CPAT will advise on the impact of the development on archaeological remains and the adequacy of any mitigation proposed. The planning approach towards preservation and recording of archaeology is set out in TAN 24.

7.1.12 Where archaeological remains of national importance would be impacted by the proposed development, there will be a presumption in favour of their preservation *in situ*. The applicant will need to submit, for approval, details of mitigation measures proposed in order to ensure protection of the archaeological remains. The presence of archaeological remains is likely to influence the design and layout of development, and, in some instances, may mean that part of the site cannot be developed. If it is not possible to preserve the remains *in situ*, this may ultimately mean that the development of the site is not acceptable and therefore the application may be refused. See Section 6 stage 4 above for further information on archaeological mitigation.

7.1.13 In cases where archaeological remains of less importance would be impacted upon by the proposed development, the LPA in consultation with CPAT, will weigh the relative importance of the archaeological remains against other factors, including the benefits of and need for the proposed development. Where preservation of the archaeological remains is not considered to be justified, sites will be expected to be excavated in order for the archaeological remains to be recorded. See further information on recording in Section 6 stage 4.

7.1.14 Where historic buildings and structures are to be impacted upon by development, either through alteration or demolition, the building or structures may need to be recorded via a building survey and/or a photographic survey. There may also be cases where there is the possibility that archaeological remains may be disturbed or damaged. In such cases, arrangements will need to be put in place to ensure that the development works are monitored via a watching brief. See further information on building recording and watching briefs in Section 6 stage 4.

7.1.15 Applications that fail to demonstrate that the impact of a development is acceptable may be refused under LDP policies SP7 and DM13, and also in line with national policy and guidance and the guidance contained within this SPG. This means that any identified adverse impacts on archaeology that cannot be satisfactorily addressed through mitigation, or are not outweighed by other issues, will be deemed unacceptable and planning permission may be refused.

7.1.16 A process chart is provided in Section 8 (**Figure 7**) which illustrates the stages set out within this Section. The chart summarises the process involved in the planning application processes and processes associated with planning conditions.

7.2 Planning conditions

7.2.1 If planning permission is granted for development in an area where archaeological remains are known to exist, conditions will need to be attached to the planning permission in order to ensure that the archaeological remains are preserved or are carefully investigated and recorded.

7.2.2 Where preservation of archaeological remains in situ is necessary and mitigation has been agreed, conditions will be attached requiring approval of details of demarcation and exclusion, or details of foundation design and groundworks. Other planning conditions may require the developer to obtain approval for a scheme of investigation/excavation. Conditions may also require the applicant to carry out a building survey or photographic survey before development commences, or arrange for an archaeological watching brief to be carried out by a professional archaeologist during development.

7.2.3 Appendix 4 of this SPG sets out standard planning conditions relating to archaeology. Consideration may also be given to attaching a condition that removes permitted development rights as future development could pose a risk to the archaeological remains.

7.2.4 Should a condition requiring archaeological works be included in a decision notice, the applicant should contact CPAT to request that a brief is produced for the archaeological work required. The brief will then be produced and sent to the applicant. The archaeological contractor or consultant should prepare a written scheme of investigation, based on the brief, containing a detailed schedule and specification for the works and submit this to CPAT for approval.

7.3 Discharge of conditions

7.3.1 In order to discharge conditions attached to the planning permission, a formal application will need to be made to the Local Planning Authority. The application to discharge the condition must be accompanied by the information required by the condition.

7.3.2 It should be noted that at certain stages in the process it will only be possible to apply to discharge part of the condition. The LPA will only consider fully discharging the conditions when all of the requirements have been properly met. CPAT will advise on whether conditions can be discharged either in full or partially as the successive stages of the archaeological work are satisfactorily completed.

7.3.3 For example, a condition requiring archaeological investigation/excavation will be partly met when the programme for the work has been submitted to the Council. Once the programme has been agreed, the works outlined in the programme will need to be undertaken. On completion of the works, a final report will need to be produced and submitted to the LPA. Full discharge of the condition will not be possible until the final report is submitted to the LPA and a copy, together with a digital copy of any archive produced, is also provided to CPAT for inclusion on the Historic Environment Record.

7.4 Monitoring of planning conditions

7.4.1 CPAT may monitor the work of the appointed archaeologist through all stages of the archaeological work, including fieldwork, post-excavation work and analysis, reporting, publication, and archive preparation and deposition. The type of monitoring will depend on the nature of the archaeological work involved. It should be noted that CPAT will usually charge a fee for carrying out monitoring visits, but the number and nature of the visits will normally be agreed in advance.

7.4.2 It is important to ensure that the requirements of any conditions attached to the planning permission are met at the relevant stage of development. Where conditions stipulate that no development shall commence until certain requirements are met, by commencing works without meeting these requirements this may invalidate the whole of the planning permission. These types of conditions are referred to as condition precedents. In such cases, the development may be deemed unlawful and will not be able to proceed without obtaining further planning permission.

7.4.3 In other cases, where the requirements of other types of conditions (that are not condition precedents) have not been met, the Council will consider issuing a breach of condition notice requiring steps to be taken to remedy the breach of planning control. Failure to comply with the requirements of a breach of condition notice is a criminal offence, against which prosecution proceedings may be taken at a Magistrates Court.

7.5 Unexpected archaeological discoveries

7.5.1 By following the approach set out above, this should help to identify the potential for archaeology. However, there may continue to be instances where archaeology is unexpectedly found during the development of a site. The approach towards unexpected archaeological discoveries is set out in TAN 24. Applicants should have contingency arrangements in place to call upon archaeological advice where archaeological remains are discovered. If the archaeological remains are considered to be of national importance, the Welsh Government has the power to schedule the site and the Welsh Government or the LPA may revoke any relevant planning permission if deemed appropriate. This will mean that the developer will be required to seek separate Scheduled Monument Consent before work can continue.

7.5.2 Where any unexpected archaeology is discovered that is not of national importance, the site would normally be completely excavated if it cannot be preserved in situ by a late change in the design and layout of the development. Normally though it is hoped to prevent unexpected archaeology appearing by going through a prior evaluation process at the pre-consent stage where there is a reasonable suspicion that archaeology may be present.

8.0 Process Charts

Figure 6 Process involved in planning a development proposal that may impact on archaeological remains

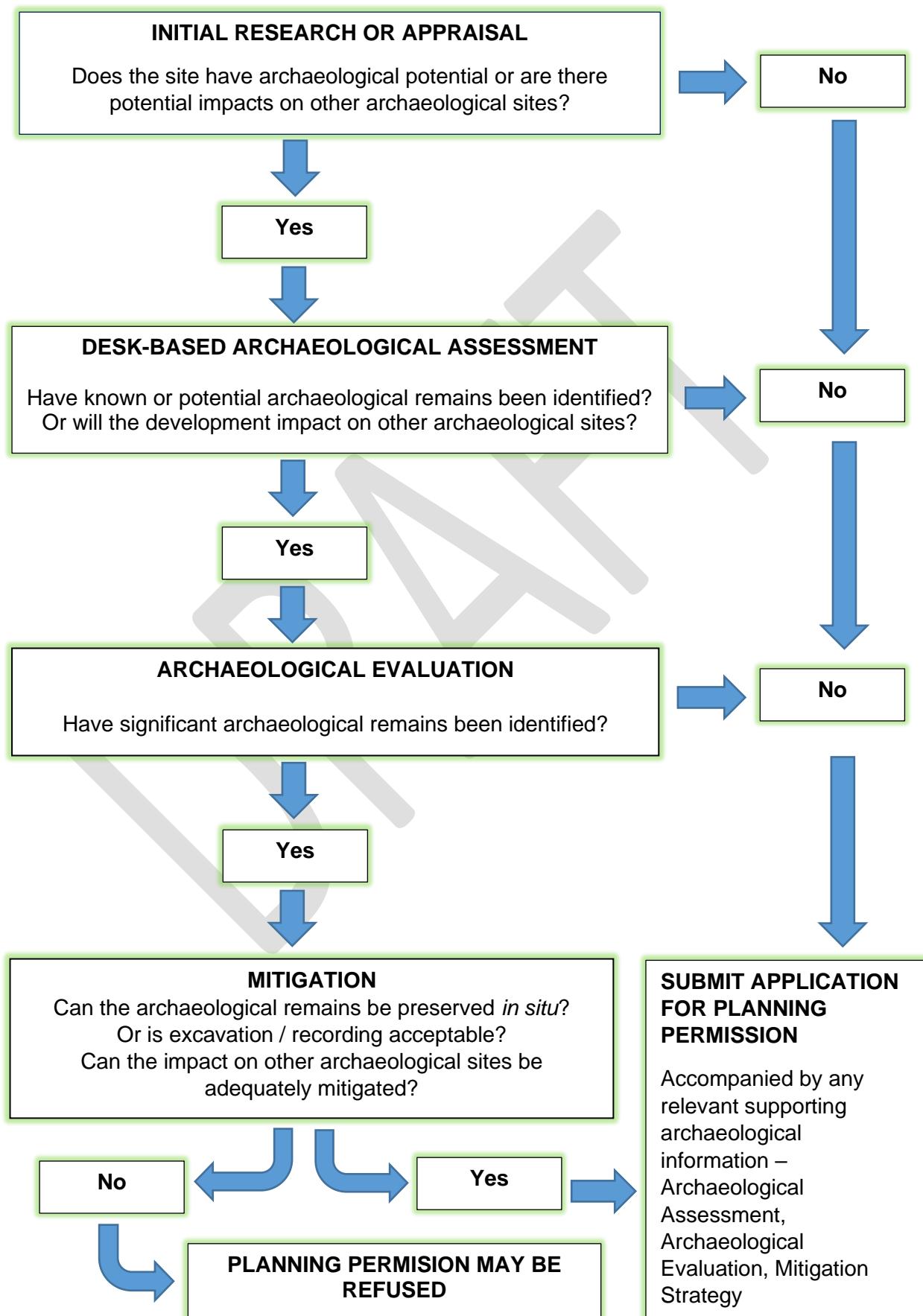
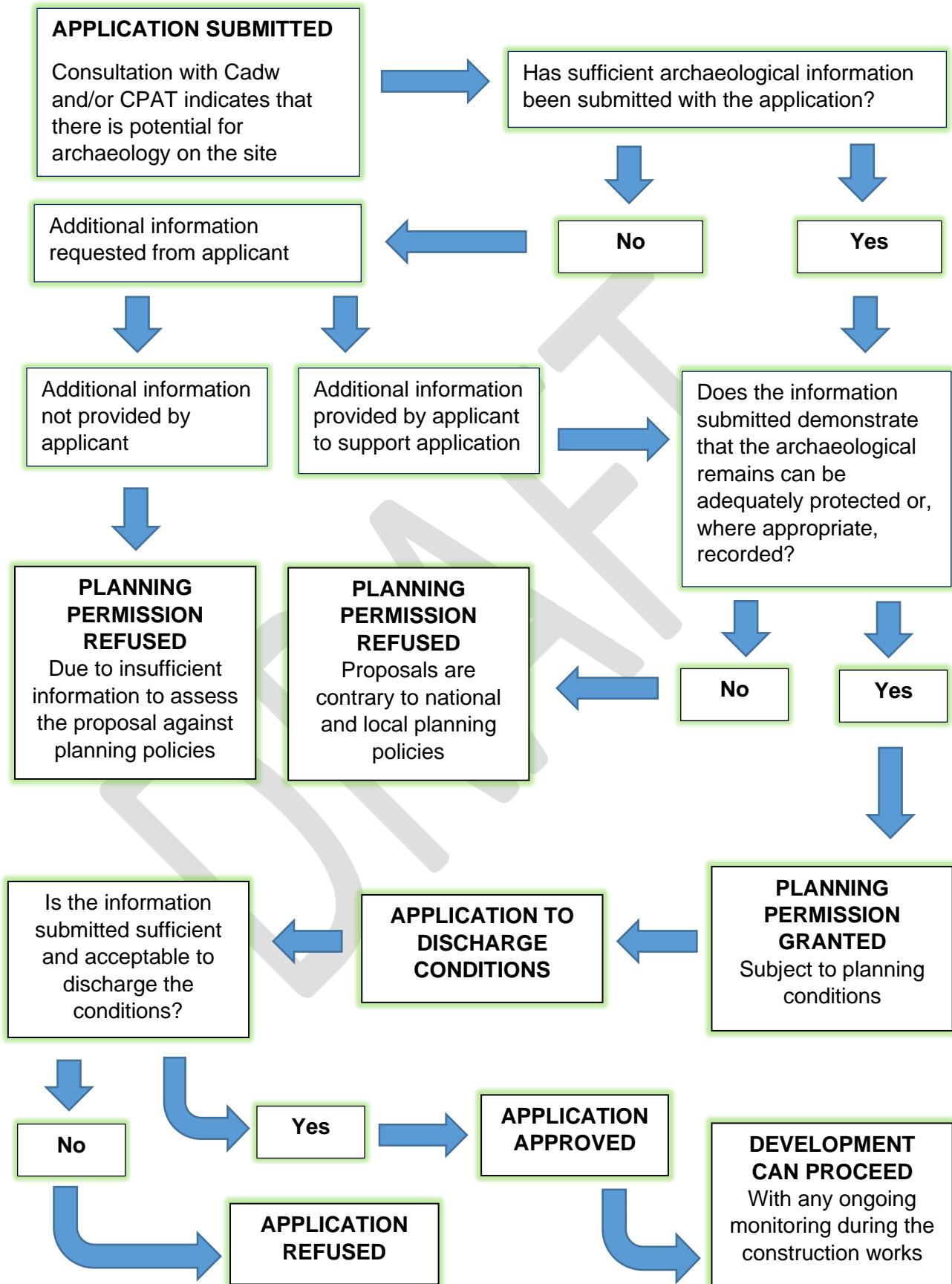


Figure 7 Planning process for developments that may impact on archaeological remains



9.0 Monitoring and Review

9.0.1 The implementation of the LDP's policies relating to archaeology through developments permitted under the LDP will be monitored annually and reported in the LDP's Annual Monitoring Report (submitted to the Welsh Government by 31st of October each year following adoption of the LDP). This monitoring includes an indicator (AMR 43) that monitors developments permitted that affect the strategic assets and resources identified by policy SP7. In particular, developments permitted against the advice of a statutory consultee or relevant Council Officer will be captured through this monitoring.

9.0.2 The LDP's Strategic Environmental Assessment monitoring will monitor the longer term effects of delivery and implementation of the LDP, for instance, the impact on environment and resources, such as historic environment designations. It includes monitoring of net gain and loss of historic environment designations, including of scheduled monuments, and of the proportion of scheduled monuments that are in stable or improved condition.

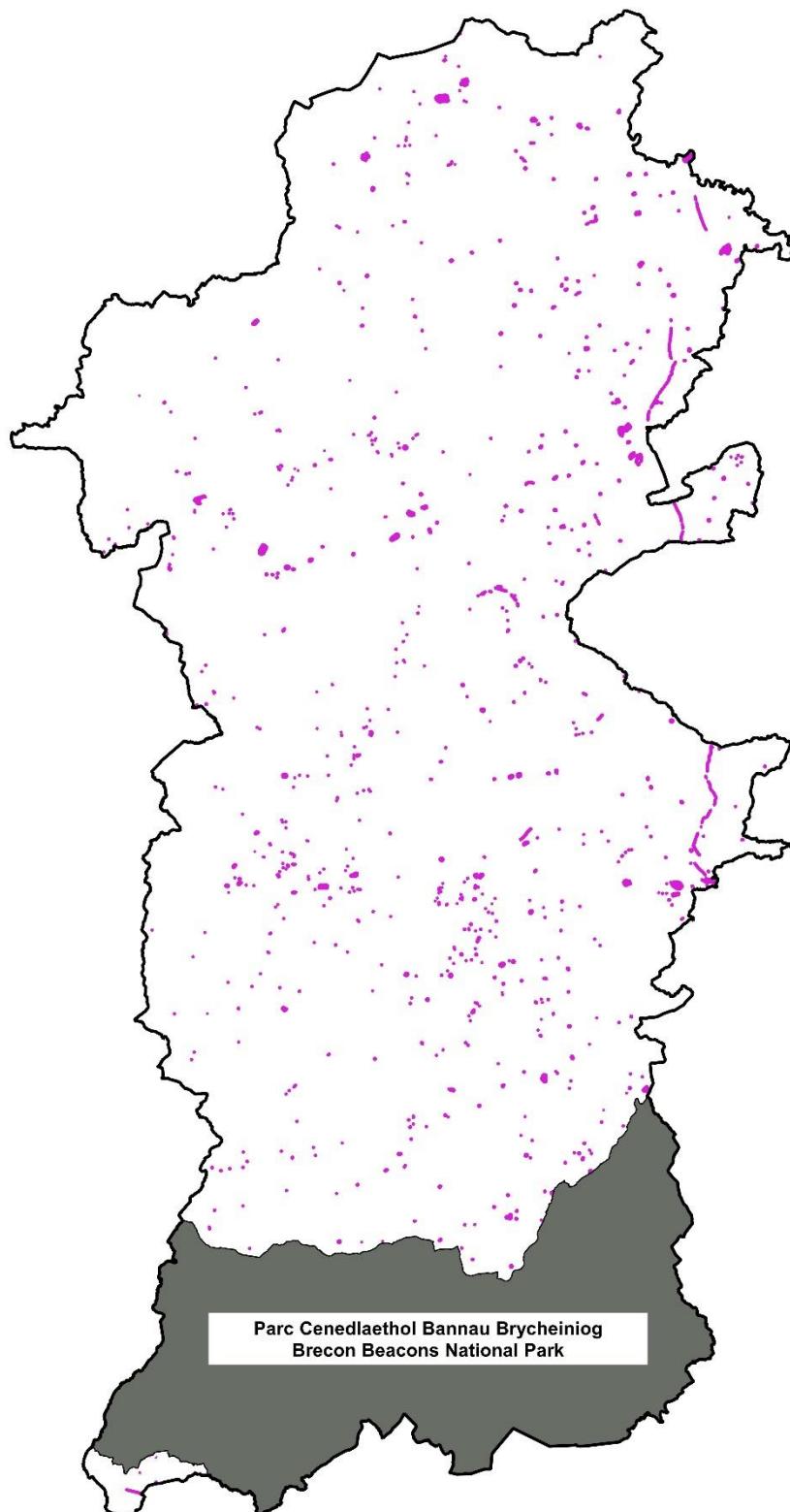
9.0.3 Consideration will be given to the quality of Heritage Impact Statements and Design and Access Statements through consultation responses received from Cadw, CPAT and the Built Heritage Conservation Officer, appeal decisions, and by comparing the assessments with completed developments.

9.0.4 The results of this monitoring will inform future review of the LDP's policy requirements relating to the Historic Environment. This will include consideration of any relevant changes to the national and local context. This SPG will be kept under review and, where necessary, updated to take into account changes in any relevant policy, guidance, evidence or circumstances, and in response to relevant issues raised with the SPG in practice.

APPENDIX 1 Scheduled Monuments in Powys by type

Classification and Age	Number
Total number of Agriculture and subsistence	11
Early Medieval	1
Medieval	9
Post-Medieval/Modern	1
Total number of Civil	7
Roman	2
Medieval	5
Total number of Communications	1
Total number of Defence	181
Prehistoric	61
Roman	15
Medieval	96
Post-Medieval	4
Other/not categorised	5
Total number of Domestic	59
Prehistoric	4
Medieval	42
Post-Medieval/Modern	13
Total number of Garden	3
Total number of Industrial	12
Prehistoric	1
Early Medieval	1
Post-Medieval/Modern	10
Total number of Monument	101
Prehistoric	40
Roman	7
Early Medieval	36
Medieval	12
Other/not categorised	6
Total number of Religious, Ritual and Funerary	324
Prehistoric	302
Early Medieval	10
Medieval	6
Other/not categorised	6
Total number of Transport	13
Roman	7
Post-Medieval/Modern	6
Total number of Water	2
Total of all classifications	716

APPENDIX 2 Map of Scheduled Monuments across the Powys LDP area



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Yn cynnwys data Arolwg Ordnaans © Hawlfraint y Goron a hawliau cronfa ddata 2020
Additional information © Powys County Council 2020. No additional copies should be made without the permission of the Council.
Gwybodaeth ychwanegol © Cyngor Sir Powys 2020 Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.
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APPENDIX 3 Roles of the LPA, Cadw and CPAT in the planning process

Role of the Local Planning Authority

LPAs play a crucial role in safeguarding the archaeological heritage through their development management functions. In making decisions on planning applications, LPAs must consider the impact of development on Scheduled Monuments or other archaeological remains, and their settings, as these are material planning considerations. The LPA will need sufficient information to weigh the relative importance of archaeology against other factors, including the need for the proposed development.

In order to safeguard historic environment interests, Powys LPA works closely with CPAT, who maintain the regional Historic Environment Record (HER) and provide professional archaeological advice to the LPA. Where development proposals affect Scheduled Monuments, or their settings, the LPA will consult with Welsh Government through Cadw, the Welsh Government's historic environment service.

Role of Cadw

Cadw's role in the planning system is to provide advice about the likely impact of proposed development on the historic environment. Cadw advises LPAs, Natural Resources Wales, the Planning Inspectorate, developers and others involved in the planning process. Cadw's advice is based on national land use planning policy and guidance contained in Planning Policy Wales, TAN 24, Cadw's 'Conservation Principles' and 'Setting of Historic Assets in Wales'.

Cadw provides the LPA with an assessment of the likely impact of development proposals on Registered Historic Parks and Gardens and their settings, Registered Historic Landscapes and World Heritage Sites. With regards to archaeology, Cadw provides the LPA with an assessment about the likely impact of development proposals on Scheduled Monuments and their settings.

The LPA will take into account Cadw's advice alongside all other relevant issues when making their decision on a planning application. If a planning application is refused consent by the local planning authority, the applicant can appeal to The Planning Inspectorate. Under these circumstances, Cadw provides planning inspectors with assessments of the likely impact of the development on the Scheduled Monument and its setting.

Role of the Clwyd-Powys Archaeological Trust (CPAT)

CPAT is an educational charity established in 1975. The Trust is one of four Welsh Archaeological Trusts that have been established to advance the education of the public in archaeology. It works closely with other national, regional and local bodies to help conserve, understand and promote all aspects of the historic environment in Wales. The Trust is organised into three departments comprising of advisory services, field services, and education and outreach.

The Advisory Service of the Trust provides professional archaeological planning advice to the LPA, and to developers and other bodies involved in development. It also maintains the Historic Environment Record (HER) which is used to inform decisions made by the LPA on development proposals that may impact on the historic environment. The advice given by CPAT to the LPA is taken into account when identifying whether a proposed development is likely to impact on archaeological remains and on potential approaches towards mitigating

this impact. CPAT will also advise the LPA on applications to discharge conditions and will be involved in monitoring conditions.

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APPENDIX 4 Standard planning conditions relating to archaeology

The following is a list of commonly used planning conditions relevant to archaeology. Other bespoke conditions may be considered to meet particular circumstances. For further information and clarification on the requirements of conditions, applicants should contact CPAT.

Condition to secure a watching brief

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and guidance for archaeological watching briefs. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development in accordance with policy SP7 of the Powys Local Development Plan.

Condition to facilitate a scheme of archaeological investigation/excavation

No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: To secure preservation by record of all archaeological remains which will be impacted by the development in accordance with policy SP7 of the Powys Local Development Plan.

Condition to facilitate a programme of historic building recording

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level ** building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted by an archaeological contractor and

approved in writing by the local planning authority. The programme of building analysis and recording will be completed by an archaeological contractor and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason:

To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with policy SP7 of the Powys Local Development Plan.

Condition to facilitate a photographic survey of the building

Development shall not begin until an appropriate Photographic Survey (Historic England Photographic Survey specification Understanding Historic Buildings 2016, 5.5, p.27) of the existing building has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey must be completed by an archaeological contractor. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a digital copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason: To secure a basic photographic record of the original building prior to alteration/conversion in accordance with policy SP7 of the Powys Local Development Plan.

Condition to secure preservation of recorded archaeological remains *in situ* by demarcation and exclusion

In order to preserve important archaeological remains listed within the Historic Environment Record, the development herein permitted shall not begin until an appropriate fenced area, surrounding these remains, has been marked out in accordance with a specification approved by the Local Planning Authority. Throughout the course of the development no works shall be undertaken within the area surrounded by fencing without the consent of the Local Planning Authority. Information and advice on this matter can be obtained from the Development Control Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool SY21 8RP. Email: mark.walters@cpat.org.uk Tel: 01938 553670).

Reason: To secure preservation *in-situ* of recorded archaeological remains which may be vulnerable to damage during construction in accordance with policy SP7 of the Powys Local Development Plan.

Condition to secure preservation of recorded archaeological remains *in situ* by design

No development shall take place until a detailed scheme showing the scope and arrangement of the foundation design and all new groundwork, which may have an impact

on important archaeological remains, has been approved in writing by the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). The approved scheme shall be monitored by the council or a council representative.

Reason: To ensure that important archaeological remains are not disturbed or damaged by foundations and other groundwork but are, where appropriate, preserved *in situ* by an agreed design in accordance with policy SP7 of the Powys Local Development Plan.

Condition to secure demarcation of a site

Prior to the commencement of construction works, *****shall be clearly demarcated on the ground using unique and readily visible materials. Fencing around the monument and appropriate signage shall be erected prior to the commencement of construction so as to avoid accidental damage. The extent of the area to be demarcated shall be agreed with the local planning authority beforehand. The fencing shall remain in place until the ***** is operational/built and thereafter the fencing shall be removed.

The site will be demarcated by the site contractors, under the direction of an archaeologist, using wooden fence posts and a single strand of plain wire, a technique which has proved effective for similar schemes elsewhere. Appropriate signage will be attached to the fence, while the posts will be either painted or provided with readily visible materials in order to ensure their clear identification. The demarcated area will be clearly marked on all constraints mapping for the project.

Reason: To ensure that important archaeological remains are not disturbed or damaged by foundations and other groundwork in accordance with policy SP7 of the Powys Local Development Plan.

APPENDIX 5 Contacts

Planning Services

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG
Tel. 01597827161 / 01938 551259
planning.services@powys.gov.uk
www.powys.gov.uk

Cadw

The Welsh Government's Historic Environment Service
Plas Carew
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ
Tel. 03000 256000
cadw@wales.gsi.gov.uk
www.cadw.wales.gov.uk

Clwyd-Powys Archaeological Trust

The Offices
Coed y Dinas
Welshpool
SY21 8RP
Tel. 01938 553670
trust@cpat.org.uk
www.cpat.org.uk

Royal Commission on the Ancient and Historical Monuments of Wales

Ffordd Penglais

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www.rcahmw.gov.uk

Council for British Archaeology

<http://new.archaeologyuk.org/>

Ancient Monuments Society

<http://ancientmonumentssociety.org.uk/>