



Weycock Cross, Barry

**Heritage Setting
Assessment**

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**The Environmental Dimension
Partnership Ltd**

On behalf of:
Persimmon Homes East Wales

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(edp7604_d010a 05 June 2025 JGr/EBR)

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(edp7604_d011a 05 June 2025 JGr/EBR)

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Executive Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Persimmon Homes East Wales, and presents the results of a Heritage Setting Assessment of Weycock Cross, Barry (hereafter referred to as 'the Site'). It considers the potential for impacts upon historic assets from the proposed development of the Site for housing, in light of its proposed allocation within the Vale of Glamorgan Council (VoGC) Replacement Local Development Plan (RLDP).
- S2 There are no designated historic assets within the Site, which could represent an 'in principle' constraint to the development.
- S3 Within the study area, the Site forms part of the setting of the four listed buildings at Cwm-cidy Farm to the west. It is assessed as making a very minor contribution to the overall significance of Cwm-cidy Farm Cottage (**13396**), and a negligible contribution to the remaining three listed buildings (The Coachhouse, Cwm-cidy Farm **13397**, Cwm-cidy Farm **83150** and Ty-crwn, Cwm-cidy Farm **83163**). This is due to a former functional association between the farm and the agricultural land it worked, which is now intangible, and the former connection can only be experienced through the glimpses between Cwm-cidy Farm Cottage and the small portion of the Site immediately to the north-east.
- S4 Whilst any harm resulting from a change to the setting of these listed buildings, as a result of development within the Site, would need to be considered in the planning balance, it is likely to be very minor and could be suitably mitigated through sensitive masterplanning.
- S5 Similarly, there is a limited relationship between the Site and two non-designated, historic buildings located immediately to the north-west; two semi-detached dwellings (**GGAT06784s** and **GGAT06785s**) at Green Farm. This is through partially filtered views between the buildings and the fields immediately east and south, as well as glimpsed, heavily filtered views between the buildings and the wider site. These views allow for an experience of the buildings within their context of a farm set within farmland, parts of which it continues to have a functional association with. The part of the Site immediately to the east and south thus makes a minor contribution to the assets' overall (limited) significance, whilst the wider site makes a negligible contribution.
- S6 Any harm resulting from a change to the setting of these buildings of very low heritage value, is therefore likely to be very minor and would not constrain development within the Site, especially if adequately mitigated through sensitive masterplanning.
- S7 It is therefore concluded that heritage matters do not represent an 'in principle' or overriding constraint to the delivery of the Site for residential development, with its capacity unlikely to be constrained either. As such, there is no reason in heritage terms as to why the Site should not be considered for allocation in the forthcoming VoGC RLDP.

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Persimmon Homes East Wales, and presents the results of a Heritage Assessment of Weycock Cross, Barry (hereafter referred to as 'the Site'). This document provides an assessment and conclusions in respect of the proposed allocation of the Site for housing development within the emerging Vale of Glamorgan Council (VoGC) Replacement Local Development Plan (RLDP).
- 1.2 The aim of this assessment is to assess, in accordance with the guidance set out in TAN 24 and the Cadw guidelines *The Setting of Historic Assets in Wales* (2017), whether the Site forms a part of the setting of any designated or non-designated heritage assets, and whether it contributes to their significance. It will also assess whether the Site's development for housing would have the potential to result in any adverse effect to the significance of any such assets by changing their setting, and whether such an effect could be mitigated.
- 1.3 In accordance with good practice and guidance, desktop sources have been augmented by the completion of a walkover survey in April 2025.
- 1.4 The Site's archaeological potential is not assessed within the remit of this report.

LOCATION AND BOUNDARIES

- 1.5 The Site is located on the western edge of the town of Barry, in the Vale of Glamorgan, centred on National Grid Reference (NGR) 309609, 168408. The Site measures circa 17.65 hectares (ha) and its location and extents are shown on **Plan EDP 1**.
- 1.6 The Site comprises six grassed fields of varying shapes and sizes, divided by hedgerows. These fields were under grass and recently planted crop at the time of the Site visit.
- 1.7 To the north, the Site boundary is defined by the A4226, and to the west by the route of Cwm Ciddy Lane, with a small area of development located at the junction between the two. This includes several residential dwellings, agricultural outbuildings, a former residence now converted to a Toby Carvery restaurant, and a Travelodge hotel along with associated car parking.
- 1.8 To the north-east, the Site is also bounded by the residential development of Barry town, off the B4266 and Nant Talwyg Way.
- 1.9 To the south-east the Site is bounded by woodland, named on historic mapping as 'Mill Wood', which extends further to the south before reaching additional built development on the outskirts of Barry.
- 1.10 To the south-west lies an agricultural field containing a residential building, large agricultural barn, and an equestrian menage. Adjacent to this lies the route of Cwm Ciddy Lane and a group of residential and former agricultural buildings, including four listed buildings at

Cwm-cidy Farm, discussed in full below. Beyond this to the south, west and north lies agricultural land interspersed with residential and agricultural development.

TOPOGRAPHY

- 1.11 Topographically, the Site occupies land that slopes from a localised peak at the south. Its highest point is at c.70m above Ordnance Datum (aOD) on the southern boundary, dropping to c.52m aOD towards the north, before rising slightly again at the northern boundary (59m aOD).
- 1.12 To the immediate east of the Site, the land drops steeply down to the valley of the water source Nant Talwyg, before rising again to the north-east and the settlement of Barry. To the south, the land continues to drop steadily towards the coastline. To the west, the land rises to a localised, unnamed peak by Middleton Wood.

PROPOSED DEVELOPMENT

- 1.13 The Site is being promoted for 376 residential units along with relevant access roads and blue and green infrastructure, incorporating public open space.

CONSULTATION

- 1.14 Part of the Site has been considered by Vale of Glamorgan Council (VoGC) within their current call for candidate sites to support the RLDP.
- 1.15 The VoGC produced a *Candidate Site Assessment At Preferred Strategy Stage* document in October 2023, which includes the three fields located at the north-west of the Site as 'Site 449: Land at Weycock Cross, South of Port Road, Barry'.
- 1.16 The VoGC has not published any information through the candidate site assessment process which suggests that the historic environment would form a constraint to the future development of the Site.

Section 2

Legislation and Planning Guidance

- 2.1 This section summarises the key legislative and planning policy context relating to the proposed development of the Site at both national and local levels.

LEGISLATION

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force. Whilst providing a number of new provisions to existing legislation, the changes do not specifically affect the planning process, or the way archaeology and heritage is assessed.

Scheduled Monuments

- 2.3 The *Ancient Monuments and Archaeological Areas Act 1979* addresses the designation and management of scheduled monuments, providing for the maintenance of a schedule of monuments (and archaeological remains) which are protected.
- 2.4 The designation of archaeological and historic sites as ‘scheduled monuments’ applies only to those that are deemed to be of national importance and is generally adopted only if it represents the best means of protection.
- 2.5 The 1979 Act does not address the concept of ‘setting’ for scheduled monuments, just their physical remains. Therefore, for scheduled monuments, the protection of ‘setting’ is a matter of policy only.
- 2.6 In Wales, the written consent of the Welsh Minister is required for development that would directly impact upon a scheduled monument, and applications for Scheduled Monument Consent are submitted to Cadw.

NATIONAL PLANNING POLICY

- 2.7 The Welsh Government published *Future Wales: The National Plan 2040* on 24 February 2021 and highlights in the foreword from the Minister for Housing and Local Government that it forms a “*framework for planning the change and development our country will need over the next two decades*”.
- 2.8 In terms of the Welsh Government’s objectives, number six of Future Wales Outcome on page 55 states that:

“Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.”

2.9 National planning guidance concerning the treatment of the historic environment across Wales is detailed in Section 6.1 of Chapter 6, Distinctive and Natural Places of *Planning Policy Wales Edition 12*, which was published on 07 February 2024 (PPW, 2024).

2.10 At paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks and gardens, townscapes, and landscapes, collectively known as ‘historic assets.’

2.11 At paragraph 6.1.6, the Welsh Government’s objectives for the historic environment are outlined. Of these, the following is of relevance to the current assessment:

“To conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy.”

2.12 At paragraph 6.1.7, it is stated that:

“It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.”

2.13 As such, with regard to decision-making, at paragraph 6.1.9 it is stated that:

“Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.”

2.14 Moving on to the treatment of archaeological remains (including scheduled monuments) through the planning process, PPW states at paragraph 6.1.23 that:

“The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.”

2.15 It then adds at paragraph 6.1.24 that:

“...Where nationally important archaeological remains 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 in exceptional circumstances that planning permission will be granted if development would result in a direct 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.”

TECHNICAL ADVICE NOTE 24 (TAN 24)

2.16 Additional heritage guidance in Wales is set out in *Technical Advice Note 24: The Historic Environment* (TAN 24) (Welsh Government, 2017).

2.17 TAN 24 sets out that it provides “*guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications*”.

2.18 It clarifies the policies and distinctions made in PPW (2024). A definition for a ‘historic asset’ is given as:

“An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”

2.19 Effects through changes within the setting of a designated historic asset are covered in TAN 24 at paragraphs 1.23 to 1.29. These paragraphs define the setting of an historic asset as comprising:

“...the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”

2.20 TAN 24 also identifies factors to consider when assessing effects on the setting of historic assets. Paragraph 1.26 states it is:

“...for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings.”

2.21 Paragraph 1.29 goes on to state that:

“The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”

LOCAL PLANNING POLICY

2.22 Local planning policy for the VoG is currently set out in the *Vale of Glamorgan Adopted Local Development Plan 2011–2026* (LDP), which was adopted in 2017. The plan sets out the vision, objectives, strategy and policies for managing development in the VoG.

2.23 The overarching Strategic Policy (SP10) and a more specific Managing Development Policy (MD8) include elements which are relevant to the historic environment and therefore are potentially relevant to understanding whether the proposed development of the Site would

be compliant with the policies of the emerging RLDP, in which it is being promoted for allocation. The policies are set out below:

“Policy SP10 – Built and Natural Environment

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

- 1. The architectural and/or historic qualities of buildings or conservation areas, including locally listed buildings;*
- 2. Historic landscapes, parks and gardens;*
- 3. Special landscape areas;*
- 4. The Glamorgan Heritage Coast;*
- 5. Sites designated for their local, national and European nature conservation importance; and*
- 6. Important archaeological and geological features.*

Policy MD8 – Historic Environment

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

- 1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;*
- 2. For listed and local listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;*
- 3. Within designated landscapes, historic parks and gardens and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas; and*
- 4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.”*

2.24 It should be noted that Policy MD8 does not accord precisely with national planning policy, in that it states that development proposals ‘must’ preserve or enhance the significance of the heritage assets as listed.

2.25 This is in conflict with, for example, paragraph 6.1.24 of PPW, which advises that:

“It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct 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.”

- 2.26 Hence, PPW (Edition 12) implies that an 'acceptable' level of harm ought to be tolerated in the determination of planning applications.
- 2.27 These adopted planning policies, at the national and local levels, have been taken into account in the preparation of this assessment.

Section 3 Methodology

ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* which has been issued by the Chartered Institute for Archaeologists (CIfA, 2020). This provides a national standard for the completion of desk-based assessments.
- 3.2 The assessment involved consultation of information from the following sources:
- Information on Designated Historic Assets derived from Cadw's online database;
 - Historic Environment Record (HER) data provided by Heneb: The Trust for Welsh Archaeology; and
 - Miscellaneous online sources of historic map data and documents.
- 3.3 The assessment process has been supported by a Site walkover survey and visit to surrounding heritage assets, which took place in April 2025 during dry weather, with good visibility which was suitable for the purpose.

ASSESSMENT OF SIGNIFICANCE

- 3.4 Where relevant, the assessment of significance for historic assets makes reference to the four 'heritage values' which are defined by Cadw in its *Conservation Principles* document referenced as Cadw (2011). These comprise:
- The asset's evidential value, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's historical value, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset's aesthetic value, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset's communal value, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

SETTING OF HERITAGE ASSETS

- 3.5 In addition to the potential for direct impacts on the fabric of an asset, when assessing the impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of 'significance'. This assessment of potential indirect effects (in terms of 'setting') is made according to Cadw's guidance *Setting of Historic Assets in Wales* which was published in May 2017.
- 3.6 In simple terms, the guidance states that setting: "*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*". It must be recognised from the outset that 'setting' is not a historic asset and cannot itself be harmed. The guidance states that the importance of setting "*lies in what it contributes to the significance of a historic asset*".
- 3.7 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of 'significance'.
- 3.8 Set within this context, where the objective is to determine the potential for development to have an indirect effect on historic assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question – and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm.
- 3.9 The guidance identifies that change within a historic asset's setting need not necessarily cause 'harm' and that it can be positive, or in fact neutral.
- 3.10 Cadw's guidance (Cadw, 2017b) sets out a four-stage approach to the identification and assessment of setting effects; i.e:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.11 This assessment considers Stages 1 and 2 of this four-stage process in detail at **Section 4**.

Section 4 Baseline Assessment

INTRODUCTION

- 4.1 The following section details and contextualises known and potential heritage assets within the Site and study area.
- 4.2 Based on a search of Cadw, and HER data provided by Heneb, the Site does not contain any designated or non-designated historic assets, as defined in paragraph 6.1.2 of PPW (i.e. World Heritage Sites, scheduled monuments, listed buildings, conservation areas, historic parks and gardens, historic assets of special local interest, historic landscapes, townscapes, and archaeological remains).
- 4.3 The historic assets in the wider area have been assessed to identify those that have the potential to experience change to their setting, such that could result in harm to their significance. The location of designated historic assets is shown on **Plan EDP 1**.
- 4.4 Within the 1km study area, the Cadw search showed that there are five listed buildings present, comprised of one Grade II* and four Grade II listed buildings, as well as three scheduled monuments (one of which is a duplicate of the Grade II* listed building), two conservation areas (one of which is only marginally located within the study area), and a marginal part of one historic park and garden.
- 4.5 The Site does not contain any historic assets of special local interest, as identified within the Vale of Glamorgan County Treasures (VoGC, 2011). Eight are located within the study area. The Heneb HER also records 21 extant buildings which, whilst not included on the list of County Treasures, are considered to have some limited local interest and are discussed below. The location of non-designated historic assets is shown on **Plan EDP 2**. As the Site's archaeological potential is not assessed within the remit of this report, only those HER records relevant to built historic assets are discussed below.
- 4.6 Extracts of historic cartographic sources, where relevant to the aims and objectives of this report, are included as **Plan EDP 3**.

DESIGNATED ASSETS

Stage One

- 4.7 The following addresses Stage 1 of the five-step approach to setting assessment described in the Cadw guidance (2017). At this stage, this will identify those assets that might be affected by future development of the Site.
- 4.8 There are no designated historic assets located within the Site; however, there are 11 within a 1km radius of the Site boundary. These designated historic assets will be considered in the paragraphs below, to determine those which could be affected, and which warrant more detailed assessment at Stage 2 of the process.

Listed Buildings

- 4.9 There are five listed buildings located within the 1km study area, these are listed below and their locations are shown on **Plan EDP 1**:
- Grade II* listed Barry Castle (**13180**), located c.850m south of the Site;
 - Grade II listed Cwm-cidy Farm Cottage (**13396**), located c.70m west of the Site;
 - Grade II listed Cwm-cidy Farm (**83150**), located c.90m west of the Site;
 - Grade II listed Ty-crwn, Cwm-cidy Farm (**83163**), located c.120m west of the Site;
 - Grade II listed The Coachhouse, Cwm-cidy Farm (**13397**), located c.140m west of the Site;
- 4.10 The Grade II* listed Barry Castle (**13180**), is located within the Romilly suburb of Barry, to the south of the Site. It also lies within the extent of the Barry Garden Suburb Conservation Area, which is discussed below. The Castle is also designated as scheduled monument **GM135**.
- 4.11 The Castle “*comprises the remains of a small fortified manor house or castle of the de Barry family. It was built in the 13th and 14th centuries AD over an earlier medieval earthwork castle*”.
- 4.12 The Castle is entirely screened from the Site by the surrounding built form of Barry, and the dense vegetation of Mill Wood beyond this, and there are no historical or contextual connections identified between the medieval castle and the Site. It is therefore concluded that the Site does not represent a part of the setting of this asset that would contribute to its significance and so it would not pose a constraint to the allocation of the Site, nor have the potential to affect its deliverability or capacity for residential development.
- 4.13 The remaining listed buildings at Cwm-cidy Farm have potential for their settings to be affected by the future development of the Site and will be assessed in further detail as per Stage 2 below.

Scheduled Monuments

- 4.14 There are three scheduled monuments located within the 1km study area, these are listed below and their locations are shown on **Plan EDP 1**:
- Barry Castle (**GM135**), located c.850m south of the Site;
 - Site of Medieval Mill & Mill Leat Cliffwood (**GM446**), located c.880m south-west of the Site; and
 - Westward Corner Round Barrow (**GM360**), located c.970m south-west of the Site.

- 4.15 As discussed above, Barry Castle is located within the Romilly suburb of Barry and is entirely screened from the Site by this surrounding built form, as well as the vegetation of Mill Wood to the north. The same is true of the Westward Corner Round Barrow, which is also surrounded by the modern development at this western edge of Barry.
- 4.16 The medieval mill leat is located within the woodland of Cliff Wood, within Porthkerry Park. The mill leat is again wholly screened by the vegetation in which it is situated, as well as 'knock-man-down' Wood and Mill Wood, located to the north.
- 4.17 As such no visual relationship between any of these scheduled monuments and the Site are identified, nor are any historical or contextual connections identified with the Site, which simply forms a parcel of agricultural land on the periphery of the settlement. It is therefore concluded that the Site does not represent a part of the setting of any of these assets that would contribute to their significance.
- 4.18 These designated assets are thus not considered to pose a constraint to the allocation of the Site, nor have the potential to affect its deliverability or capacity for residential development, and are not considered in Stage 2 below.

Conservation Areas

- 4.19 There are two conservation areas located within the 1km study area, these are listed below and their locations are shown on **Plan EDP 1**:
- Barry Garden Suburb, located c.640m south of the Site; and
 - Barry Marine, located c.950m south of the Site.
- 4.20 The Barry Garden Suburb Conservation Area is located within the Romilly suburb of Barry, to the south of the Site. A review of the Appraisal and Management Plan for the area (VoGC, 2009) has identified that the special character of the conservation area stems from the designed layout of the suburb, following the 'Garden City' movement principles, with its purpose-built housing, facilities and public amenities including open space, as well as the aesthetic value of its coherent architecture, the historic value of Barry Castle, and the aesthetic value of the views southwards overlooking Porthkerry Bay and the Severn Estuary.
- 4.21 The Site is entirely screened from the Barry Garden Suburb Conservation Area due to the built form of the conservation area itself, as well as the dense vegetation of Mill Wood beyond this to the north. It has also been established that the special character of the conservation area stems from the value of the built and open spaces within it, as well as sea views southwards. As such, the Site, which comprises distant agricultural land, makes no contribution to this special character and does not contribute to its significance.
- 4.22 The Barry Marine Conservation Area, of which only a very marginal portion is located within the study area, is located immediately to the south of the Barry Garden Suburb. As above, this conservation area has no visual or contextual relationship to the Site and the Site is not considered to make any contribution to the asset's special character.

- 4.23 These designated assets, therefore, do not represent a constraint to the allocation of the Site, nor do they have the potential to affect its deliverability or capacity for residential development and they are not considered in Stage 2 below.

Registered Historic Park and Garden

- 4.24 There is one registered historic park and garden located within the 1km study area, this being the Grade II designated Romilly Park. The park, of which only a very marginal portion is located within the study area, is situated immediately to the south of the Barry Garden Suburb and its location is shown on **Plan EDP 1**.
- 4.25 As with the conservation areas above, the park has no visual relationship with the Site, due to the intervening built form and vegetation, nor any contextual relationships to the Site, which forms a distant parcel of agricultural land. As such, the Site is not considered to make any contribution to the significance of the Grade II registered historic park and garden.
- 4.26 The park, therefore, does not represent a constraint to the allocation of the Site, nor does it have the potential to affect its deliverability or capacity for residential development and it is not considered in Stage 2 below.

Stage 2

- 4.27 The following section describes the four listed buildings at Cwm-cidy Farm, established in Stage 1 above to have the potential to be affected by development within the Site. This section assesses the significance of these assets and considers how, and to what extent, the buildings' setting contributes to their significance and what contribution (if any) is made by the Site. In this regard, it represents Stage 2 of the Cadw setting assessment process set out in *The Setting of Historic Assets in Wales* (2017).

Grade II Listed Buildings at Cwm-cidy Farm

The Assets and their Significance

- 4.28 From approximately 70m west of the Site lie the four Grade II listed assets at Cwm-cidy Farm. The Cadw listing citation describes Cwm-cidy Farm Cottage (**13396**), as “a c1820 farm worker's cottage. It is shown on the Tithe map of 1838”. Whilst the interior has not been assessed, the exterior is described as follows (**Image EDP A1.1**):

“Painted coursed rubble stone walls with a Welsh slate gabled roof and scalloped bargeboards to the gables. One storey single depth cottage with later rear wing. Balanced 3-bay front with central door. Windows with iron glazing bars, 4 x 4 lights with the centre four panes opening; stone lintels. A 2-light window in the north-east gable end. Small stone stack to the north-west gable end. Rear elevation not seen.”

- 4.29 The Cadw citation states the following as the reason for designation: “Included as a rare example of an early/mid C19 farm cottage which retains its character and detail.”
- 4.30 The remaining three assets, The Coachhouse, Cwm-cidy Farm (**13397**), Ty-crwn, Cwm-cidy Farm (**83163**), and Cwm-cidy Farm (**83150**), represent a range of former agricultural buildings which have since been converted into three houses, forming Nos 1-3 Cwm-cidy Farm respectively (**Image EDP A1.2**).

- 4.31 The Cadw citation provides a group description for these assets, reproduced in its entirety as follows:

“Nos.1-3 Cwm-cidy Farm. The former farm buildings are arranged in two yards facing the farmhouse, the older rickyard to the left with the former barn, engine-house and stables and the stockyard to the right. They are now converted into three houses, comprising No. 1 on the left being the left (stable) wing of the former rickyard and part of the barn, No. 2 being part of the barn and the central cart shed wing, and No. 3 being the rear and right hand ranges of the former stockyard. The whole complex is built of squared dressed limestone laid in regular courses, openings with stone voussoir heads, hipped Welsh slate roofs, four stone chimneys have been added to the separate ranges.

The south-east elevation of the former barn, from west to east, has four wide bays with modern hardwood windows and doors in mostly unaltered openings except possibly for the large elliptically headed one on the ground floor. This comes first, followed by two glazed vents with a window above, then a doorway at the top of an external stone staircase, finally two more windows. The rear elevation (not seen at resurvey) is said to have had a cartshed with four segmental headed arched entrances. Against the eastern end of the rear elevation there is a polygonal engine house (not seen at resurvey), which was built in c1858, originally probably with six round-headed openings, one of which was blocked when seen in 1975, and the other enlarged. The north-east supporting wing (No. 2) to the western yard is lower. The front wall of the northern portion has a doorway flanked to each side by a window opening; the southern portion has been an animal shed with five semi-elliptical headed openings, but it may have been intended as an implement shed. From south to north, the front wall of the south-west range (No. 1), which is also lower, has a doorway, then two windows, a second doorway and another window, all modern hardwood joinery. North-east and north-west wings of north-east yard added c1858 in similar style and materials. Front wall of north-east range (No. 3) with four semi-elliptical headed arches towards northern end and with three openings with stone voussoirs towards southern end, all now with modern hardwood joinery; the rear elevation of this range is blind. The range to the left has five french casements and a small window, the rear of this range was not seen at resurvey. The rear wall of No. 2 on the left has only one small window.

The interiors are unlikely to retain any features other than the roof trusses.”

- 4.32 The Cadw citation states the following as the reason for designation for each of the three buildings: *“Included as a mid C19 farm building which, despite conversion, retains its character and detail.”*
- 4.33 With reference to Cadw’s *Conservation Principles* (2011), the significance of each of the listed buildings located at Cwm-cidy Farm is primarily on account of the evidential value contained within its built fabric and form, representing good examples of 19th century farm buildings and cottage built in the local vernacular. The buildings also possess a limited amount of aesthetic value. This is derived from the modest artistic features of their architectural detailing, such as the elliptical headed arches and stone voussoirs of Nos 1-3 Cwm-cidy Farm, and scalloped bargeboards to the gables of Cwm-cidy Farm Cottage, although they are predominantly functional, as would be expected of agricultural buildings.

4.34 The Cadw citation also notes a limited level of historic value of the farmhouses, given their connection with the Romilly Family of Barry and Porthkerry. The citation states that *“Cwm-cidy Farm was built first in c1835 by Edward Romilly of Porthkerry House”*. Whilst the farmhouses were not the residence of Edward Romilly himself, this draws attention to the prevalence of the Romilly family within the Vale of Glamorgan. Sir Samuel Romilly purchased the Porthkerry and Barry estates in 1812 (www.valepeoplefirst.org), owning an estate covering the majority of the Porthkerry area and the western edge of Barry, as indicated by the apportionments of the 1839 Tithe Map of Porthkerry Parish (**Plan EDP 3**). The Romilly family also influenced the landscape of this area with its formation of country parks including Porthkerry Park, where Edward Romilly built Porthkerry House in 1840, and Romilly Park, where *“construction of the park began in 1898 on land which belonged to the Romilly family”* (Cadw listing citation: PGW(Gm)63(GLA)). The Appraisal and management Plan for Porthkerry Conservation Area describes how *“The Romilly family might be viewed as model landlords in the area during the Victorian period. In addition to building a school, they are noted for rebuilding farmhouses and cottages, introducing improved farming systems and raising their labourers’ wages”* (VoGC, 2009).

4.35 Therefore, whilst the listed buildings themselves would have functioned as agricultural buildings and an associated farm labourer’s cottage, they derive a very limited level of historic value from this wider connection, given the substantial size and wealth of the Porthkerry Estate under the Romilly Family.

The Assets’ Setting and the Contribution Made to Significance

4.36 This grouping of designated assets also derives a level of significance from their setting, although this is less than that of their built form.

4.37 This setting is primarily defined by the spatial and functional relationships between the Farm Cottage, the Farm buildings and the agricultural courtyard and grounds in which they are located.

4.38 The listed buildings are not illustrated on the 1839 Tithe Map of Porthkerry Parish (despite reference from the Cadw citation that the Farm Cottage is depicted, which may in fact relate to two unnamed buildings located further to the south). These listed buildings are depicted clearly for the first time on the 1878-79 edition Ordnance Survey map (**Plan EDP 3**). The three listed farm buildings are shown forming an ‘E’ shaped range of interconnected buildings, likely forming two small courtyards between the buildings, with a small plot of land to the front and rear. Immediately to the west is an additional small building, likely an ancillary agricultural building, and to the east is the listed Farm Cottage, set within its own small plot of land, likely a private garden. An additional building, the unlisted farmhouse, is located to the immediate south, and a smaller building, likely another ancillary building, is shown to the north on the 1921 edition OS map (**Plan EDP 3**).

4.39 Whilst the two ancillary buildings to the west and north have since been demolished, the remainder of this grouping of buildings are all still extant today, albeit likely with later alterations to the unlisted farmhouse building to the south. Similarly, the boundaries of these plots are still clearly demarcated by hedgerows, as well as tree planting to the east of the Farm Cottage. The land surrounding the Farm Cottage still acts as a private garden, although the land to the rear of the three farm buildings has since been divided to form

three private gardens, rather than remaining as agricultural land, and the spaces between the three properties have been landscaped to create gardens and parking facilities, rather than an agricultural courtyard.

- 4.40 These built and landscaped elements thus continue to retain features of the original setting of the farm and its associated buildings and grounds, allowing its historic function and extents to be appreciable, albeit with a number of modern alterations. This immediate setting thus makes a positive contribution to the significance of these assets, although this can only be considered to be minor when considering the overall significance, given the later changes.
- 4.41 Beyond this, the setting is defined by the route of Cwm Ciddy Lane, which runs east past the listed farm buildings, as well as south towards Porthkerry Park and north towards the A4226. This lane continues to reflect the historic access to the listed farm buildings, as shown on historic mapping, and continues to provide the best location from which to experience and appreciate the evidential and aesthetic value of the assets. As such, it is considered to make a positive contribution to their significance.
- 4.42 The wider setting comprises farmland in all directions, with the mature vegetation of Mill Wood further to the south. This farmland is intersected by hedgerow boundaries, country lanes, and occasional agricultural buildings. This includes a small cottage, agricultural building, and equestrian menage located in the field immediately south-east of the listed farm buildings, and adjacent to the Site. A review of OS mapping shows that these were each constructed at the end of the 20th century.
- 4.43 These agricultural fields allow for an understanding of the listed buildings at Cwm-cidy Farm in its context as a farmstead and worker's cottage which worked the wider rural area. Given the span of the Porthkerry estate, during the 19th century, the majority of these fields were under the wider land ownership of the Romilly family, as shown by the Tithe Apportionments of 1839 as well as a series of Romilly Estate papers dating to 1891-1910, held by the Glamorgan Archives, which names Cwm-cidy Farm, Cwm-cidy Lodge to the north-west, Welford and New Farms to the north as part of the estate to name but a few. These agricultural fields thus have a historical and contextual relationship with the listed building at Cwm-cidy Farm.
- 4.44 However, it is noted that due to the high hedgerows, tree planting and surrounding buildings to the south and east of Cwm-cidy Farm, there are very limited visual relationships between this surrounding farmland and the listed buildings in these directions, limited to glimpses north-east from Cwm-cidy Farm Cottage. As such, it is anticipated that the best experience of the listed farm buildings, within their farmland setting, is from the farmland to the west (not accessible during the Site visit), as well as the farmland, and to a lesser extent the A4226, to the north. As such, it is these fields which make the greatest contribution to the setting of the listed buildings in this regard, while the remaining surrounding fields only make a very minor contribution, given that this is predominantly based on an intangible association of former land ownership, rather than a clear appreciable experience of the farm set within its farmland. Moreover, given these assets' purpose as humble farm buildings, there is no suggestion that any one of the buildings was designed to obtain a particular outlook or view over the surrounding farmland, and instead any such views or glimpses would have been purely incidental.

The Site and its Contribution to the Asset's Significance

- 4.45 The Site visit established that any views of the listed buildings at Cwm-cidy Farm are limited to a highly obscured glimpse of the Cwm-cidy Farm Cottage, from the south-west boundary of the Site, immediately adjacent to the Cottage (**Image EDP A1.3**). This view was almost entirely screened by the Site's field boundary and the tree planting surrounding the Cottage at the time of the Site visit, and is unlikely to ever amount to more than very glimpsed, seasonal views through vegetation which are best achieved in the winter months.
- 4.46 Any views of the three listed farmhouses from the Site are screened by 1) the intervening vegetation of the Site's boundaries as well as the very high hedgerows which surround the farmhouses to the south, 2) the modern cottage located to the south of the farmhouses, 3) the modern farm building located to the south of the farmhouses and 4) the unlisted building located immediately south of the farm buildings (**Image EDP A1.4 - 5**). As such, no views of the three listed farm buildings were obtained during the Site visit.
- 4.47 Considering views outwards from the assets, the Site visit established that these are again almost entirely screened. Whilst the farm buildings and cottage themselves are private and were not accessible at the time of the visit, views from the immediately adjacent Cwm Ciddy Lane established that any views from the three listed farmhouses would be screened. The farm buildings are almost entirely single-storey, except for Ty-crwn (Building 2), whilst the hedgerows to the south, lining Cwm Ciddy Lane, were above average height (c.2m in height) and the unlisted house to the south of the farm, and Cwm-cidy Farm Cottage are both two storeys. As such, any views south or east towards the Site from the single-storey farmhouses, and even the second storey of Ty-crwn, would be screened by this intervening built and vegetated form (**Image EDP A1.6 - 7**).
- 4.48 Similarly, the Site visit established that views southwards towards the Site from Cwm-cidy Farm Cottage were screened in the first instance by the dense hedgerows lining Cwm Ciddy Lane, as well as by the built form of the modern house and agricultural building further to the south (**Image EDP A1.8**). When looking eastwards towards the Site from the cottage, views were once again screened by the dense hedgerows lining Cwm Ciddy Lane, and which form the Site boundary. However, it was noted that a very glimpsed view of the Site could be achieved when looking north-east from Cwm-cidy Farm Cottage, along Cwm Ciddy Lane (**Image EDP A1.9**). However, this was limited to a very narrow view of a very marginal portion of the Site, immediately adjacent to Cwm Ciddy Lane, where the hedgerow was not lined with additional tree planting. As discussed above, there is no suggestion that these buildings were designed to encourage outwards views from them in the direction of the Site, and instead this glimpsed view is considered to be incidental.
- 4.49 It is therefore concluded that views of the Site from this grouping of listed buildings are unlikely to ever amount to more than very glimpsed views through vegetation looking north-east from Cwm-cidy Farm Cottage, and which are seasonal and best achieved in the winter months. Moreover, it has been established that views out from the listed buildings already include glimpses of the modern house and farm buildings to the immediate south, such that the addition of limited glimpses of development within the Site would only result in a negligible change to this current setting.

- 4.50 It has been identified above that the fields which form the Site are shown on the 1839 Tithe Map to be under the control of the Romilly family, forming part of the Porthkerry Estate (**Plan EDP 3**), with the exception of a small strip at the centre of the Site (Plot 4). Documents relating to the Romilly Estate dating to 1891-1910 (not reproduced due to copyright) also indicate that the Site remained predominantly under the control of the Romilly family through the 19th and early 20th centuries.
- 4.51 As such, there is a historic association between the listed buildings at Cwm-cidy Farm, and the surrounding farmland which forms the Site, given that both were under the ownership of the Romilly Family, forming part of the wider Porthkerry Estate, and, given their proximity, these fields were likely worked from the farm.
- 4.52 However, as has been established above, any appreciation of this historic relationship, and experience of the listed farm set within its wider farmland, has since deteriorated due to the following:
1. The farm building has been divided into three private residential dwellings rather than remaining as a functional agricultural building;
 2. Cwm-cidy Farm Cottage is also under private ownership with no agricultural function; and
 3. Any views between the listed buildings and the farmland forming the Site are now screened by the unlisted farmhouse, modern house and farm buildings to the immediate south, as well as the tall and dense vegetation which surrounds them (with the exception of a narrow glimpse north-east from Cwm-cidy Farm Cottage).
- 4.53 As such, this historic relationship is now defunct and based on the review of historic documents, rather than being based on any tangible experience of the listed buildings within this formerly associated agricultural setting.
- 4.54 It is therefore concluded that the land which forms the Site makes no more than a very minor contribution to the overall significance of the four listed buildings at Cwm-cidy Farm. This is through a former, but now almost entirely intangible historic connection, which can only be experienced through the narrow, glimpsed view of the Site looking north-east from Cwm-cidy Farm Cottage. As such, it is this very small portion of the Site, immediately north-east of the Cottage and adjacent to Cwm Ciddy Lane, which makes the greatest contribution to significance of the Grade II listed Cwm-cidy Farm Cottage. The remainder of the Site makes no more than a negligible contribution to this, and the other three listed farm buildings, as formerly associated land which no longer forms part of the experience of the farm and forms only a very peripheral element of the wider settings of these listed buildings.

Conclusions and Recommendations

- 4.55 The assessment above concludes that a very small portion of the Site, immediately north-east of the Grade II listed Cwm-cidy Farmhouse, makes a very minor contribution to its significance whilst the remainder of the Site makes no more than a negligible contribution to the overall significance to this, and the remaining three listed buildings at Cwm-cidy Farm.

- 4.56 Any impact on the significance of these listed buildings from the development of the Site would need to be considered, as per paragraph 6.1.9 of PPW. However, given the very limited contribution the Site makes to the overall significance of these assets, an effect could easily be outweighed by the development's public benefits and therefore the Grade II listed buildings at Cwm-cidy Farm do not represent a constraint to the future deliverability of the Site.
- 4.57 Furthermore, any such limited impacts could be further mitigated through sensitive masterplanning, such as additional planting and reinforcing the more open hedgerow to the north-east of Cwm-cidy Farm Cottage, which allows the glimpsed views of the Site, or preserving an area of open green space in this location, to retain these glimpsed views of formerly associated farmland from the Cottage.

NON-DESIGNATED ASSETS

Stage 1

- 4.58 The following addresses Stage 1 of the five-step approach to setting assessment described in the Cadw guidance (2017) with regard to non-designated buildings. At this stage, this will identify those assets that might be affected by future development of the Site.
- 4.59 The Site does not contain any historic assets of special local interest, as identified within the Vale of Glamorgan County Treasures (VoGC, 2011), however there are eight located within the 1km study area. The Heneb HER also records 21 extant buildings which, whilst not included on the list of County Treasures, are considered to have some limited local interest and so are discussed below.
- 4.60 These non-designated historic assets will be considered in the paragraphs below, to determine those which could be affected, and which warrant more detailed assessment at Stage 2 of the process.

Locally Listed Buildings

- 4.61 Two locally listed buildings, as recorded within the Vale of Glamorgan County Treasures (VoGC, 2011) are located approximately 860m west of the Site. These are Welford Farmhouse (**GGAT01807s**), (recorded as County Treasure 458) and Outbuildings, Welford Farmhouse (**GGAT06387s**) (recorded as County Treasure 459).
- 4.62 The Site visit established that Welford Farmhouse is entirely screened from the Site due to the intervening vegetated and built form, as well as the varied topography, such that it does not form any part of the setting of this locally listed building which would contribute to significance. Instead, this setting is defined by the visual, spatial and functional relationships between the two associated farm buildings at Welford Farm and its immediately surrounding agricultural land.
- 4.63 The remaining locally listed buildings recorded within the Vale of Glamorgan County Treasures (VoGC, 2011) are each located within the settlement of Barry, to the south of the Site (**Plan EDP 2**). Each of these buildings is entirely screened from the Site and are not considered to have any visual, contextual or historic relationship with the Site, with their

setting (in so much as it contributes to significance) being defined by the immediate street scene in which they are located.

- 4.64 As such, none of these non-designated assets represent a constraint to the allocation of the Site, nor do they have the potential to affect its deliverability or capacity for residential development and they are not considered in Stage 2 below.

Buildings Recorded by Heneb HER

- 4.65 The Heneb HER records four extant buildings located immediately to the north-west of the Site, off the AA226 (**Plan EDP 2**). These buildings are listed as follows:

- Cwm-cidy Lodge (**GGAT06775s**);
- Semi-detached Dwellings, Barry (**GGAT06784s**); and
- Semi-detached Dwellings, Barry (**GGAT06785s**).

- 4.66 Given their proximity and visual relationship with the Site, these non-designated assets have potential for their settings to be affected by the future development of the Site, and will be assessed in further detail as per Stage 2 below.

- 4.67 The Heneb HER records six extant buildings located to the north and west/south-west of the Site, primarily relating to agricultural or domestic buildings at New Farm (**GGAT06821s**), Walters Farm (**GGAT06822s**, **GGAT06767s**, **GGAT06885s**) and Cwm Cidy Cottage (**GGAT00025s**), as well as a former Isolation Hospital, now a college (**GGAT06777s**). Each of these buildings is entirely screened from the Site due to the intervening vegetated and built form, as well as the varied topography, such that it does not form any part of the setting of these buildings of low, local interest which would contribute to significance.

- 4.68 The remaining extant buildings recorded by the Heneb HER are each located within the settlement of Barry, to the south of the Site. Each of these buildings is entirely screened from the Site and are not considered to have any visual, contextual or historic relationship with the Site, with their setting (in so much as it contributes to significance) being defined by the immediate street scene in which they are located.

- 4.69 As such, none of these non-designated assets represent a constraint to the allocation of the Site, nor do they have the potential to affect its deliverability or capacity for residential development and they are not considered in Stage 2 below.

Stage 2

Semi-detached Dwelling Recorded by Heneb HER

The Assets and their Significance

- 4.70 Approximately 40m north-west of the Site, the Heneb HER records two Semi-detached Dwellings (**GGAT06784s** and **GGAT06785s**). The HER description given for both dwellings is as follows: “A site identified on the 3rd Edition Ordnance Survey Map. Later part of Green Farm (1919).”

- 4.71 In both cases, a review of the desk-based information and a visit to the asset established that the limited significance of these buildings is assessed as being held principally in the architectural and historic interests of their built form and fabric, as an example of two vernacular buildings, which appear to form private residential dwellings (**GGAT06784s**) and ancillary agricultural buildings (**GGAT06785s**), constructed in the early 20th century (**Image EDP A1.10**).
- 4.72 However, the buildings have undergone alterations for modern use, and so elements of the historic fabric have been lost and altered. No artistic or archaeological interest is identified, given that the buildings are primarily functional as part of a farmstead. These assets are thus considered to be of very low, local value, commensurate with the fact that they are not statutorily or locally listed.

The Assets' Setting and the Contribution Made to Significance

- 4.73 Historic mapping dating to 1921 (**Plan EDP 3**) shows the two buildings adjacent to each other and located within a wider farmstead later named as Green Farm by the 1965 OS map (not reproduced), along with an additional ancillary building immediately to the west. Both the buildings, and the ancillary building to the west remain extant today, albeit with modern alterations, along with modern additions of ancillary buildings to the east and south, and a modern residential building to the west.
- 4.74 The setting is also defined by the route of the A4226 to the north, which reflects the historic access to the farm.
- 4.75 Immediately to the west lies Cwm-cidy Lodge, which is depicted on historic mapping surrounded by woodland, but has since been heavily altered for the Lodge's new purpose as a Toby Carvery restaurant, along with a modern addition of a Travelodge Hotel building and associated parking. This part of the setting, which has been heavily altered in recent years, has no contextual association with the two farm buildings and thus makes no positive contribution to their significance.
- 4.76 Beyond this, the farmstead's setting is defined by agricultural fields in all directions, interspersed with hedgerow boundaries, small bands of woodland, agricultural buildings, and then the settlement of Barry further to the east.
- 4.77 The elements of this setting which make a positive contribution to these non-designated assets can thus be summarised as follows:
1. The spatial, functional and historic inter-relationships between the dwellings and their ancillary buildings, which allows their historic extents and function as part of a farmstead to be understood;
 2. The dwellings' relationship with the adjacent A4226 road which reflects the historic access to these buildings and provides the best location from which to appreciate their architectural interest; and
 3. The agricultural land to the immediate north, east and south, which provides the best experience of the assets as farmhouses set within farmland, and which likely held, and continues to hold, a functional relationship as land worked by the farm (although no

documentary evidence to confirm this relationship was available at the time of this assessment).

The Site and its Contribution to the Asset's Significance

- 4.78 The Site visit established that there is a visual relationship between the two dwellings and the Site. This is best experienced from the fields immediately south and east of the dwellings, where filtered views towards the buildings can be obtained, although they are partially obscured by the intervening hedgerow field boundary, as well as the ancillary buildings located at Green Farm (**Image EDP A1.11 - 12**). From this location, it is thus possible to appreciate the connection between the dwellings at Green Farm and its agricultural surroundings, with which it was likely historically associated and likely continues to be associated with today. However, there was no documentary evidence to confirm the precise extent of this connection at the time of this assessment.
- 4.79 Whilst the dwellings were under private ownership at the time of the Site visit, and not fully accessible, views from the A4226 indicated that views across the fields immediately south and west (within the Site) would be achieved, although they would be filtered by the surrounding ancillary buildings of Green Farm, as well as the tree planting within the farmstead, and the hedgerow boundaries of the Site itself (**Image EDP A1.13 - 14**).
- 4.80 This part of the Site thus makes a minor contribution to the overall (limited) significance of the two dwellings.
- 4.81 The remainder of the Site allows for very occasional, distant glimpsed views of the dwellings, although these views do not allow for an appreciation of the (limited) interest of the dwellings' architectural value. However, it is likely that distant glimpsed views across the remainder of the Site would be possible from the dwellings, albeit filtered and screened in parts by the intervening ancillary buildings and tree planting at Green Farm, the hedgerow boundaries within the Site, as well as the varying topography of the Site. As such, the remainder of the Site is considered to make a negligible contribution to the significance of the two dwellings, simply allowing for an experience of their context as farm buildings set within a wider agricultural landscape.
- 4.82 However, it is noted that the backdrop of these glimpsed views is already defined by the built form of Barry, as well as the presence of the modern Travelodge, and heavily altered Toby Carvery to the west, such that development within the Site would act as a continuation of the already built surroundings.

Conclusions and Recommendations

- 4.83 The assessment has established that the Site forms part of the setting of the two non-designated dwellings, with the fields immediately east and south making the largest contribution to significance, albeit this is still no more than minor. An impact on the significance of these two non-designated assets from the development of the Site would need to be considered under paragraph 6.1.9 of PPW.
- 4.84 However, given the very low significance of these non-designated assets, and their already urbanised setting to the west, any such effect on their significance is likely to be very minimal and does not represent a constraint to the future deliverability of the Site.

Furthermore, sensitive masterplanning such as planting or open green space to the immediate east and south would act to mitigate any impact on the assets' significance.

Cwm-cidy Lodge Recorded by Heneb HER

- 4.85 Also located to the north-west of the Site is Cwm-cidy Lodge (**GGAT06775s**), located c.90m from the Site. The Lodge is described by the HER as "A site identified on the 1st Edition Ordnance Survey Map". A Cwm-cidy Kennel (**GGAT06776s**), is also recorded here, located c.50m from the Site and identified on the 1st Edition OS map; however, a review of mapping and a Site visit established that the kennel has since been demolished.

The Asset and its Significance

- 4.86 A review of the desk-based information and a visit to the asset established that the limited significance of the building is derived primarily from the architectural and historic interest of its built form and fabric, as an example of a vernacular building constructed in the late 19th century.
- 4.87 However, the building has undergone numerous alterations for modern use, where it has undergone renovation and extension for its current use as a Toby Carvery restaurant, and so elements of the historic fabric have been lost and altered (**Image EDP A1.15**). No artistic or archaeological interest is identified, given that the building is primarily functional. This asset is thus considered to be of very low, local value, commensurate with the fact that it is not statutorily or locally listed.

The Assets' Setting and the Contribution Made to Significance

- 4.88 Historic mapping dating to 1878-79 shows the Lodge, located within an area of woodland at the junction of the A4226 and Cwm Ciddy Lane, with a small kennel to the south. This setting has since been heavily altered such that the kennel has been demolished, and the woodland has been removed and replaced with modern features including an extension to the Lodge and outdoor seating area at a Toby Carvery restaurant, a new Travelodge Hotel building, a modern residence, and associated car parking, as well as Green Farm, to the east.
- 4.89 As such, it is assessed that the only remaining element of this immediate setting which makes a positive contribution to the (limited) overall significance of the buildings is the route of the A4226 and Cwm Ciddy Lane, which continues to reflect the historic access to the buildings and is the best place from which to experience them. The modern additions are not considered to have any contextual relationships with the former Lodge and thus make no contribution to its significance.
- 4.90 Beyond this lies agricultural land in all directions, interspersed with hedgerow boundaries, small bands of woodland, agricultural buildings, and then the settlement of Barry further to the east. Given its former function as a Lodge house, this agricultural land is not considered to have any contextual association with the asset.

The Site and its Contribution to the Asset's Significance

- 4.91 The Site visit established that no views from the Site towards Cwm-cidy Lodge were obtained, due to the screening effect of the modern buildings located immediately to the

south of the Lodge (the Travelodge Hotel and a modern residence), as well as the surrounding tree planting and vegetated hedgerows of the Site itself (**Image EDP A1.16**).

- 4.92 Similarly, views outwards towards the Site from the Lodge appeared to be screened by the intervening built and vegetated form (**Image EDP A1.17**). However, the upper storey of the Lodge was not visited given that this area was under private use for restaurant staff and thus may provide some views towards the Site. Regardless, it is considered that these views would: 1) be filtered by the intervening built and vegetated form; 2) be in the context of views already defined by surrounding modern additions; and 3) have no historic or functional association with the lodge itself. As such, any potential glimpses of the Site from this upper storey would not make any contribution to its overall (limited) significance.
- 4.93 It is therefore concluded that the Site does not form any part of the setting of this non-designated asset of limited, local interest. As such, it does not represent a constraint to the allocation of the Site, nor does it have the potential to affect its deliverability or capacity for residential development.

Section 5

Conclusion

- 5.1 This assessment has considered the potential for impacts upon historic assets from the future development of the Site for housing, in line with its proposed allocation within the VoGC RLDP. In doing so, it provides information to support the allocation of the Site for residential development within the RLDP in response to the VoGC's Preferred Strategy Consultation.
- 5.2 There are no designated historic assets within the Site, which could represent an 'in principle' constraint to the development.
- 5.3 Within the study area, it is concluded that the Site forms part of the setting of the four listed buildings at Cwm-cidy Farm (Cwm-cidy Farm Cottage **13396**, The Coachhouse, Cwm-cidy Farm **13397**, Cwm-cidy Farm **83150** and Ty-crwn, Cwm-cidy Farm **83163**).
- 5.4 However, this is limited to: 1) glimpsed views of Cwm-cidy Farm Cottage, largely screened by vegetation, from the land immediately to the north-east; 2) glimpses from Cwm-cidy Farm Cottage of a marginal portion of the Site, located immediately to the north-east; and 3) a former historic and functional connection between the farm buildings and the agricultural land which forms the Site. This former connection is now intangible and defunct, given that the listed buildings are each under separate, residential ownership rather than functioning as a working farm, and can only be experienced through the glimpses between Cwm-cidy Farm Cottage and the small portion of the Site immediately to the north-east. As such, this portion of the Site is assessed to make a very minor contribution to the overall significance of the Cottage, whilst the remainder of the Site makes no more than a negligible contribution to the four listed buildings.
- 5.5 Any harm resulting from a change to the setting of these listed buildings, as a result of development within the Site, is therefore likely to be very minor and while it would need to be considered in the planning balance, does not reflect a constraint to the deliverability of the Site.
- 5.6 Similarly, there is a limited relationship between the Site and two non-designated, historic buildings located immediately to the northwest; two Semi-detached Dwellings (**GGAT06784s** and **GGAT06785s**) at Green Farm. This is through a visual relationship between the fields immediately east and south of the two buildings, albeit partially filtered by intervening built form and vegetation, as well as glimpsed, heavily filtered views of the wider Site. Part of the Site also has a historic and continuing functional relationship with these farm buildings. The Site is thus considered to form part of the setting which contributes to the building's overall significance, albeit this is limited given its non-designated status. This is best experienced through the views between the buildings and the fields within the Site to the immediate south and east, which are considered to make a minor contribution to the assets' significance, whilst the wider Site makes no more than a negligible contribution.

- 5.7 Any harm resulting from a change to the setting of these buildings of very low heritage value is therefore likely to be very minor and would not constrain development within the Site, especially if adequately mitigated through sensitive masterplanning, such as landscape planting or retaining limited areas of open green space to the immediate east and south.
- 5.8 It is therefore concluded that heritage matters do not represent an 'in principle' or overriding constraint to the delivery of the Site for residential development, with its capacity unlikely to be constrained either. As such, there is no reason in heritage terms as to why the Site should not be considered for allocation in the forthcoming VoGC RLDP.

Section 6

References

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Welsh Government, 2024. *Planning Policy Wales Edition 12*. Cardiff.

Welsh Government, 2017. *Technical Advice Note 24: The Historic Environment*. Cardiff.

Appendix EDP 1 Photographs



Image EDP A1.1: View north to Grade II listed Cwm-cidy Farm Cottage (**13396**), illustrating its evidential and aesthetic features.



Image EDP A1.2: View north-west to Grade II listed The Coachhouse, Cwm-cidy Farm (**13397**), Cwm-cidy Farm (**83150**) and Ty-crwn, Cwm-cidy Farm (**83163**), illustrating their evidential and aesthetic features.



Image EDP A1.3: View west from Site towards Cwm-cidy Farm Cottage, illustrating only glimpsed views, obscured by intervening vegetation, can be obtained from this field immediately adjacent to the cottage.



Image EDP A1.4: View west from Site towards the three listed buildings at Cwm-cidy Farm, illustrating views screened by the intervening vegetation and built form of the modern buildings to the south of the farm.



Image EDP A1.5: View north-west from Site towards the three listed buildings at Cwm-cidy Farm, illustrating views screened by the intervening vegetation and built form of the modern buildings to the south of the farm.



Image EDP A1.6: View south from the three listed buildings at Cwm-cidy Farm towards the Site, illustrating views screened by the intervening vegetation and built form of the unlisted farmhouse to the south of the farm.



Image EDP A1.7: View south-east from the three listed buildings at Cwm-cidy Farm towards the Site, illustrating views screened by the intervening vegetation.



Image EDP A1.8: View south from Cwm Cidy Cottage towards the Site, illustrating views screened by the intervening vegetation and built form of the modern house and farm buildings to the south of the cottage.



Image EDP A1.9: View north-east from Cwm Cidy Cottage towards the Site, illustrating glimpsed views were obtained to a narrow portion of the Site between the vegetated hedgerows.



Image EDP A1.10: View south to non-designated semi-detached dwellings at Green Farm, as identified by the Heneb HER (**GGAT06784s** and **GGAT06785s**), illustrating its limited evidential and aesthetic features.



Image EDP A1.11: View north from Site towards the non-designated buildings at Green Farm, illustrating glimpsed views obscured by intervening vegetation.



Image EDP A1.12: View west from Site towards the non-designated buildings at Green Farm, illustrating glimpsed views obscured by intervening vegetation.



Image EDP A1.13: View south from the non-designated buildings at Green Farm towards the Site, illustrating views were obtained, albeit filtered by the intervening built and vegetated form.



Image EDP A1.14: View east from the non-designated buildings at Green Farm towards the Site, illustrating views were obtained, albeit filtered by the intervening vegetation.



Image EDP A1.15: View south to non-designated Cwm-cidy Lodge, as identified by the Heneb HER (GGAT06775s), illustrating its limited evidential and aesthetic features, which have been heavily altered in recent years.



Image EDP A1.16: View north from Site towards the non-designated buildings at Green Farm, illustrating glimpsed views obscured by intervening vegetation.



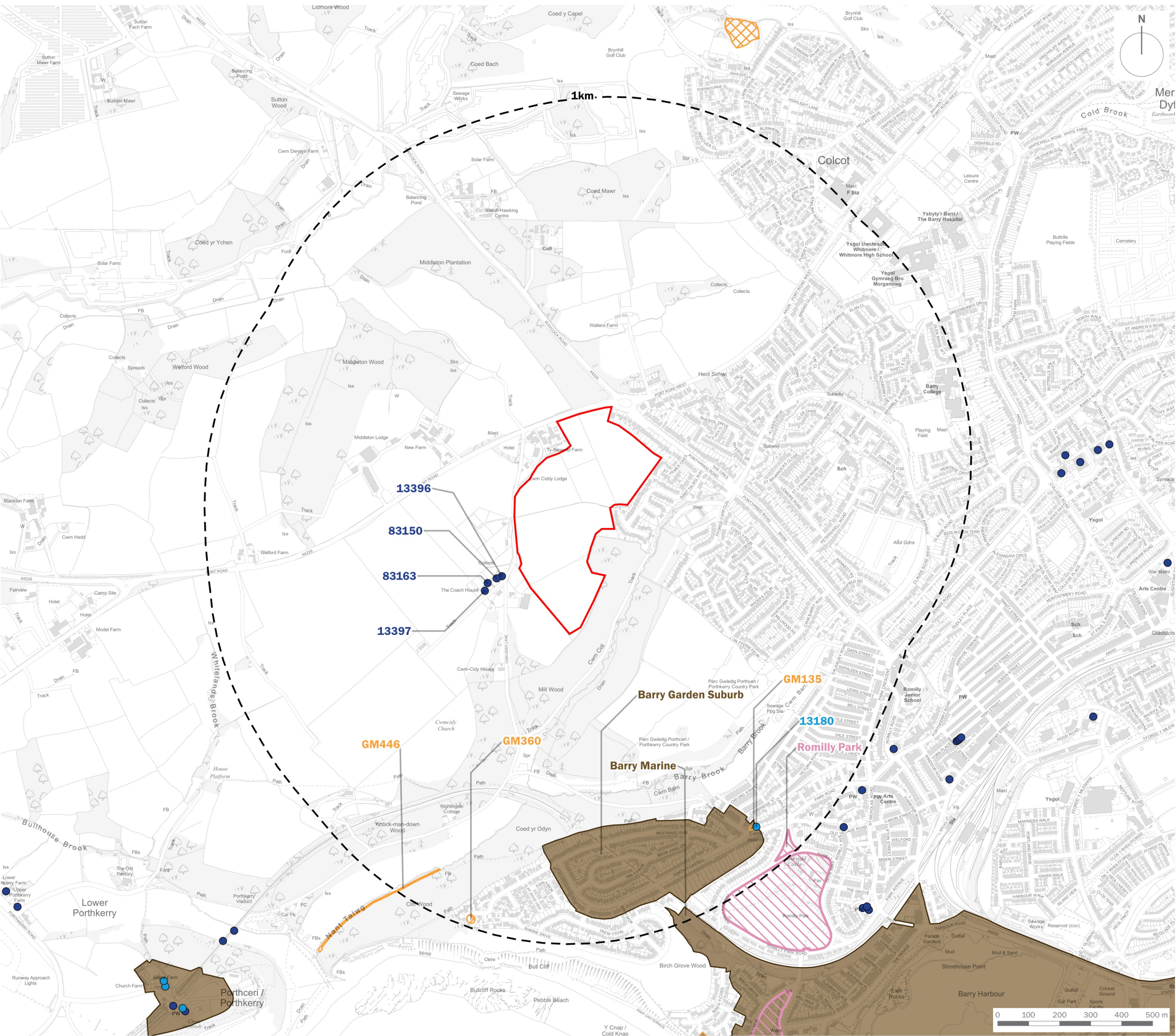
Image EDP A1.17: View south from Cwm-cidy Lodge towards the Site, illustrating views screened by the intervening vegetation and built form of the modern Travelodge.

Plans

Plan EDP 1: Overview of Designated Heritage Assets
(edp7604_d010a 05 June 2025 JGr/EBR)

Plan EDP 2: Overview of HER Data
(edp7604_d011a 05 June 2025 JGr/EBR)

Plan EDP 3: Extracts of Historic Mapping
(edp7604_d012a 05 June 2025 JGr/EBR)



Site Boundary

1km Study Area

Grade II* Listed Building

Grade II Listed Building

Scheduled Monument

Registered Park and Garden

Conservation Area

client

Persimmon Homes East Wales

project title

Weycock Cross, Barry

drawing title

Overview of Designated Heritage Assets

date

05 JUNE 2025

drawn by

JGr

drawing number

edp7604_d010a

checked

EBR

scale

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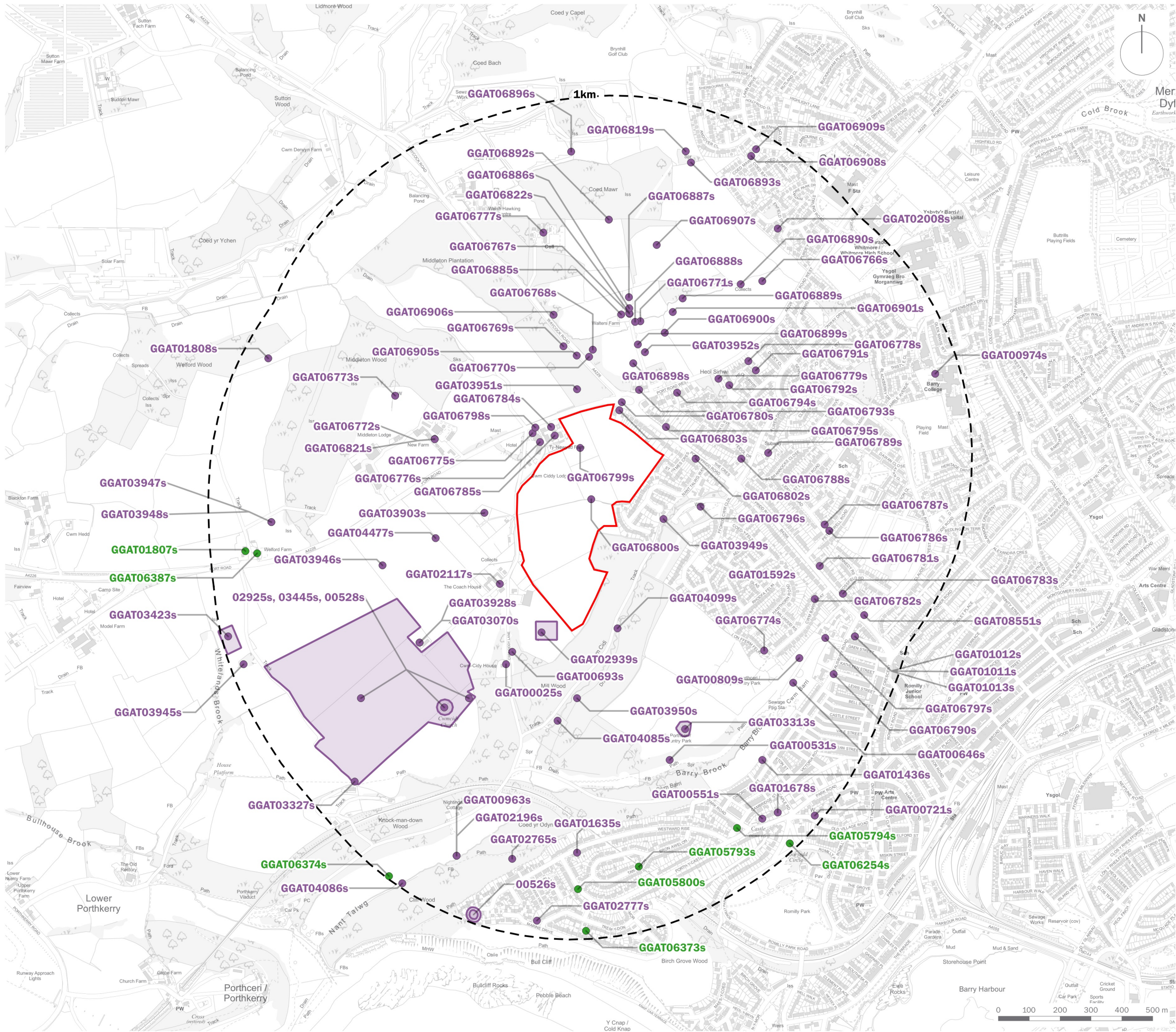
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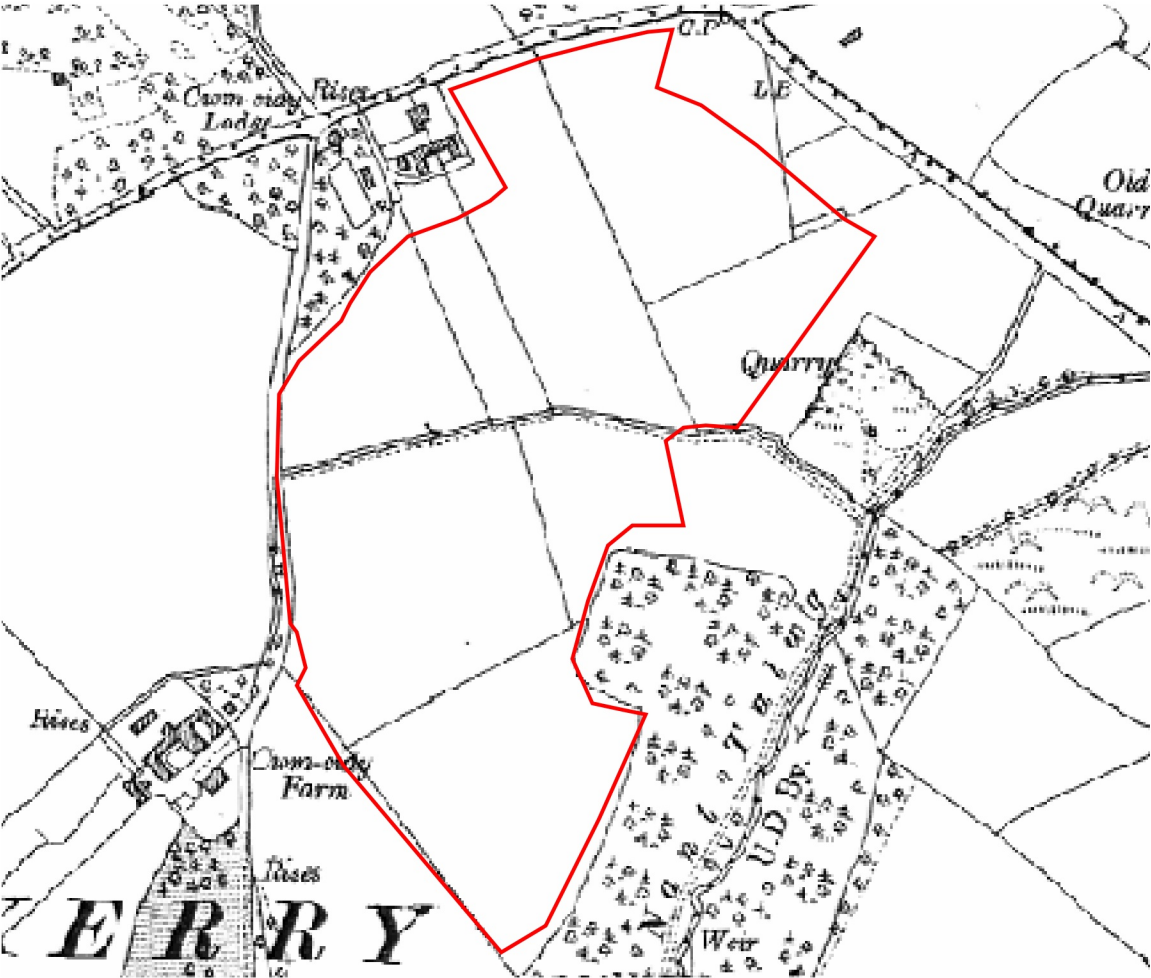


- Site Boundary
- 1km Study Area
- HER Record
- HER Local List

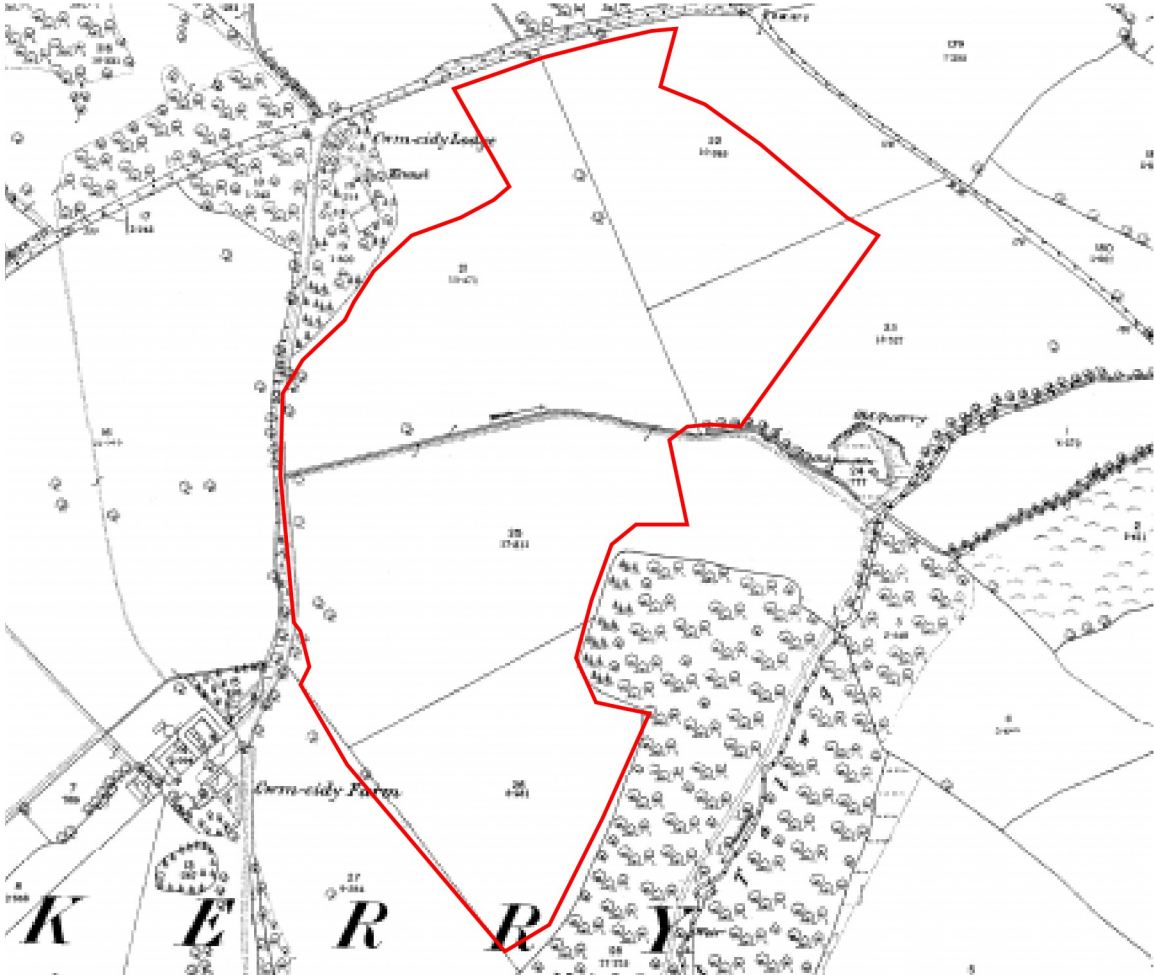
client			
Persimmon Homes East Wales			
project title			
Weycock Cross, Barry			
drawing title			
Overview of HER Data			
date	05 JUNE 2025	drawn by	JGr
drawing number	edp7604_d011a	checked	EBR
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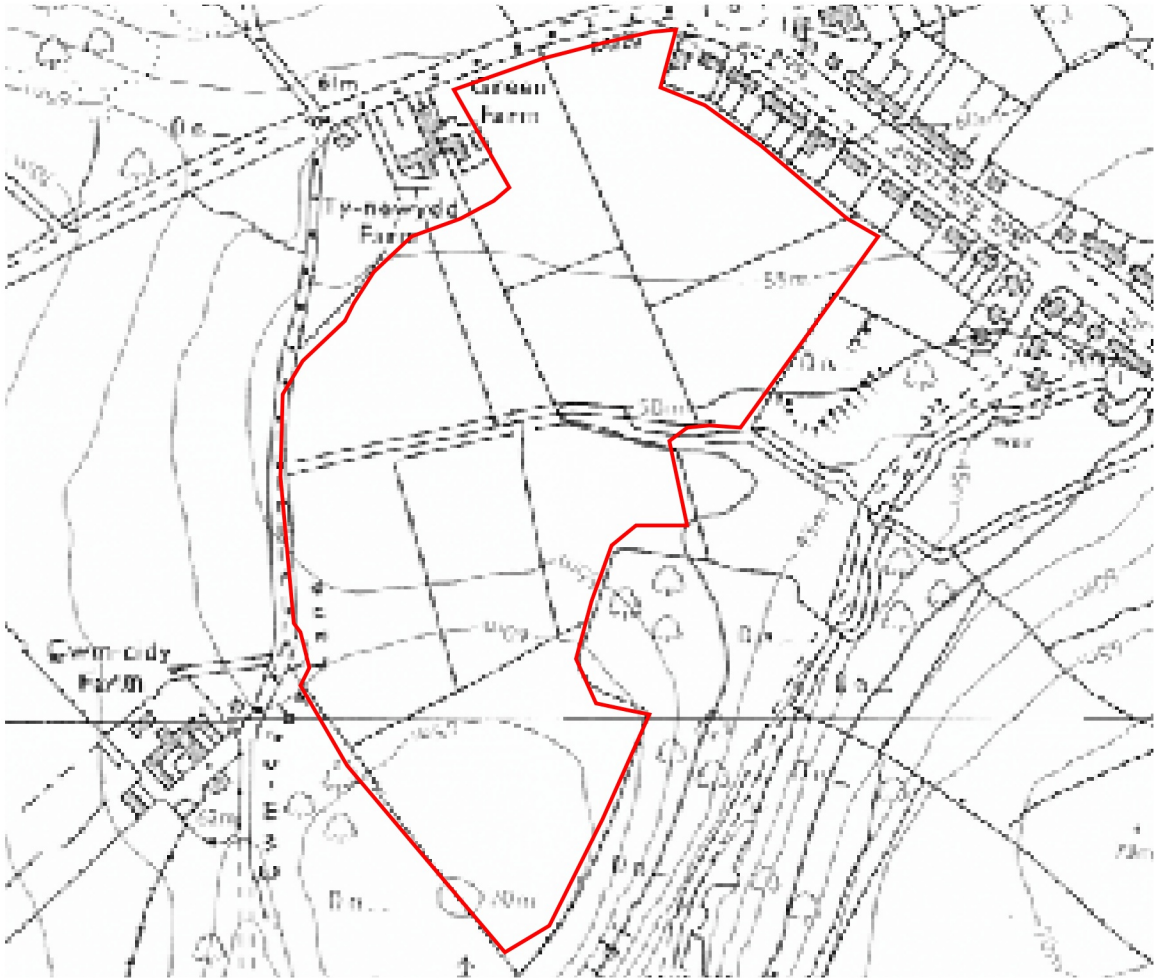
1839 Tithe Map of Porthkerry Parish




1921 Ordnance Survey Map



1878-1879 Ordnance Survey Map



1975 Ordnance Survey Map

 Approximate Site Boundary



client			
Persimmon Homes East Wales			
project title			
Weycock Cross, Barry			
drawing title			
Extracts of Historic Mapping			
date	05 JUNE 2025	drawn by	JGr
drawing number	edp7604_d012a	checked	EBR
scale	1:6,000 @ A3	QA	GYo



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