



**Brindle
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Archaeological Desk-based Assessment

Coleg Sir Gar Pibwrlwyd Campus, Carmarthen

Report Reference: BG24.331

September 2024



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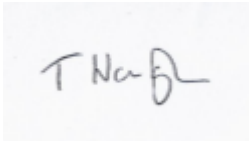
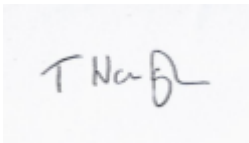
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REV1 issued by			

Revision Details

Revision	Approved	Revision Details

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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by HSP Consulting to undertake an Archaeological Desk-based Assessment for the Coleg Sir Gar Pibwrlwyd Campus, Carmarthen. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the requirements of Welsh planning policy. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage, PCiFA.
- 1.1.2 The site is located within a rural area just south of Carmarthen, with the town centre located approximately 1.6km to the north. The surrounding landscape is largely rural, with the River Towy a short distance to the west. Some commercial development is present to the north. The site is subject to full planning application for the development of a new campus facilitated by the demolition of the existing one. A site plan is presented in Appendix 7.
- 1.1.3 This assessment concludes that there is potential for low value prehistoric, Roman and post-medieval remains, and medium value medieval sub-surface remains, with the proposed works having a moderate impact on all these features due to the need for below ground works to facilitate the development. Therefore, it concluded that the significance of impact to archaeological remains on site ranges from slight - moderate.
- 1.1.4 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail, where possible a non-intrusive geophysical survey followed by a suitable archaeological field evaluation of the undeveloped areas of the site, particularly the eastern field. These works will be set out within Written Statements of Investigation.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by HSP Consulting to undertake an Archaeological Desk-based Assessment for the Coleg Sir Gar Pibwrlwyd Campus, Carmarthen. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. This addresses the information requirements of Welsh planning policy.
- 2.1.2 The site is located within a rural area just south of Carmarthen, with the town centre located approximately 1.6km to the north. The surrounding landscape is largely rural, with the River Towy a short distance to the west. Some commercial development is present to the north. The site is subject to full planning application for the development of a new campus facilitated by the demolition of the existing one. A site plan is presented in Appendix 7.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Development Plan Framework

3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.

3.1.2 The Welsh Government has published Planning Policy Wales (PPW), currently updated to Version 12 from February 2024. This sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters. Section 6.1 of PPW11, entitled 'The Historic Environment', provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

3.1.3 Overall, the objectives of section 6.1 in relation to archaeology can be summarised as seeking to:

- conserve and enhance the historic environment, which is a finite and nonrenewable resource and a vital and integral part of the historical and cultural identity of Wales;
- recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations.
- base decisions on an understanding of the significance of Wales' historic assets
- contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available; and specifically to;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy

3.1.4 Section 6.1 of PPW12 describes the historic environment as being made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as historic assets.

- 3.1.5 Welsh planning legislation and policy guidance outlines that the conservation of archaeological remains and their setting is a material consideration in the determination of a planning application (Planning Policy Wales 12, Section 6.1, Para. 6.1.23). Further guidance in relation to the historic environment is provided within PPW Technical Advice Note 24 :The Historic Environment (May 2017). Guidance on understanding and assessing the impact on the settings of historic assets has been published by Cadw in 2017 (Setting of Historic Assets in Wales).
- 3.1.6 In order to take into account archaeological considerations and deal with them from the beginning of the development control process Local Planning Authorities in Wales need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.
- 3.1.7 Paragraphs 6.1.24 to 6.1.29 of PPW11 section 6.1 set out the staged process of investigations which may be required to provide the relevant information to inform decisions. This means that Local Planning Authorities can request an applicant to provide further information on archaeological matters in the form of desk-based assessment, field evaluation, and detailed Written Schemes of Investigation to outline mitigation proposals:
- 3.1.8 Local planning policy is also consulted when required.

3.2 Information Sources

- 3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2020). Table 1 lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 1. Historical Data Resources consulted for this report.

Consultant	Requested Data	Search Radius	Date Requested
Heneb Dyfed Archaeology	Designated and undesignated heritage assets and historic landscape characterisation.	1km	24/09/2024
Lle – Map Browser	Listed buildings.	1km	24/09/2024

Consultant	Requested Data	Search Radius	Date Requested
Data Map Wales / Magic Maps	Designated heritage assets	1km	24/09/2024
CRAPW / National Library of Scotland / Google Earth	Historic Aerial Photography	Site area	24/09/2024
National Library of Scotland	Historical maps / LiDAR imagery	Site area	24/09/2024
Google Earth	Satellite imagery	1km	24/09/2024
Glamorgan Archives	Documentary evidence	Site area	24/09/2024

3.3 Assessment of Impact

3.3.1 The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:

- Low – Very unlikely to be encountered
- Moderate – Possible that features may be encountered on site
- High – Remains likely to be found on site.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency's Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The significance of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 2. Ranking of the significance of archaeological sites and remains

Significance	Criteria
Very High	World Heritage Sites and archaeological remains of international importance
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance

Significance	Criteria
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

Table 3. Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large

Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

Table 4. Significance of impact matrix of a development of archaeological remains

3.3.6 These impact criteria are defined below within Table 5.

Table 5. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

3.4 Site Walkover Survey

- 3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains.

3.5 Limitations

- 3.5.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Geographical Context

- 4.1.1 The site is located along the north of Pibwrlwyd Lane in a rural area just south of Carmarthen. The western half of the site comprises the campus of the Coleg Sir Gar Pibwrlwyd, the eastern half being a rural field. The surrounding area is largely rural, consisting of arable and pastoral land, with the River Towy a short distance to the west. Some commercial development is located to the north.

4.2 Historical Context

- 4.2.1 The town of Carmarthen has its origins as a Roman settlement, it being the civitas capital of the Demetae tribe, then known as *Moridunum* ('Sea-Fort'). It is possibly the oldest town in Wales, being recorded by both Ptolemy and in the Antonine Itinerary. A fort was present from as early as 75AD, with an urban settlement probably being present from the second century, and being the site of one of the seven known amphitheatres in Britain. Following the end of the Roman period, settlement may have continued for some period, and it has suggested that Carmarthen is mentioned as *Cair Guorthigirn* ('Fort Vortigern') in Nennius' *Historia Brittonum* in the 9th century, though this is speculative. The settlement lay within the territory of the Kingdom of Dyfed and the Kingdom of Deheubarth from the 5th – 11th centuries, and appears to have been known as *Llanteuyddog* for a period. The name Carmarthen appears to have been established by the medieval period. The meaning of the name is disputed, though the most likely explanation is that it derives from the Roman name, Carmarthen meaning 'Fort of the Sea'.
- 4.2.2 Following the Norman Conquest of England, Norman barons began to conquer South Wales, a Norman castle first being built by William fitz Baldwin in 1094. Carmarthen became a disputed region between Welsh and English control, the castle being destroyed by Llywellyn the Great in 1215, and then being rebuilt with town walls in 1223. The town and castle were again sacked during the rebellion of Owain Glyndwr in the early 15th century. However, Carmarthen developed during this period into an international trading port. The town was the most populous borough in Wales during the 16th – 18th centuries, it being described by William Camden as 'the chief city of the country. However, the growth of the town stagnated in the 19th century, as it was outpaced by the industrialisation of the South Wales coalfields. Therefore, in the modern period, the town remains a fairly small settlement.

4.3 Geology and Topography

- 4.3.1 The bedrock geology of the site comprises Tetragnostus Beds - Mudstone. Sedimentary bedrock formed between 477.7 and 465.5 million years ago during the Ordovician period. The ground within the study site varies in elevation, with the eastern end lying at 23m above Ordinance Datum (aOD), decreasing slightly to 17m aOD at the western end.

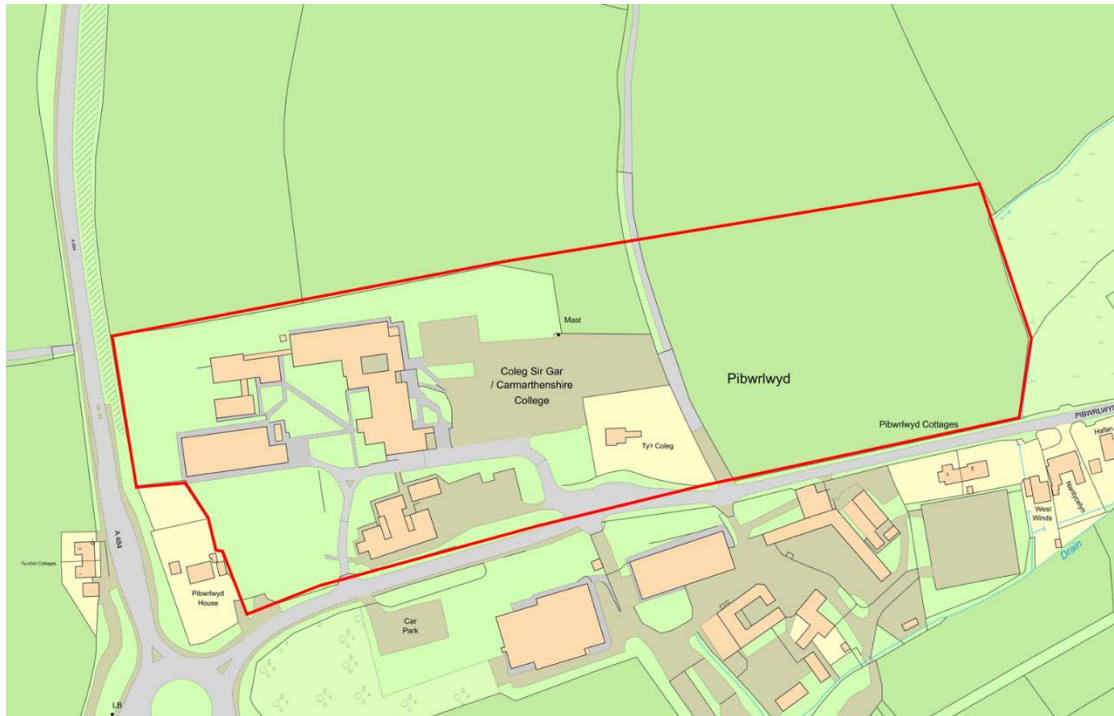


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Desk Study

5.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the Gwent/Glamorgan Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. A full dataset is available on request.

Table 6. Timescales used in this report

Era	Timescale
Prehistoric	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
Historic	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

5.2 Designated Heritage Assets

- 5.2.1 There were no World Heritage Sites, Scheduled Monuments or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3).
- 5.2.2 No conservation areas are present within 1km of the site.
- 5.2.3 There are total of 3 listed buildings and structures were identified within 1km of the site, summarised below in Table 7.

Table 7. Details of Listed Buildings within 1km of the site

Name	Date first listed	Location	Notes
Pibwr Lwyd Farmhouse	20/12/1983	0.1km S; SN 41327 18199	A house of late medieval origin with historical references suggesting that manorial courts were held here in the medieval period
Bridge W of A484	16/01/2004	0.33km S; SN 41267 17928	Probably mid C19, its pierced roundels in the abutments being a common feature in the area (c.f. Pont Henri, Llangyndeyrn, and Pont Llandysul, Llanfihangel-ar-Arth). Now disused and by-passed by the modern road.
Mount Hill	16/01/2004	0.76km NE; SN 41761 19097	A late Georgian villa built in the second quarter of the C19 and included in the 1841 Tithe apportionment.

5.3 Non-designated Heritage Assets

- 5.3.1 The dataset from the Dyfed HER provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and within 1km of the site.
- 5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

Prehistoric

Table 8. Details of HER entries pertaining to the prehistoric period.

HER Reference	Location	Notes
8359	0.56km E; SN420184	Supposed location of a former Bronze Age round barrow, though the location has now been lost to the A48.

Roman

5.3.3 No records pertaining to the Roman era were included within the HER. However, with Carmarthen being a former Roman settlement, further discussion about the evidence of Roman archaeology in the area is discussed in Chapter 6.

Early-medieval

Table 9. Details of HER entries pertaining to the Early-medieval period.

HER Reference	Location	Notes
1671	0.65km N; SN4100019000	A Byzantine copper coin dated to either the 8 th or 10 th century found in 1904

Medieval

Table 10. Details of HER entries pertaining to the Medieval period

HER Reference	Location	Notes
6548	On Site; SN41341829	Record relating to Pibwr Lwyd House a listed building. Records suggest a manorial court was held here in the medieval period. The present house dates from the 16 th century.
197	0.27km NW; SN409186	Generally accepted location of the first Camarthen Castle, called Rhyd y Gors. Any remains destroyed by the construction of the railway.
10980	0.75km NE; SN41701910	Location of a settlement marked on the William Rees 1932 recreation of a map of Wales from the 14 th century, named Pensarn.
102351	0.62km E; SN41941871	Record for the holy well of Llangunnor parish, to which pilgrimages were made. A spring is still present in the front of Pistyll Gynwr cottage
12680	0.75km SE; SN421180	Record for 'Pibour Mill', shown on the William Rees map

Post-medieval

Table 1.1. Details of HER entries pertaining to the post-medieval period

HER Reference	Location	Notes
129178	0.07km S; SN41311819	Orchard depicted on historic mapping.
61976	0.07km S; SN4132718196	Pibwr Lwyd Farmhouse, a listed building originating in the 16 th century, the present building mostly 17 th century, remodelled in the 19 th century.
51358	0.08km SW; SN41021811	A well marked on historic mapping.
23078	0.44km SW; SN409178	Location of two building marked on the 1842 tithe map, therefore probably of earlier origin. No building in the present location.
126706	0.75km SW; SN4062217594	Location of a former well.
23079	0.89km S; SN4088617328	Location of a building marked on the 1842 tithe map, therefore probably of earlier origin. No building in the present location.
292	0.83km S; SN4091917376	Location of a former milestone shown on 1 st edition OS map.
23133	0.72km S; SN412175	Location of place name 'Hendy' shown on tithe map. No buildings in this location.
109087	0.6km S; SN41591770	Toll road.
23075	0.65km S; SN417177	Location of a building marked on the 1842 tithe map, therefore probably of earlier origin. No building in the present location.
126707	0.39km S; SN4165617961	Location of a former well.
126724	0.65km SE; SN4203918101	Location of a former well.
129176	0.48km NE; SN41801866	Location of a nursery marks on early OS mapping.
51351 – 51354	0.67km NE; SN41821887	Buildings shown on the 1842 tithe map.
107983	0.84km N; SN4129019240	Location of a possible tollhouse on a former turnpike road.
17462	0.72km N; SN412191	Location of a gallows prior to 1818.

HER Reference	Location	Notes
8941	0.59km N; SN40991895	Location of Myrtle Hill mansion, an 18 th century mansion house first mentioned in 1794.
35344	0.8km N; SN40621902	Short length of flood bank.
35234	0.75km NW; SN403186	Flood bank and footpath.
30080	0.71km W; SN403185	Location of post-medieval anchorage used by ships.

Modern (including map regression analysis)

Table 12. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
108121	Adjacent to W boundary; SN4099918301	A milestone shown on OS mapping.
51357 / 61734 / 61744	0.33km S; SN41271793	Listed bridge, probably built in the 19 th century.
23622	0.2km E; SN4163018313	Location of a cottage shown on the 1907 OS map.
24918	0.6km E; SN42021845	Farmhouse built in the 1840's.
129177	0.61km E; SN42001852	Garden depicted on 1 st and 2 nd edition OS mapping.
23618	0.65km NE; SN41941875	Cottage shown on 1907 OS map.
8920	0.62km NE; SN41841885	Penbryn Mansion, an early – mid 19 th century building.
51350	0.67km NE; SN41741903	Formal gardens shown on 1 st edition OS survey map.
129136	0.75km NE; SN4175819073	Garden marked on 1 st and 2 nd edition OS map.
51355 - 51356	0.6km NE; SN41531902	Well and buildings marked on early OS mapping.
16413	0.81km N; SN41301921	Capel Y Babell, chapel built in 1834, restored in 1870 and rebuilt in 1905 / 1907.

HER Reference	Location	Notes
105201	0.56km N; SN4100019000	Aircraft crash site, a Vampire Fb5 which crashed in 1954 in bad weather.
129135	0.56km N; SN41001894	Garden marked on OS mapping.
23602	0.46km N; SN4084218754	Farmstead shown on 1907 OS map. No buildings now present.
107764	0.74km NE; SN405189	Location of a WW2 camp used by the British and US army.

- 5.3.4 The available OS maps for the site (Appendix 5) depict the area within the red-line boundary for the period 1843 - 1964. The earliest of these maps, the 1843 tithe map, depicts the site as part of a series of rural fields, with the cluster of buildings at Pibwrlwyd Farm depicted just to the south. Aside from those now developed into the college, many of the depicted field boundaries remain the same into the modern day. By the time of the next map, the 1888 OS map, the railway has been constricted to the west. Little change occurs until the middle of the 20th century, with a series of buildings being present with the site, labelled as a Farm Institute on the 1964 map. The college campus has been constructed since this period, as well as the widening of the main road to the west.
- 5.3.5 Historic aerial photography from the mid – late 20th century (Appendix 6) which again depicts the early building on the site of the college. No cropmarks or obvious features are visible on the site on these photos.

Event records

- 5.3.6 The information provided by the HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records).
- 5.3.7 Basic information in regard to six event records were included within the HER search, all taking place in the Tregynwr area to the northeast of the site (Appendix 4). These appear to be located near the route of a Roman road, however, no details on the findings of these works were provided, nor could they be found via online resources such as the Coflein.

Historic Landscape Characterisation (HLC)

- 5.3.8 The site comprises land within two HLC designations. The western end of the site is located within the area called 'Carmarthen', relating to the historic extent of settlement of the town. The eastern end of the site is located within the area called 'Croesyceilog – Cwmffrwd', a rural area to the south-east of Carmarthen.

6 Evaluation and Impact

6.1 Designated Heritage Assets

6.2 Potential sub surface archaeological remains

- 6.2.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.2.2 The Carmarthenshire area is known to have supported prehistoric settlement from at least 40000 years ago, and upland areas supporting numerous Neolithic sites and Iron Age hillforts. The HER included information relating to the location of a former Bronze Age round barrow to the north-east, though if present, this was lost to the A48. Prior to the Roman conquest, the area formed part of the territory of the Demetae tribe, and the choice of Carmarthen as the site of their *civitas* capital potential suggests as settlement of this tribe in the vicinity. The potential for prehistoric remains on site is possible, though on reflection, this would likely be for low value remains such as findspots of flint. This potential is considered moderate.
- 6.2.3 Carmarthen has its origins as the Roman settlement of *Moridunum*, first established as a fort in 75AD, and later an urban centre by the second century. The extent of this settlement can still be traced in the modern day, with its boundaries roughly corresponding to the modern streets of Richmond Terrace, Francis Terrace, Little Water Street, The Parade, Espalande and Old Oak Lane. This settlement supported an amphitheatre, of which the remains have been excavated and is present just to the north-east along Abbey Mead. No records pertaining to the Roman era were present in the HER, likely due to the town being located just outside of the 1km search radius. However, this radius does contain a known section of Roman road, that being the route of the street with the modern name of Roman Road in Tregynwr to the north-west. Historic OS mapping shows a greater projected route of this road, though the accuracy of this seems unclear. Overall, the presence of built remains on site seems unlikely, given the distance from the site of the Roman town, though the presence of isolated finds cannot be definitively ruled out. As such, it is considered that there is a moderate potential for low value Roman remains on site.
- 6.2.4 Given the context of the early-medieval period, following the Roman era settlement at Carmarthen is vague and historic sources limited. It is likely that inhabitation continued at the Roman town to some degree, it being the possible location of 'Old Carmarthen' a separate

borough to the later medieval 'New Carmarthen', the two boroughs remaining separate until the 16th century. The location of this older Welsh borough is unknown, though the locale of the Roman settlement seems likely. Only a single record was present in the HER relating to this period, that being of the findspot of a Byzantine (Eastern Roman) coin dating to the 8th or 10th century. This is a curious find, and if correct, the most plausible origin of such an artifact would be that it was brought here by Vikings due to their trade networks with the east. Similar to with the Roman era, if early medieval settlement continued within the area of the Roman town, given the distance between this and the site, the potential for early medieval remains on site seems low.

6.2.5 Carmarthen developed further in the medieval era. Following the Norman conquest, a castle was initially built at a location a short distance to the north-west, south of Carmarthen at a location now lost to the nearby railway. This early castle was probably a timber motte and bailey structure. In the 12th century, this was replaced by the stone castle further to the north. 'New Carmarthen', the later medieval settlement which thrived off of trade from the sea grew up around the castle, now forming the centre of the modern town. The site is situated adjacent to the Pibwr Lwyd Farmhouse. The Cadw description for this listed building states that historical references suggest that a manorial court was held here, presumably in an earlier medieval hall on this site. The name 'Pibwr Lwyd', giving its name to the existing college translated as 'grey piper'. It is unclear where this name derives from, though 'Pibwr' is evidently associated with the area, with the Nant Pibwr, a small stream present to the south. On the 1932 William Rees map of South Wales, a recreation of the area from 14th century sources, the area is depicted at 'Pibour' with a 'Pibour Mill' to the north-east. Based on the proximity the development site, it is considered entirely possible that features associated with this historic site may remain within undeveloped areas, particularly the eastern field. This may include built structures or evidence of agricultural activity, which may be associated with the adjacent manorial site. As such, it is considered that there is a moderate potential for medium value medieval remains on site.

6.2.6 In the post medieval period, the existing Pibwr Lwyd Farmhouse was constructed to the south, the existing building having 15th century origins, with Cadw stating that there are documented references to the house through the 16th – 18th centuries. Records in the HER for this period largely relate to features shown on early tithe mapping. It is very likely the site was used for agricultural purposes. No LiDAR data was available for the site, though aerial photography does not appear to show any evidence of features such as ridge and furrow on site. However,

evidence of such activity may remain below the surface of undeveloped areas of the site, with it being considered that there is a moderate potential for low value post-medieval remains on site.

- 6.2.7 Records relating to the modern era relating to former buildings shown on historic mapping, or existing buildings throughout the area. With historic mapping showing the development of the site from at least 1843, with the only development being the existing campus from the mid-20th century onwards. As such, the potential for modern era remains is considered low.

6.3 Proposed development

- 6.3.1 The site is subject to full planning application for the development of a new campus facilitated by the demolition of the existing one.

6.4 Current land use

- 6.4.1 The site currently comprises the existing campus to the west, and an area of grazing pasture to the east.

6.5 Assessment of Impact

- 6.5.1 It is understood the proposed development will require below-ground works, including to previously undeveloped areas, which will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they will survive the development process. As such the magnitude of change by the development is considered moderate. Therefore, the resulting significance of impact to these remains by the development is summarised below in Table 13.

Table 13. Significance of the impact of archaeological resources by the development.

Value of Archaeological Resources	Magnitude of Change	Significance of Impact.
Low value prehistoric, Roman and post-medieval remains.	Moderate	Slight
Medium value medieval remains.	Moderate	Moderate

7 Conclusions and Recommendations

7.1 Conclusions

- 7.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the Welsh planning policy.
- 7.1.2 This assessment it concludes that there is potential for low value prehistoric, Roman and post-medieval remains, and medium value medieval sub-surface remains, with the proposed works having a moderate impact on all these features due to the need for below ground works to facilitate the development. Therefore, it concluded that the significance of impact to archaeological remains on site ranges from slight - moderate.

7.2 Further recommendations

- 7.2.1 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail, where possible a non-intrusive geophysical survey followed by a suitable archaeological field evaluation of the undeveloped areas of the site, particularly the eastern field. These works will be set out within Written Statements of Investigation.

Appendix 1. General References

BGS (2019) *British Geological Survey website* - <https://www.bgs.ac.uk/home.html>

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Greene, K and Moore T. (2010). *Archaeology: An Introduction*. Routledge.

Highways Agency (2007) *Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains*. Unpublished document.

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Planning Policy Wales (2024). *Planning Policy Wales Edition 12*. Welsh Government.

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Historic Maps

Tithe map, 1843

OS Six Inch, 1888

OS Six Inch, 1907

OS 1:25000, 1950

OS 1:10000, 1964

Aerial Photography

1944 4403 US LOC 200 1026

1997 WDA Parc Pensarn A97005

2002 WDA 136 Parc Pensarn 539_13

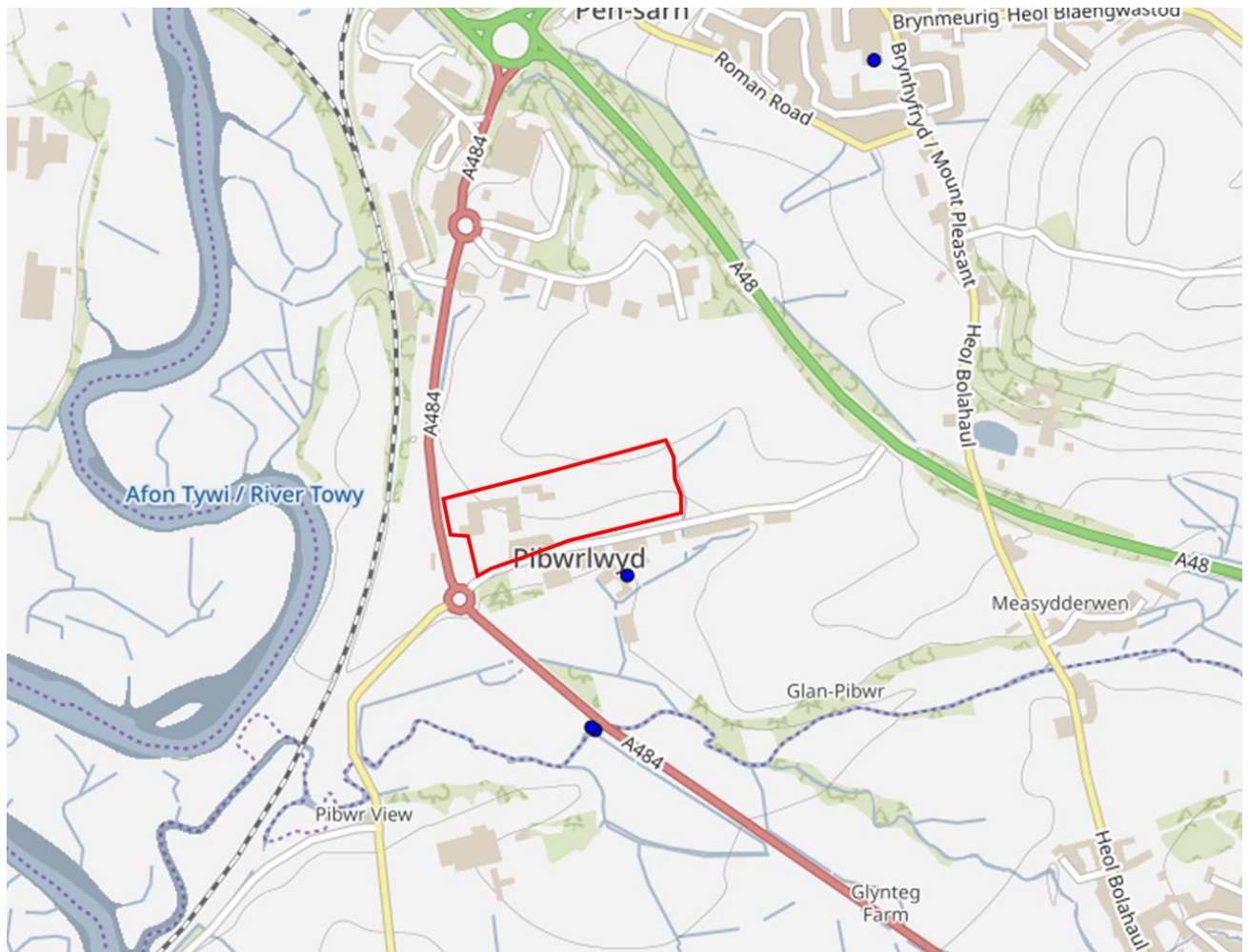
Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 2. A map of designated heritage assets obtained from Data Map Wales



Appendix 4. Non-designated Heritage Assets

Figure 3. Monument records within 1km of the site

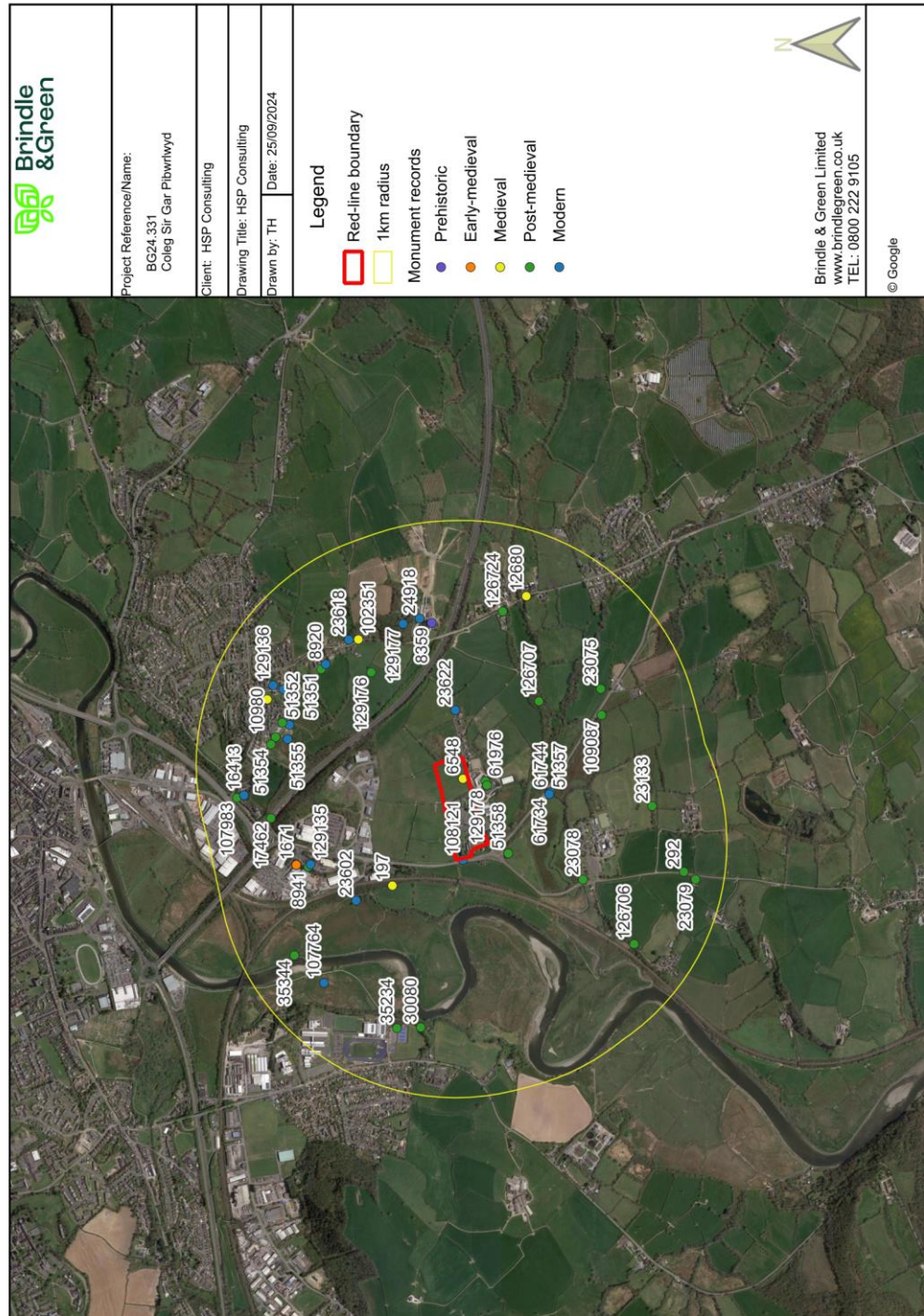
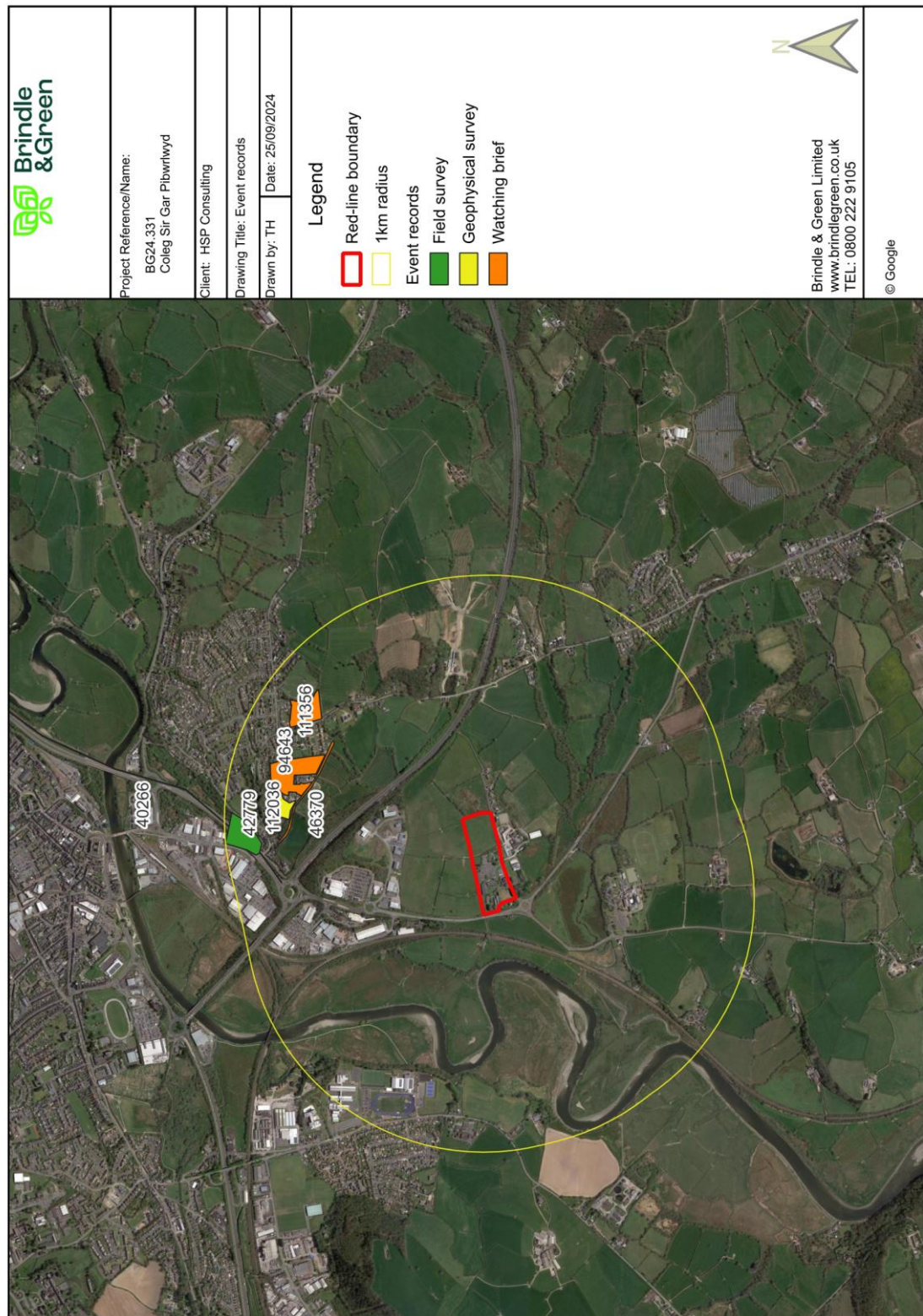


Figure 4. Event records within 1km of the site.



Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 5. Section of the 1843 Tithe Map

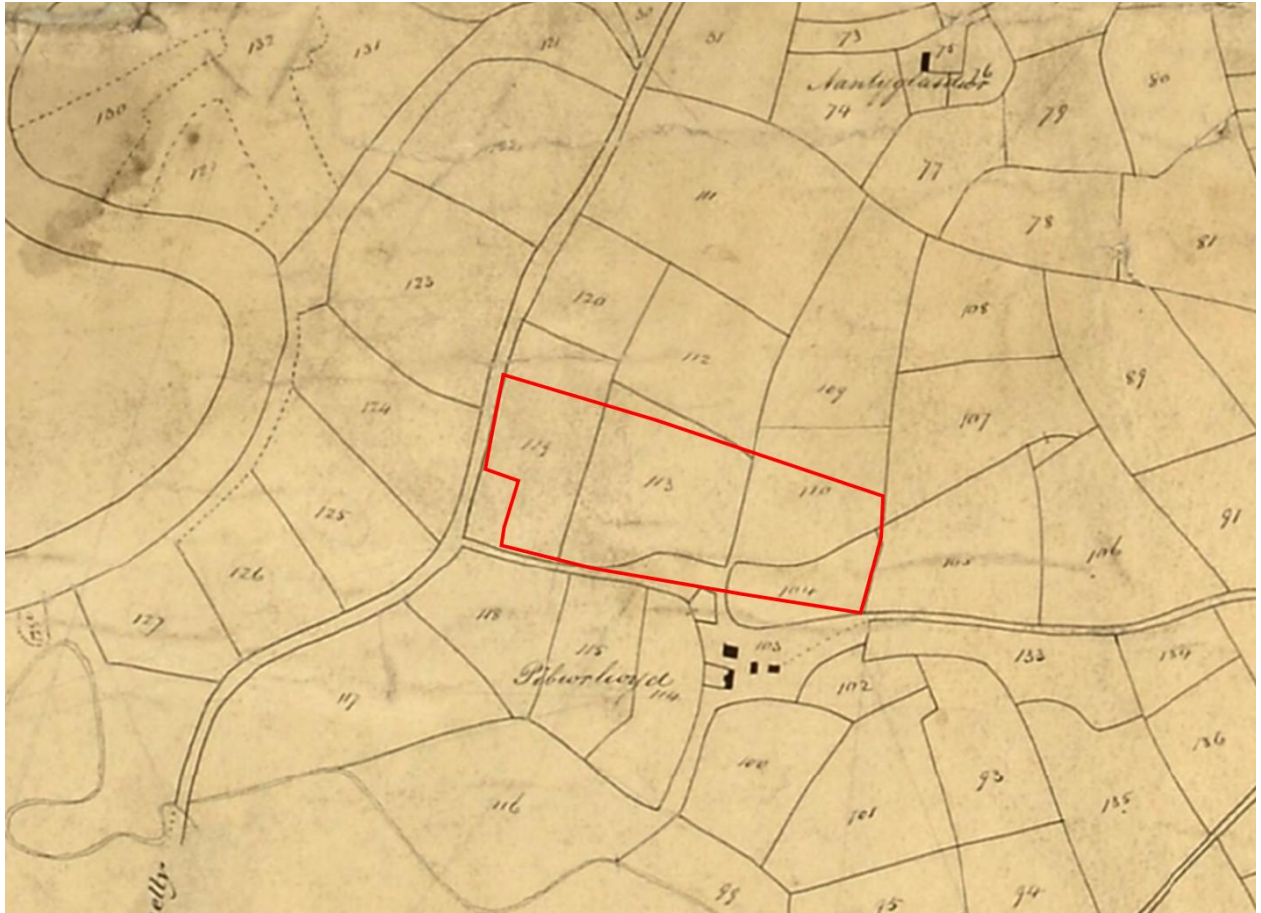


Figure 6. Section of the 1888 OS Map

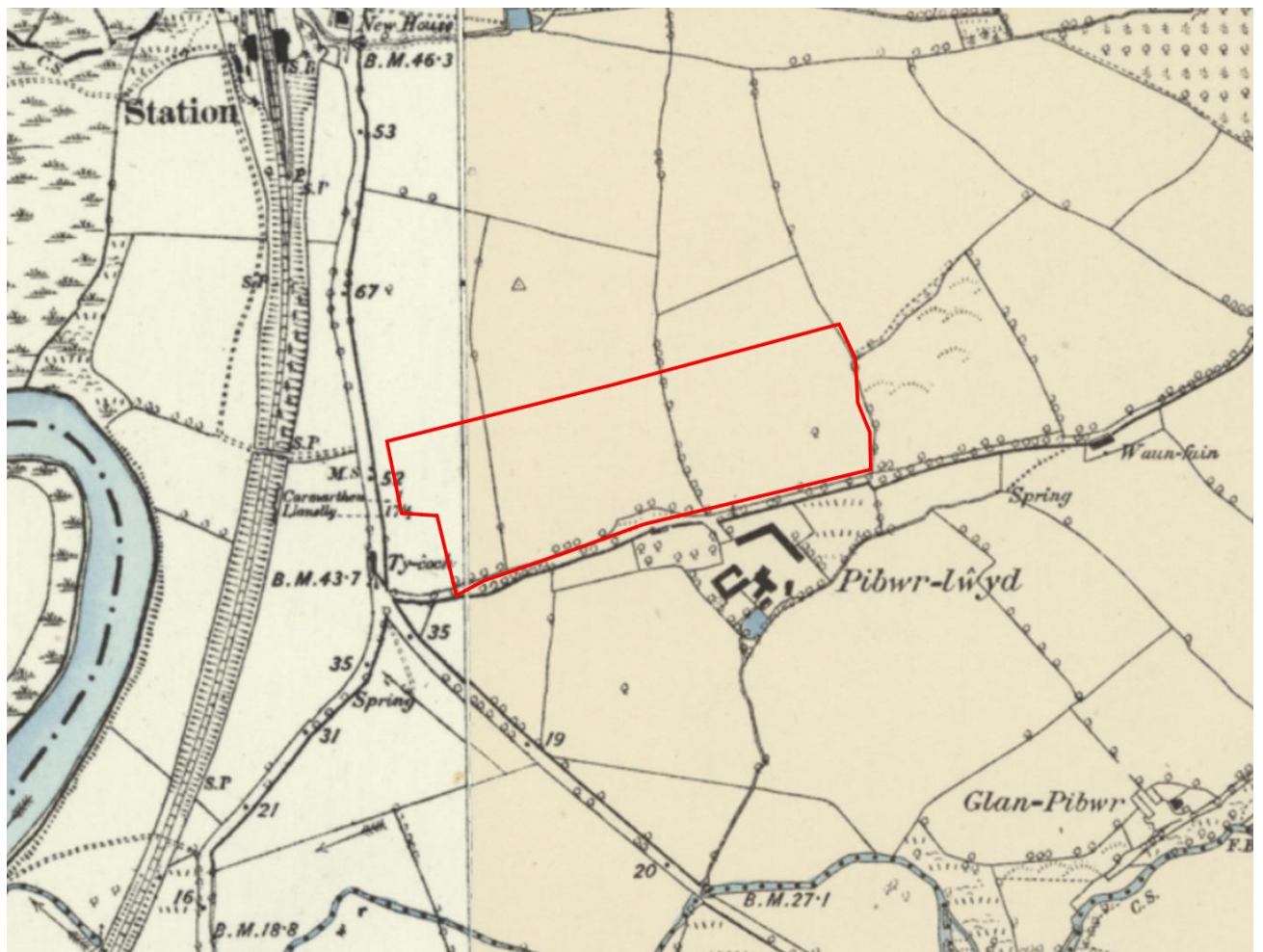


Figure 7. Section of the 1907 OS Map

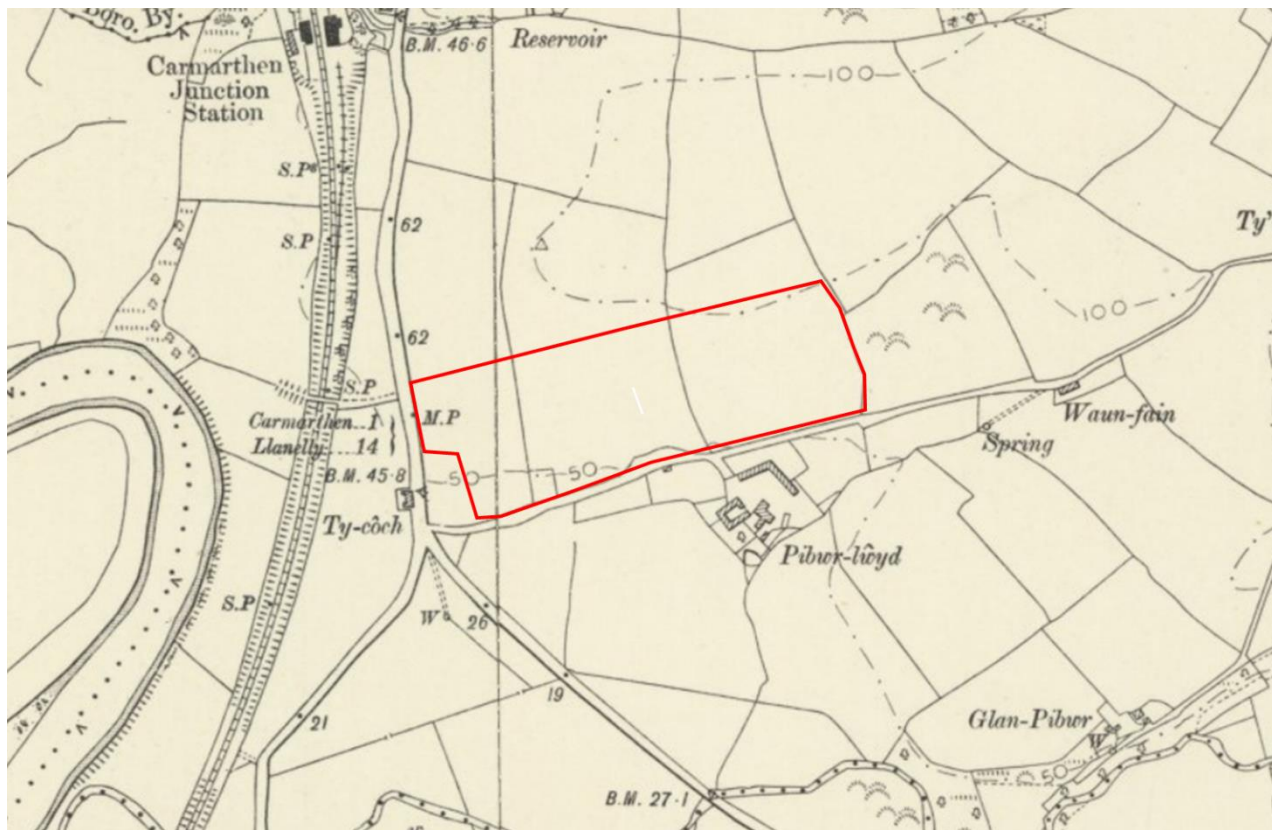


Figure 8. Section of the 1950 OS Map

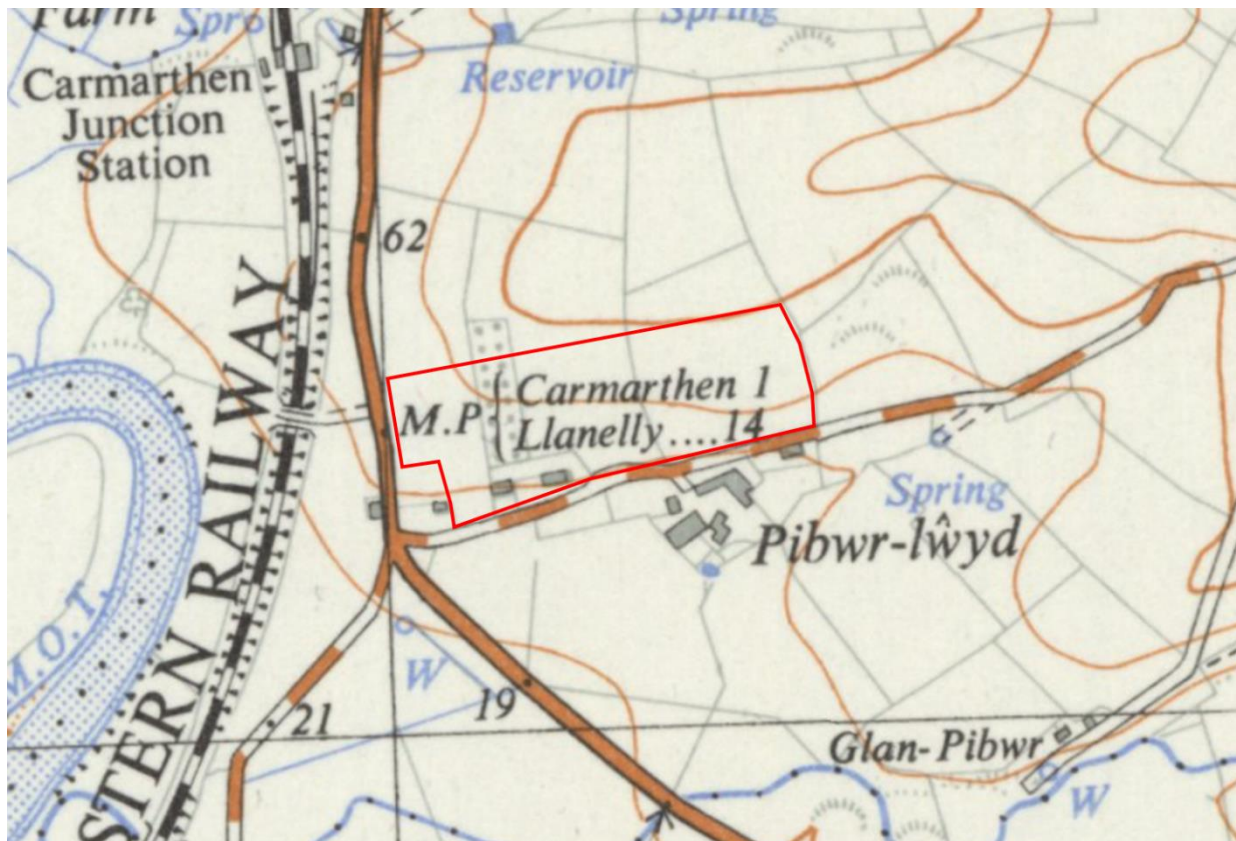


Figure 9. Section of the 1964 OS Map

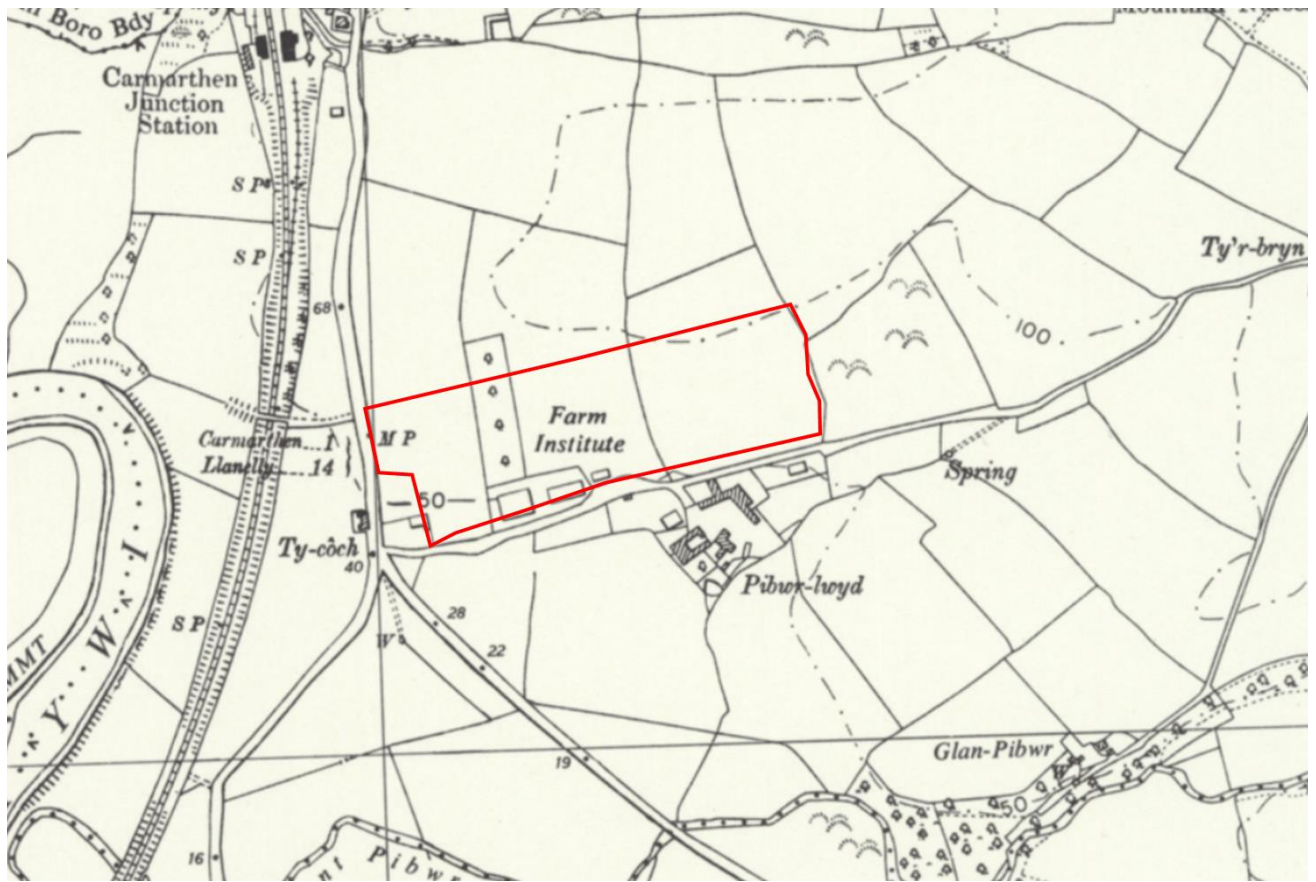


Figure 10. Modern satellite image



Appendix 6. Aerial Photography

Figure 11. Section of a 1944 aerial photo



Figure 12. Section of a 1997 Aerial Photo

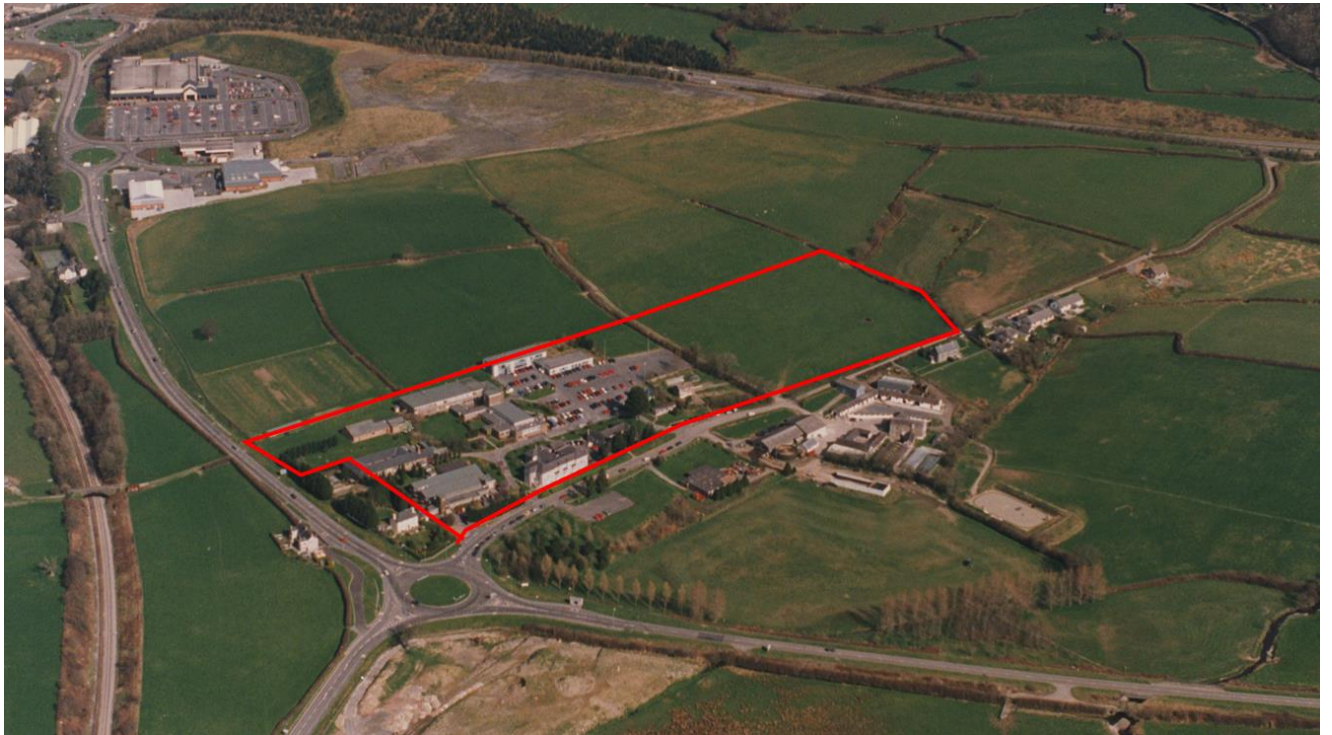
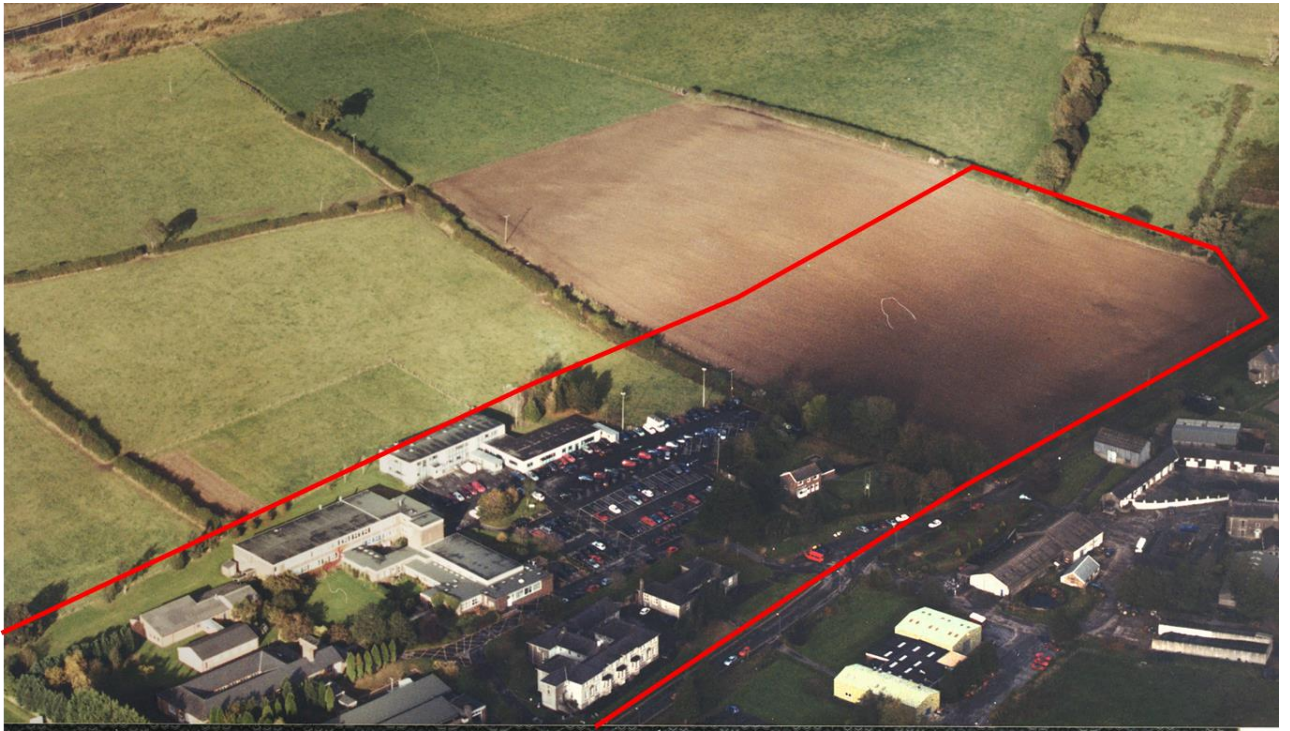


Figure 13. Section of a 2002 Aerial Photo



Appendix 7. Proposed Plans