



Great Harmeston Solar Farm Environmental Statement

Technical Appendix 6.1
Historic Environment Desk
Based Assessment



Historic Environment Desk-based Assessment.

Great Harmeston.

On behalf of ASUK HoldCo4 Ltd (Arise Renewable Energy UK Ltd.).

Date: March 2026 | Pegasus Ref: P24-1038

PEDW Ref: DNS CAS-04538-H9C9V8

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Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	12.03.26	MC	LG	



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1. Introduction

1.1. Pegasus Group have been commissioned by ASUK HoldCo4 Ltd. (Arise Renewable Energy UK Ltd.) to prepare a desk-based assessment to consider an application for Great Harmeston Solar Farm, hereafter 'the Proposed Development'. The Proposed Development is a Development of National Significance (DNS – Case Ref. DNS CAS-04538-H9C9V8) and lies southwest of Johnston, Pembrokeshire (Figure 1). The Site is c.128 ha in extent.

1.2. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraphs 6.1.9 and 6.1.26 of the Planning Policy Wales (PPW) Edition 12 which states:

"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"

"Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains....¹

1.3. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.4. As required by paragraph 1.15 of *Technical Advice Note 24*, the detail and assessment in this Report is considered to be "proportionate both to the significance of the historic asset and to the degree of change proposed".²

¹ Planning Policy Wales paras. 6.1.19 & 6.1.26 (February 2024)

² PPW Technical Advice Note 24: The Historic Environment

Proposed Development

- 1.5. The application seeks DNS consent for the Proposed Development. The application seeks consent for a 40-year period. The Proposed Development is likely to consist of the following elements:
- Photovoltaic (PV) panels based on a simple metal framework ('table') to form an 'array' which is pile driven into the ground, avoiding the need for substantial foundations. The arrays will operate on a fixed panel system to make efficient use of the sun's energy and would have a maximum height of approximately 3m above original ground level and will be spaced circa 3.5m in rows, and an angle of 10–25 degrees;
 - Underground cable point of connection into an existing overhead powerline pole, to the south of the Site boundary;
 - Substation within the Site boundary;
 - A number of central inverters (inverters and transformers housed together in prefabricated containers) at various locations around the arrays;
 - Boundary fencing (e.g. deer fencing) around the edge of the solar farm at a maximum height of 2.4m above original ground level;
 - A CCTV system, either pole or fence-mounted, located at strategic points around the site perimeter for security and maintenance reasons, maximum height of 4m;

- Associated internal service tracks;
- Relevant communications (potential communications mast up to 15m) and monitoring equipment in substation area;
- Landscaping and biodiversity enhancements;
- Temporary construction areas; and
- A number of separate access points into the Site for construction, operation and decommissioning purposes, predominantly utilising existing farm access points.:

- 1.6. **Section 5** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

Site description

- 1.7. The Site lies immediately southwest of the village of Johnston. The Site is dissected by the A4076 and A477. The Haverfordwest – Milford Haven railway line runs through the eastern part of the Site and forms part of the eastern Site boundary.
- 1.8. The Site lies on a watershed between several tributary streams of the Westfield Pill. Some of these define the site boundary in the northwest and south of the Site, whilst others run directly through the Site on a roughly-north-south alignment. This results in an undulating landform with ground level generally falling south and

westwards. Ground level is highest in the north of the site by Upper Harmeston at c.75m aOD. This falls to c. 30m aOD at Hayston Bridge in the south and c.35m aOD by Restock bridge at the southwestern tip of the Site.

- 1.9. The majority of the Site comprises fields which are defined by well-developed boundary hedges. The fields are in a mix of arable and pasture use. There are some small wooded areas around the streams which run through the west of the Site and at its northwest and southeastern edges. There is a farm complex at Deemshill which is surrounded by, but not in the Site. Upper Harmeston is similarly surrounded by the Site but not within it. An operational wind turbine lies west of the A4076, surrounded by the Site but not within the redline boundary. Two electricity transmission lines cross the southern end of the Site at Hayston Bridge: a 132kv line runs east-west and crosses a 33kv line running east-northeast to west-northwest.
- 1.10. Bedrock geology across the majority of the Site is formed by Rosemarket Formation sandstone. This is overlain by alluvium around the stream system which run from the northwest corner of the site to the southern site boundary at Hayston Bridge. Soils across the Site are free-draining loams.

2. Methodology

2.1. The approach to assessment has been informed by comments from Cadw, Heneb and Pembrokeshire County Council (PCC) in response to a Screening Request to Planning and Environment Decisions Wales (PEDW)³. Comments included the following:

- Need for a historic environment DBA for the Proposed Development – this report responds to this requirement and is carried out in line with the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment⁴;
- Need for geophysical survey of the Site to provide clearer information on the archaeological potential of the Site – this survey was carried out in November 2025. Its results are summarised in Section 4 and potential historic assets identified by the survey are assessed in Section 5;
- Inclusion of a full setting assessment in the DBA covering for the two identified designated historic assets – the setting assessment is presented in Section 5 and is in line with the Setting of Historic Assets in Wales⁵.

2.2. The aims of this Report are to:

- identify known historic assets and potential, hitherto unrecorded, historic assets which may be affected by the Proposed Development;
- explain the significance of these assets, including any role played by their setting; and
- assess how the Proposed Development may alter the significance of these assets.

2.3. This assessment considers above and below ground historic assets as well as historic landscapes.

Assessment Methodology

2.4. The assessment has been carried out in line with informed by the following sector guidance:

- CIfA Standard and Guidance for Historic Environment Desk-Based Assessment;
- Principles of Cultural Heritage Impact Assessment in the UK⁶.

³ PEDW issued their Screening Direction was issued 3rd October 2025 provided their Screening Direction.

⁴ Chartered Institute for Archaeologists (CIfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁵ Cadw, 2017, *Setting of Historic Assets in Wales*.

⁶ IEMA, IHBC and CIfA, 2021, *Principles of Cultural Heritage Impact Assessment in the UK*.

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles);⁷ and
- Setting of Historic Assets in Wales.

2.5. Potential development effects to historic assets are discussed in terms of 'harm' or 'benefit' in line with Conservation Principles. Harm is where proposals are likely to cause "Change for the worse, ... primarily ... the effect of inappropriate interventions on the heritage values of an historic asset"⁸. Benefit would be identified where the proposals would be anticipated to enhance (i.e. increase) an asset's significance. For listed buildings, a statement on whether the proposed development is considered likely to preserve the listed building and its setting in line with the UK Public General Acts, Town and Country Planning Act 1990, Section 314A.

2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**.

Sources

2.7. The following key sources have been consulted as part of this assessment:

- Historic Environment Record (HER) data;

- Historic landscape character area descriptions;
- Cadw data for designated historic assets;
- Modern and historic mapping: current Ordnance Survey, tithe maps and early Ordnance Survey coverage (1888 – 1974);
- Aerial photography
 - Welsh Government Aerial Photography Unit⁹;
 - Google Earth satellite imagery;
- Geology and soils data;
- Results of geophysical survey of the site undertaken in November 2025 – see ES Technical Appendix 6.2[MC1.1].
- Proposed Development information:
 - layout plans;
 - Zones of Theoretical Visibility (ZTVs) – bare earth and screened.

2.8. A Study Area, consisting of land lying within 1km of the Site boundary, has been used for data gathering. The Study Area provides context for understanding the Site

⁷ Cadw, *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (Welsh Government, 2011).

⁸ Cadw, 2017, p.36.

⁹ <https://datamap.gov.wales/maps/apu-welsh-government-aerial-photography/view#/>

and was used to identify assets which may be affected by change in their setting that would be caused by the proposed development.

Site Visit

- 2.9. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 20th June 2025 during which the site and its surrounds were assessed.

Photographs

- 2.10. Photographs included in the body text of this Report are

3. Policy Framework

Legislation

- 3.1. Legislation relating to the built historic environment is primarily set out within the *Historic Environment (Wales) Act 2023*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁰
- 3.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent,

for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹¹

- 3.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 3.4. National planning policy is laid out in Future Wales: The National Plan 2040. Policies 17 and 18 relate to renewable energy developments and contain provisions on benefits and harm to historic assets.

¹⁰ Welsh Government, *Historic Environment (Wales) Act 2023*.

¹¹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

3.5. National Planning Policy guidance relating to the historic environment is provided within Section 6.1 of the Welsh Government's *Planning Policy Wales (PPW)*, an updated version of which was published in February 2024. The PPW is also supplemented by the national *Technical Advice Notes* which comprises a full review of planning practice guidance documents to be read alongside the PPW and which contains a section (TAN 24) related to the Historic Environment.¹²

3.6. Full details of the relevant national policy guidance is provided within **Appendix 5**.

The Development Plan

3.7. Applications for Planning Permission are considered against policy and guidance set out in the PCC Plan (Adopted 2013). Policy relevant to the Proposed Development are given in **Appendix 6**.

¹² Welsh Government, *Technical Advice Note (TAN) 24: The Historic Environment* (30th May 2017)

4. The Historic Environment

4.1. There are no designated historic assets wholly within the Site. A very small sliver of a Registered Historic Landscape (RHL), Milford Haven Waterway Landscape of Outstanding Historic Interest ('LOHI', RHL ref. HLW (D) 3), lies within the Site adjacent to Hayston Bridge. The boundaries of RHLs were originally drawn at quite large-scale so it is possible, as the boundary of this LOHI does not exactly follow boundaries shown on Ordnance Survey mapping and otherwise lies wholly south of the Site, that the LOHI was not intended to include the land which constitutes the Site.

4.2. The following designated historic assets are in the Study Area:

- One Scheduled Monument, Burnt Mound 170m S of Jubilee Cottages (SM ref. PE476), a later prehistoric mound which abuts the northern Site boundary.
- 10 Listed Buildings:
 - Church of St Peter at Johnston (Grade II*, LB ref. 11996), a medieval parish church c.410m north of the Site.
 - Upper Harmeston (Grade II, LB ref. 82698), a mid-19th century cottage adjacent to the site at the junction of the A477 and A4076;

- Hayston Hall – three Grade II listed buildings:
- Hayston Hall (LB ref. 83215), an early 19th century gentry house 210m south of the Site;
 - Lofted Outbuilding at Hayston Hall (LB ref. 83216), 230m south of the Site; and
 - Courtyard of Outbuildings at Hayston Hall (LB ref. 83217), 260m south of the Site;
- Great Harmeston – two Grade II listed buildings and a Grade II Registered Historic Park and Garden (RHPG):
 - Great Harmeston (LB ref. 13052), a gentry house of 16th century origin c.350m east of the western half of the Site;
 - Long Agricultural Range to W of Great Harmeston House, including Cartsheds and Food Processing Store (LB ref. 13053), 19th century outbuildings for Great Harmeston lying c.300m east of the western half of the Site;

- RHPG – 18th century garden (RHPG Ref. PGW(Dy)19(PEM)).
- Hayston Bridge (Grade II, LB refs. 82524 & 83218), a late 18th century bridge adjacent to the Site which formerly carried the road from Johnston to Waterston over a stream;
- Milepost near Redstock Bridge, lies adjacent to the site boundary at Redstock (Grade II, LB ref. 82696).

4.3. Designated historic assets are shown on Figure 1.

4.4. One HER entry (HER ref. 33149) is within the Site. This is for a linear earthwork which the HER states has been used recently as a farm track but may have its origins in a prehistoric defensive boundary feature. It is likely that this asset does not lie within the Site as the detailed HER description states it abuts a power station. There is no power station in or near the Site so it is assumed that the entry's grid reference is incorrect, leading to it being plotted within the site.

4.5. HER entries are shown on Figure 2

Previous Archaeological Works

4.6. Geophysical survey of the site was undertaken in November 2025 to inform the EIA process and this assessment. The survey found several concentrations of anomalies. The characteristics of the anomalies indicate the presence of at least two distinct phases of settlement and farming activity: later prehistoric to Roman and post-medieval.

4.7. A watching brief was maintained on construction of the Johnston to Tiers Cross Bulford Road Improvement Scheme in 2014 immediately north of the Site. This found further burnt mounds.

4.8. Archaeological works in association with construction of a gas pipeline in 2006 found features dating from the Bronze Age to the early medieval period.

4.9. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Baseline

Pre Medieval (pre-1066 AD)

4.10. Evidence for human activity in the Study Area during earlier prehistory is limited to single worked flint of Mesolithic to early Neolithic date (HER ref. 106730). This was found during gas pipeline excavation c. 690 southwest of the Site in 2006.

4.11. Some evidence for in situ Neolithic activity, in the form of pits, was found during excavations near Westfields, c. 520 m east of the Site (HER ref. 106739). A Neolithic axe was found during ploughing near Middle Bastleford, c.820m east of the Site (HER ref. 3184)

4.12. The Study Area has greater evidence for activity from the Bronze Age onwards. The scheduled monument is of probable Bronze Age date and consists of a linear mound

of fire-cracked stones¹³ next to the stream which runs along the northern Site boundary (SM ref. PE476). The scheduling information gives the dimensions of the burnt mound as 12–15m long, 4m wide and no more than 0.5m high. It lies in dense undergrowth on the north side of the stream. Burnt mounds are thought to have been formed by dumping of stones that had been used to heat water from an adjacent watercourse, both domestic and ritual activity has been suggested as the reason for their creation.



Plate 1: Burnt Mound 170m S of Jubilee Cottages Scheduled Monument, looking northeast from the Site

- 4.13. A further eight burnt mounds are recorded in the Study Area¹⁴, all lie along the stream adjacent to the north of the

Site and its tributary springs. These include two c.100m north of the Site (HER refs. 3347, 3351) and two which were found c. 730m northeast of the Site during groundworks for the Johnston to Tiers Cross Bulford Road Improvement Scheme in 2014 (HER refs. 130499, 130500). Excavation in association with the gas pipeline found a further burnt mound, built adjacent to two palaeochannels, c. 690m southwest of the Site (HER ref. 106731). A cremation cemetery was also excavated during these works, west of the burnt mound and beyond the Study Area (HER ref. 106727).

- 4.14. The 2025 geophysical survey of the Site found anomalies which appear to be characteristic of Bronze Age to Roman period activity across much of the Site. Concentrations of these anomalies exist in the northwest of the Site, close to the burnt mound Scheduled Monument, in the west near Deemshill, and in the east between Little Hayston and Hayston Mountain. The majority of these anomalies appear to be related to settlement, such as enclosures, and field systems, mainly linear anomalies. There are some curvilinear anomalies in the northwest tip of the Site and south of Hayston Mountain which may derive from burial mounds (barrows).
- 4.15. Despite the level of later prehistoric to Roman period activity indicated by the 2025 geophysical survey results, there are few HER entries dating between prehistoric and the post-medieval period. A watching brief at Rosehill, c.630m east of the site found evidence for enclosures and iron production tentatively dated to the Roman

¹³ <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=1438>.

¹⁴ Heneb refs. 3345, 3346, 3351, 3349, 3350, 3347, 106731, 130499 & 130500.

period (HER ref. 106741). A late 3rd century Roman coin was found during building works at Johnston (HER ref. 11836). Although the HER data shows this as at the northwestern edge of the Site, its exact location is not stated in the HER entry and its plotted location reflects the high-level grid reference¹⁵ recorded against the find. This location does not have any recent buildings so it is unlikely that it came from within the Site and is more likely it came from within the built-up area of Johnston. Taken together, these elements indicate some level of activity in the Study Area during the Roman period.

Early medieval to Medieval (410 – 1539 AD)

- 4.16. There is some evidence of activity of early medieval date in the Study Area. Excavation in association with the gas pipeline found a corn drying kiln and pit of early medieval date (HER refs. 125616, 106732) cut into the Bronze Age burnt mound discussed above (HER ref. 106731).
- 4.17. The settlement of Johnston appears to have medieval origins. An HER entry for the settlement is also recorded at same location as the Roman coin discussed above (HER ref. 10898). The location of the HER GIS point for this entry is also based upon a high-level grid reference⁸ and settlement is unlikely to have extended to into the Site. The core of this settlement is likely to have been around the parish church, St Peter's, c. 430m north of the Site. The church is largely medieval in date and is a Grade II* Listed Building (LB ref. 11996; HER ref. 3352). It remains at

the core of the present village and is surrounded by buildings of varying date.

- 4.18. A monastic grange, Monckton Grange, was founded at Johnston by St. Dogmael's Abbey in the late 12th century. John de la Roche was abbot of St. Dogmael's at this time which is reputed to be the source of the village name (i.e. John's township). The site of the grange is thought to be immediately southeast of the church, c.500m northeast of the Site (HER ref. 12494).



Plate 2: St Peter's Church, Johnston, looking east from St Peter's Road (A4076).

¹⁵ The GIS point reflects that a 12 figure grid reference, SM 93000 10000, is recorded in the HER entry to reflect the general area in which the find/. The GIS point plots at

the origin, southwestern corner, of the 1km grid square identified by the 12 figure grid reference.



Plate 3: St Peter's Church, Johnston, looking north-northeast from churchyard¹⁶.

4.19. Despite relatively few HER entries of this date, the Site and Study Area contain evidence for medieval landuse practices. It is likely that much of the landscape framework of the area originated in this period. The current field layout includes features, such as sinuous 'reverse-S' field boundaries indicative of the presence of open fields. These were fields farmed in common by the population of adjoining settlements. Tithe Award documents from the early 19th century shows that the Study Area was divided between three different parishes

at this date. The Site itself was split between two, with that lying west of the A4076 in Steynton and the remainder in Rosemarket. This likely reflects the medieval parochial organisation and is largely replicated in the administrative boundaries between the current communities. As such, it is likely that sections of the Site were farmed by the three settlements close to it, Johnston, Steynton and Rosemarket.

4.20. It is possible that a farm or small settlement existed at Harmeston during this period as it is recorded as there is documentary reference to a sheriff coming from 'Hermanston' in the mid-16th century (HER ref. 10502). The HER GIS point for this entry locates Hermanston at the present Great Harmeston. It is unclear, however, if the reference is to both Great Harmeston and Little Harmeston.

Post-medieval to Modern (1540 – present)

4.21. The majority of HER entries within the Study Area are of post-medieval date and relate to buildings and features recorded on the First and Second Edition Ordnance Survey maps (1871 and 1908 respectively). The majority of these are farmhouses, cottages and other dwellings dating to between the 16th and 19th centuries. They include the farmsteads and estates with listed buildings at Great Harmeston and Hayston Hall as well as the listed cottage Upper Harmeston. Farmsteads and cottages adjacent to the Site at Deemshill, Redstock and Hayston Mountain are also recorded¹⁷. An HER entry for an 'unspecified dwelling' documented in 1864 is also shown in the north of the Site

¹⁶ By Dylan Moore, CC BY-SA 2.0, <https://commons.wikimedia.org/w/index.php?curid=30392895>

¹⁷ Heneb refs. 119670, 22371 & 62714.

(HER ref. 19859). No such dwelling is shown on the Tithe¹⁸ or early Ordnance Survey editions and, as it also has a high-level grid reference¹⁵, it is unlikely to have existed in the site.

- 4.22. Great Harmeston lies c.280m east of the western part of the Site. It consists of a minor gentry house set within gardens with ancillary agricultural buildings and associated yards west of the house. The house and agricultural range are Grade II listed buildings (LB Ref. 13052¹⁹ & 13053²⁰; HER Refs. 24598, 59185 & 10502). The house has 16th century origins with most of the building being a mid-18th century rebuild. The house was owned by the Jones family in the 16th and early 17th centuries. Members of the family were amongst the few High Sheriffs of Pembrokeshire, in office 1540s to 1590s. The house had passed to the Hughes family in the early 18th century who were responsible for the rebuild of the house. The agricultural range consists of two structures, one a 19th century refronting of an earlier range and the abutting part of the range 19th century in origin.
- 4.23. The Grounds at Great Harmeston comprise a garden and an orchard of 18th century origin. They are registered as a Grade II RHPG partly for group value with the house but also for the historic interest of surviving 18th century

garden features, including an arbour/grotto (RHPG Ref. PGW(Dy)19(PEM)²¹).

- 4.24. Little Harmeston lies directly east of Great Harmeston, abutting the RHPG, and c.400m west of the eastern part of the Site. There is an HER entry for the farmstead but no detail on the buildings which comprise it (HER Ref. 119668). The Steynton Tithe Apportionment (1842)²² lists Little Harmeston simply as 'farmstead'.
- 4.25. Upper Harmeston lies on the eastern side of the A4076 at the north of the Site and surrounded by it. It is a Grade II Listed Building (LB Ref. 82698²³; HER Ref. 60484). It was listed as it is a Victorian lofted cottage of traditional type with a relatively rare survival of historic character. It was built in the later 19th century as it is not shown on the Steynton Tithe Map (1842)²² but had been constructed by the time of the first edition Ordnance Survey coverage of the area (1868, see Figure 3).
- 4.26. Hayston Hall lies c.200m south of the Site. A house is recorded at Hayston in the 16th century, apparently that of a yeoman farmer. The present Hayston Hall is a Grade II Listed Building (LB ref. 83215²⁴; HER Ref. 60553). It appears to date to c.1800 after Hayston passed into the Mathias family and be a wholesale rebuild of the into a

¹⁸ IR 29/54/123 Tithe apportionment for Stainton.

¹⁹ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=13052>

²⁰ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=13053>

²¹ <https://cadwpublic-api.azurewebsites.net/reports/parkgarden/FullReport?lang=en&id=83>

²² Stainton (Steynton) Tithe Award, 1842: apportionment The National Archives (TNA) Ref.

IR 29/54/123 <https://discovery.nationalarchives.gov.uk/details/r/C2298406>; ; map, TNA Ref. IR 30/54/123 <https://discovery.nationalarchives.gov.uk/details/r/C2310265>

²³ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=82698>

²⁴ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=83215>

gentry house, known as Hayston Hall. The family also transformed the farmstead at the same time, adding new agricultural buildings south of the house. These are also Grade II listed buildings: Lofted Outbuilding at Hayston Hall (LB ref. 83217²⁵; HER Ref. 60555) and Courtyard of Outbuildings at Hayston Hall (LB ref. 83216²⁶; HER Ref. 60554).

4.27. With the exception of Harmeston and Hayston, the farmsteads in the Study Area appear to be of post-medieval origin. It is likely that they were established after enclosure of the open fields into fields owned by individual farmers. It is likely that enclosure was by agreement between landholders as a search of the Pembrokeshire Archives catalogue yielded no enclosure maps for the parishes. Historic maps, however, indicate that the Site and Study Area were almost fully enclosed by the start of the 19th century. As such, it is likely that the majority of the enclosure is post-medieval in date. Some land within the west of the Site, between Harmeston Cross and Bulford, remained unenclosed at the time of the Ordnance Survey Drawing (1809²⁷, not illustrated). This was fully enclosed by the Tithe map of 1842²². Surviving boundaries in the site are a mix of hedges on low hedgebanks and Pembrokeshire hedges²⁸. Those adjacent to the A4076 and A477 are largely recent in origin as they were installed when the roads were modernised in the late 20th century to early 21st century.

4.28. The Tithe map shows several small farmsteads in the western part of the Site which are no longer extant. The majority of these seem to have been removed by the 1860s as they are not shown on the Ordnance Survey first edition coverage for the area (Figure 3). Anomalies corresponding to the sites of these farmsteads, plus field boundaries and tracks that have been removed since the late 19th century, were found during the 2025 geophysical survey.

4.29. The historic landscape of the Study Area is characterised by nucleated settlements (villages and hamlets) and scattered farmsteads set within post-medieval fieldscapes derived from open fields. Much of the area between Haverfordwest and Milford Haven has a similar historic landscape character. The more well-preserved and coherent sections of these form part of the Milford Haven Waterway LOHI, a section of which abuts the southern Site boundary (RHL Ref. HLW (D) 3). The LOHI is extensive, covering an area of c. 24,000Ha and includes the majority of land lying around the Haven, from Narberth in the east to Wooltack point in the west and from Haverfordwest in the north to Pembroke and Sheep Island in the south. The LOHI is divided into 45 component Historic Landscape Character Areas (HLCAS). The Scoveston-Burton HLCA abuts the Site west of the A477 whilst the Rosemarket HLCA abuts the Site east of this road. The Scoveston-Burton HLCA is mainly characterised by hamlets and farmsteads set within multi-period fieldscapes with some deciduous woodland

²⁵ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=83217>

²⁶ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=83216>

²⁷ Ordnance Survey Drawing No. 182, Milford Haven <https://britishlibrary.oldmapsonline.org/maps/14edfa4b-bcb6-5eef-b0d0-6775c10327d9/>

²⁸ Welsh 'cloddiau'

on the steep valley slopes around tributaries of the Castle Pill²⁹. The Rosemarket HLCA consists mainly of the village of Rosemarket and adjacent fields³⁰. The village is of medieval origin and, although the majority of its buildings are post-medieval and later, it retains aspects of its medieval layout.

- 4.30. The HER records that both the A4076 and the A477 have their origins in modernisation of the roads through Turnpike Trusts at the end of the 18th century (HER refs. 108714, 109056). Two assets from turnpiking, both are Grade II Listed Buildings, exist in the Study Area. A milestone lies on the eastern side of the A4076 (LB Ref. 82696; HER Ref. 60482) at Redstock. It is not in its original location, having been moved to its present location as part of road modernisation in the mid-20th century. Hayston Bridge lies immediately west of the A477 and adjacent to the south of the Site. It is covered by two listings as the ends of the bridge lies in different communities (LB Refs. 82524³¹ & 83218³²; HER Refs. 60455 & 60556). It is bypassed by the A477 following realignment of the road to the east as part of modernisation in the 1960s³³.
- 4.31. Railways were built through the Study Area in the mid-19th century. The South Wales Railway, connecting Swansea to Neyland (New Milford), was opened in 1856, merging with the Great Western Railway in 1868³⁴. The line runs through

the eastern section of the Site. It had a station at Johnston which remains in use. A branch line, the Milford Junction Railway, was built to the new docks at Milford in the 1860s. It sprang off from the South Wales Railway at Little Harmeston.

- 4.32. There are several HER entries relating to 19th century and later industrial activity. Elements of watermill are recorded on the stream adjacent to the Site at Hayson Bridge³⁵ and Hayston Mill³⁶. Further industrial features are recorded in the Study Area: the Sunny Hill Mineral Water Works, adjacent to the northwestern tip of the site (HER ref. 29538) and a quarry c. 120m east of the Site (HER ref. 62715).
- 4.33. Change in the Study Area since the early 20th century chiefly relates to the growth of the settlement at Johnston and modernisation of the road network. These changes largely respond to the growth of docks and refineries at Milford. Johnston has expanded, chiefly since the mid-20th century, with the addition of housing estates on all sides of the historic core of the village. All of the major roads bordering the Site have been modernised to allow smoother flow of traffic, particularly HGVs, to the Milford area. The A477 and A4076 were modernised in the mid-20th century and the Bulford Road bypass was built in 2015.

²⁹ HLCA description <https://heneb.org.uk/hcla/milford-haven/scoveston-and-burton/>

³⁰ HLCA description <https://heneb.org.uk/hcla/milford-haven/rosemarket/>

³¹ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=82524>

³² <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=83218>

³³ APU Welsh Government Aerial Photography 1969.

³⁴ https://www.gracesguide.co.uk/South_Wales_Railway

³⁵ HER Refs. 62716, 62718, 103310.

³⁶ HER Refs. 17820, 103311.

- 4.34. Unlike many rural areas, the Site and Study Area have seen relatively limited change in response to transition to mechanised agriculture after World War Two. There has been a relatively low level of field boundary removal to create larger fields better suited to mechanised cultivation. Within the Site, boundary removal appears to have been confined to amalgamation of fields immediately west of Upper Harmeston and east of Hayston Mountain.
- 4.35. Energy generation and transmission infrastructure has been built in the Study Area since the late 20th century. Two electricity transmission lines cross the southern end of the Site at Hayston Bridge. A 132kv line runs east-west with a 33kv line running east-northeast to west-northwest. These relate to infrastructure required to service local communities and the oil refineries around Milford Haven following construction of Pembroke Power Station in the 1960s. An operational wind turbine lies west of the A4076, surrounded by the Site, but not within the redline boundary. A solar farm was built at Tierson, west of the Site, between 2013 and 2016. It is one of several solar farms built between Haverfordwest and Milford Haven since the early 2000s.

5. Assessment

Direct physical effects

5.1. The Site lies in an area which has been used for settlement and agriculture since later prehistory. Geophysical survey of the Site in 2025 found anomalies which appear to be characteristic of:

- Bronze Age to Roman period settlement and agriculture with some anomalies which could be related to burials; and
- Post-medieval farms and agriculture.

5.2. As such, the Site contains what appear to be hitherto unrecorded buried historic assets (archaeological deposits and features) of these periods. These assets have the potential to experience truncation and/or removal due to scheme groundworks.

5.3. The distribution and character of anomalies, and the likely historic assets they represent, have been reviewed to allow zoning of the archaeological potential of the site (Figure 4). Archaeological potential categories are defined as follows:

- High – high concentration of geophysical survey anomalies likely to derive from later prehistoric to Roman period settlement/landuse and post-medieval farming.

- Medium – anomalies likely to derive from later prehistoric to Roman period settlement/landuse and post-medieval farming.
- Low – anomalies likely to derive from post-medieval farming only.
- Limited – scattered anomalies likely to derive from post-medieval farming only.

Significance

Historic assets of Bronze Age to Roman activity

5.4. Concentrations of these anomalies exist in the northwest of the Site, close to the burnt mound Scheduled Monument, in the west near Deemshill, and in the east between Little Hayston and Hayston Mountain. The majority of these anomalies appear to be related to settlement, such as enclosures, and field systems, mainly linear anomalies. There are some curvilinear anomalies in the northwest tip of the Site and south of Hayston Mountain which may derive from burial mounds (barrows).

5.5. The significance of assets of these periods is related to the evidential value of the archaeological deposits they consist of. The deposits provide direct physical evidence of how communities lived in and exploited the landscape to support themselves during this period. If present, any assets related to burial will also provide evidence for how

these communities treated their dead and, potentially, how they asserted rights to the land they occupied.

- 5.6. Patterns of settlement and landuse during these periods in this part of Pembrokeshire are understood to an extent. The nature of anomalies within the Site indicate they are of a kind encountered elsewhere in the county. The historic assets of this date within the Site are, therefore, likely to be of at least local importance.

Historic assets related to post-medieval farms and agriculture

- 5.7. Anomalies corresponding to the sites of post medieval farmsteads, plus contemporary field boundaries and tracks, will have some archaeological interest. This will derive from the evidential value of the archaeological deposits they consist of. These will yield physical evidence for the chronology and nature of post-medieval landuse patterns known from documentary sources. Deposits related to Pembrokeshire hedges are likely to be of particular interest. They have a long period over which they were created and used so deposits would provide an opportunity to refine understanding of their date in the Study Area. The level of survival of deposits is, however, likely to be low due to their likely poor survival due to demolition of the farms and boundaries and the effect of subsequent cultivation. As such, these assets are likely to be of limited local importance.

Level of impact

- 5.8. The Proposed Development is likely to cause some harm to any archaeological deposits present within the Site as construction groundworks are likely to truncate or remove deposits within their footprint.

- 5.9. Harm is likely to be minimal and equate to truncation only in the solar array areas owing to their small and discrete pile footings. Where assets in the solar array are characterised by extensive features, such as large ditches and/or pits, such truncation would not preclude the ability to investigate and understand such features in the future.

- 5.10. Harm in scheme elements with more extensive groundworks (e.g. substation, cabling) is likely to be greater.

- 5.11. Figure 5 shows the Site zoned according to both archaeological potential and predicted level of impact of scheme groundworks. The levels of predicted impact are as defined as follows:

- High – fixed scheme element (i.e. substation area) with extensive groundworks.
- Medium – areas of landscape planting, no detailed method statement is available for this at present so we have used a worst-case scenario of regularly distributed tree pits across the area.
- Low – panel arrays and tracks. We have assumed tracks will be stoned onto existing surface – NB cabling is likely to be laid adjacent to the tracks and temporary drainage may be required but we do not yet have detailed plans of these.

- 5.12. The areas of highest potential, containing concentrations of Bronze Age to Roman assets, lie mainly within panel arrays. As such, they are predicted to experience limited disturbance and, therefore, a low level of harm.

Indirect physical effects

- 5.13. The Burnt Mound 170m S of Jubilee Cottages Scheduled Monument lies immediately adjacent to the northern boundary of the Site (SM ref. PE476). The Scheduled Monument lies in a shallow valley so ground level within the Site is c. 2m higher than that in the Site.
- 5.14. Groundworks for fencing and tracks are currently proposed c.10m south of the Scheduled Monument. Without implementation of control measures, it is possible that construction could result in incidental damage to the Scheduled Monument by, for example:
- Spoil or hardcore movement at the Site perimeter leading to spillage of material into the valley and wholly or partly burying the Scheduled Monument.
 - Vehicle movements at the edge of the Site eroding the valley edge and leading to displacement and/or compaction of the Scheduled Monument.
- 5.15. Control measures³⁷ and site induction information (e.g. toolbox talks) should avoid harm to the Scheduled Monument from this source.

Effects due to setting change

- 5.16. *The Setting of Historic Assets in Wales* outlines a staged approach to assessing effects related to setting change (see Appendix 3).
- 5.17. Stage 1 is to identify historic assets that might be affected by a Proposed Development arising from change in their setting. Assets within the Study susceptible to such effects were identified by review of their characteristics and the nature and visibility of the Proposed Development. Visibility of the Proposed Development was informed by the bare-earth and screened ZTVs. Assets with the potential to have intervisibility with, or be experienced in combination with, the Proposed Development were identified as having potential for effects resulting from setting change.
- 5.18. The following assets, or asset groups, were identified as potentially susceptible to effects due to setting change:
- Burnt Mound 170m S of Jubilee Cottages Scheduled Monument (SM ref. PE476).
 - Church of St Peter, Johnston (Grade II* Listed Building LB Ref. 11996).
 - Upper Harmeston (Grade II Listed Building, LB ref. 82698).
 - Great Harmeston – two Grade II Listed Buildings (LB Refs. 13052, 13053) and a Grade II RHPG (RHPG Ref. PGW(Dy)19(PEM)).

³⁷ e.g. establish a fenced-off buffer around the Scheduled Monument similar to that to be used for retained trees.

- Hayston Hall – three Grade II Listed Buildings (LB Refs. 83215, 83216 & 83217).
- Hayston Bridge (Grade II, LB refs. 82524 & 83218).
- Milepost near Redstock Bridge (Grade II, LB ref. 82696).
- Milford Haven Waterway LOHI (RHL ref. HLW (D) 3).

5.19. These assets are shown against the bare-earth and screened ZTVs for the Proposed Development on Figure 6. All of the above assets lay in the bare-earth ZTV so all were taken forward to full assessment.

5.20. The following section presents Stages 2–4 of *The Setting of Historic Assets in Wales* staged approach.

Burnt Mound 170m S of Jubilee Cottages Scheduled Monument

5.21. The Burnt Mound 170m S of Jubilee Cottages Scheduled Monument lies immediately adjacent to the northern boundary of the Site (SM ref. PE476).

Significance and value

5.22. The significance of the Scheduled Monument derives from a combination of evidential and historical (illustrative) values. In evidential terms, the archaeological deposits which constitute the burnt mound provide evidence for the creation and use of a somewhat enigmatic type of Bronze Age asset. Why burnt mounds were built and used remains a subject of some debate and each example allows a fuller understanding of this. In

historical (illustrative) terms, the mound is a visible trace of human use of the landscape in the Bronze Age and one seemingly intrinsically linked to streams and rivers.

5.23. The setting of the burnt mound contributes to the burnt mound's historical (illustrative) value by allowing not only the asset to be appreciated but also its relationship to the stream. The legibility of this relationship is hampered by the dense vegetation around the stream and Site boundary making the burnt mound hard to see unless in the immediate vicinity of the asset. This means the asset can currently be appreciated only from very close range, i.e. from the stream itself. The 2025 geophysical survey indicates that historic assets of possible Bronze in may exist in the section of the Site adjacent to the Scheduled Monument. If these are Bronze Age, then this section of the Site could be relevant to the understanding and experience of the Scheduled Monument.

5.24. The dense vegetation around the stream means the Scheduled Monument cannot currently be experienced from within the Site. This means any relationship between the Scheduled Monument and potential Bronze Age assets in the adjacent part of the Site and cannot, at present, be appreciated.

Change due to Proposed Development

5.25. The site fence for the Proposed Development will be built c. 10m south of the Scheduled Monument with panel arrays and associated tracks c.15m away at closest. This will change land adjacent to the asset from a field to a solar array. This would be a change which may potentially also affect Bronze Age assets related to the Scheduled Monument within this part of the Site.

5.26. As outlined above, the ability to appreciate the relationship of the burnt mound to the stream is an element of its setting which contributes to its significance. This is something that is currently appreciable only at very close range and would not be affected by the Proposed Development. That notwithstanding, the Proposed Development would significantly alter how the asset is experienced as its setting is currently entirely rural and agricultural. This would not affect the Scheduled Monument's significance, merely how the asset and its significance can be appreciated. As such, the change is unlikely to cause a change in setting which causes a demonstrably and unacceptably damaging effect upon the Scheduled Monument. Any effect would be temporary and reversed at the end of the Proposed Development's life (40 years) and removal and reinstatement of full agricultural use of the land.

Church of St Peter, Johnston

5.27. The Church of St Peter lies c. 440m north of the Site in Johnston (Grade II* Listed Building, LB ref. 11996). The church is a late medieval parish church. It is primarily of 15th century date, with some 16th and 17th work. It was restored in the 19th century, with some further work in the 1900s and 2000s.

Significance and value

5.28. The church's significance derives from a combination of evidential, historical (illustrative and associative), aesthetic and communal values. In evidential terms, the fabric and form of the church reflect the evolution of church architecture and building techniques from the 15th century. This illustrates how the church has evolved in

response to changes in both worship practices as well as architectural styles. The church also has historical (associative) value as it contains memorials to local families who were buried in, or patronised, the church. The church was intended as an imposing building, built in the current architectural style to reflect the power of the Church and its patrons. This, plus subsequent additions and the patina of age, give the building aesthetic value. The church also has communal role as it still acts as a focus for local community life.

5.29. The church lies within a churchyard in the historic core of Johnston. Housing abuts the churchyard on all sides. The historic core is surrounded by mid-20th century and later development. This means that the church is primarily appreciated at close range, i.e. from within the core of the village. The church's position at the core of the village adds to its historical (illustrative) and aesthetic value. It underscores it as a central part of the historic core of the village. It is the key part of the church's setting which contributes to significance. The church is close to the top of the northeast facing side of a watershed. This means its tower is visible over a greater range than the rest of the church, particularly to on an arch from northwest round to southeast. It is glimpsed on the approach to the village from the south on cresting the top of the valley at the A477 and A4076 junction. The ability to appreciate the church tower as a landmark, which also indicates the presence of a historic village, is also an aspect of its setting which contributes to its significance.

Change due to Proposed Development

5.30. The Proposed Development lies c.440m south of the church. Panels would be, at closest, c.500m southwest of

the church, adjacent to the A477 and A4076 junction.

- 5.31. The bare-earth ZTV indicates visibility of panels from the church. The screened-ZTV, combined with the walkover survey, shows that there will be no visibility of the Site and Proposed Development from the church, churchyard or approaches to the church from within Johnston.
- 5.32. The Site lies on the generally southwest-facing side of the same watershed as the church. This means that those travelling toward Johnston from the south only start to experience the church tower as they draw level with the northern edge of the Site. This means that there will be no meaningful experience of the church tower in combination with the proposed development.
- 5.33. The Proposed Development would not alter the aspects of the setting of the church which contribute to its significance. It would not affect how the church is experienced as the central feature of the village, nor how its tower acts as a landmark. As such, the Proposed Development would cause no harm to the Church through changing in its setting.

Upper Harmeston

- 5.34. Upper Harmeston is a mid-19th century cottage at the north of the Site (Grade II Listed Building, LB ref. 82698). It is surrounded by, but not in the Site. It is a Victorian lofted cottage of traditional type listed due to its relatively rare survival of historic character. A recent single-storey extension projects from the eastern side of the cottage.

Significance and value

- 5.35. The significance of Upper Harmeston derives from a combination of evidential, historical (illustrative) and aesthetic values. In evidential and historical (illustrative) terms, the cottage is a physical and visible document of a small rural dwelling of late 19th century date. In aesthetic terms, the building is a modest and visibly historic rural dwelling.
- 5.36. The cottage lies on the eastern side of the A4076 just south of its junction with the A477. Historically, it was an isolated cottage a quarter of a mile south of Johnston and entirely bordered by fields. Expansion of the village and road modernisation in the 20th century mean that the cottage is now next to a roundabout and just beyond the southern edge of Johnston. Further housing and gardens have been built immediately east and south of the cottage. Fields remain opposite the cottage, on the western side of the A4076, and abut its plot to the north. Despite the presence of these fields, the cottage is experienced as on the urban edge rather than in a wholly rural setting. The rural aspects of the cottage's setting make a small contribution to its historical (illustrative) by retaining some legibility of it as rural dwelling set in the fieldscapes it was built and operated within. The remainder of the asset's setting does not contribute to its significance.

Change due to Proposed Development

- 5.37. The cottage lies by the junction of the eastern and western sections of the Site. At closest a panel array would be c. 20m away from the cottage on the opposite side of A4076. This array is unlikely to be visible from the cottage due to the relative height of the road to it. This means the hedge on the eastern edge of the road obscures views westwards from the cottage. A panel

array would also be constructed c. 120m east of the cottage. This is unlikely to be visible from the cottage due to the recent housing immediately east of it. It is likely that the cottage would be experienced in combination with the panel arrays when approached from the north and south along the A4076. It is also possible that the cottage may be experienced as backdropped by arrays when approached from the west although the presence of mature hedges along the A4076 is likely to limit potential for this.

- 5.38. Despite limited change to the experience of the cottage, the proposed development would result in a notable change to its setting by converting arable and pasture fields to panel arrays. The presence of these fields does contribute slightly to the significance of the cottage so this change would result in some harm. This harm is predicted to be of a low level as the continuation of setting to significance is limited. The harm would be temporary and reversed at the end of the Proposed Development's life (40 years) and removal and reinstatement of agricultural use of the land.

Great Harmeston

- 5.39. The assets at Great Harmeston consist of a Grade II listed house, related Grade II listed agricultural range and an associated Grade II RHPG (LB refs. 13052 & 13053; RHPG Ref. PGW(Dy)19(PEM)). They lie between the eastern and western sections of the Site. The eastern section of the Site lies c. 450m east of the assets. The western section of the Site lies c. 250 m of the assets. The assets are on the lower slopes of a south-facing valley.
- 5.40. There is no public access nor Public Rights of Way to or in the vicinity of these assets so a site visit was not

undertaken to inform assessment. They have been assessed using designation information, aerial photography, historic and modern mapping plus scheme information and ZTVs.

Significance and value

- 5.41. The significance of the house is likely to be a combination of evidential, historical (illustrative and associative) and aesthetic values. In evidential and historical (illustrative) terms, the house is a physical and visible document of the type of house built by the minor Welsh gentry and how this has evolved since the 16th century. In historical (associative) terms, the house was owned by the Jones' who provided many of the earliest High Sheriffs of Pembrokeshire in 16th century. It is also likely to have aesthetic value derived from being executed in a polite style fitting to its owners' status. The house lies within a garden and adjacent to an outbuilding, both designated historic assets, created to support and complement it. This element of the setting of the house is likely to contribute strongly to its significance by retaining much of the context it was built and operated within and allowing appreciation of this. Aerial photography shows mature trees and well-developed hedges to the north, east and west of the house. This indicates that the house is likely to be experienced only at close range, i.e. from the core of its gardens.
- 5.42. The significance of the agricultural range is likely to stem from a combination of evidential and historical (illustrative) values. It is a physical and visible document of vernacular agricultural buildings of the 19th century. It is possible that there is some additional evidential value from sections of part of the range which appear to predate the 19th century. There may be some aesthetic

value to the range, particularly how it combines with the house to create a coherent farmstead. The setting of the range will contribute strongly to its significance by retaining the context it was built and operated within and allowing the relationship to the house and garden to be fully appreciated. As with the house, mature trees and well-developed hedges to the north, east and west of the range mean the building is likely to be experienced only at close range, i.e. from the core of the gardens.

- 5.43. The significance of the RHPG is likely to derive from a combination of evidential, historical (illustrative) and aesthetic values. Although described as overgrown and slightly ruinous in the designation information, it is clear that aspects of its design intent remain legible. The garden had productive elements (orchard) and formal gardens. The formal elements include lawns, mounds and a ruinous structure that may have been a grotto or arbour. These are characteristic of an 18th century garden and show the sophistication of the house's owners. Aspects of the setting of the garden, adjacent to the house and secluded from the adjacent fields by walls and hedges, are likely to contribute to its significance. The seclusion from the fields is likely to be a key part of the design intent so contributes to the garden's aesthetic value. There do not appear to be any designed views from the garden into the surrounding landscape. The shallow topography and position of the garden close to the base of the valley mean that there do not appear to be any views into the garden.

Change due to Proposed Development

- 5.44. The bare-earth ZTV indicates visibility of panel arrays from the house and range and from the majority of the garden. The screened-ZTV indicates that there will not be

visibility of arrays from the house and range and only small pockets of potential visibility within the gardens. It is likely that the mature vegetation on boundaries between the garden and the Site, coupled with the shallow topography, would mean that there is no actual visibility of arrays from the garden. The presence of the Proposed Development appears, therefore, unlikely to change the assets' settings in a way which would affect their significance, not how this significance can be appreciated. As such, it appears that no harm would be caused to these assets by change in setting resulting from the Proposed Development.

Hayston Hall

- 5.45. The assets at Hayston Hall consist of a Grade II listed house, and two sets of related Grade II listed outbuildings (LB Refs. 83215, 83216 & 83217). They lie c. 220m southern tip of the Site.
- 5.46. There is no public access nor Public Rights of Way directly to these assets. The assets lie immediately west of the A477 so were assessed from the road and from within the Site boundary north of Hayson Bridge. At the time of the site visit, the buildings could not be seen from the A477 nor Site.

Significance and value

- 5.47. The significance of the house is a combination of evidential, historical (illustrative) and aesthetic values. In evidential and historical (illustrative) terms, the house is a physical and visible document of a minor Georgian country house the type of house built for the minor Welsh gentry in the 19th century. It also has aesthetic

value derived from being executed in a polite style fitting to its owners' status.

- 5.48. The house lies within what appear to be formal grounds established when the house was built. Historic mapping shows these consisted of perimeter planting, a formal lawn immediately east of the house and service ranges and outbuildings in courtyards to the south of the house.³⁸ The only gap in the wooded perimeter was in the east adjacent to the lawn. This indicates the principal frontage of the house probably faced west, with the gap in the perimeter planting likely placed to allow views westwards from the house. A mature hedge now exists along the former gap in the wooded perimeter. This means that the house can now only be appreciated from the core of its grounds. The setting of the house within formal grounds contributes to the asset's aesthetic value since they were laid out to complement the house. The listed outbuildings lie southeast of the house and were created to support the house. This element of the setting of the house is likely to contribute strongly to its significance by retaining much of the context it was built and operated within and allowing appreciation of this.
- 5.49. The significance of the outbuildings is likely to stem from a combination of evidential and historical (illustrative) values. They are physical and visible document of 19th century agricultural buildings designed to support a minor country house. There is likely to be some aesthetic value to the outbuildings, as they will have been designed to complement the house. The wooded perimeter is immediately west of the outbuildings, with paddocks to

their east and further, recent, outbuildings to the south. This means that the outbuildings have a relatively discrete setting and are likely to be experienced only at close range, i.e. from the core of the gardens, the house and from the paddocks to the east. The setting of the outbuildings will contribute strongly to their significance by retaining the context it was built and operated within and allowing the relationship to the house to be fully appreciated.

Change due to Proposed Development

- 5.50. Panel arrays would lie, at closest, 400m north of the assets. The bare-earth ZTV indicates visibility of panel arrays from the house and outbuildings and from the grounds. The screened-ZTV indicates that there will not be visibility of arrays from the house and range and only small pockets of potential visibility within the gardens. It is likely that the mature vegetation on boundaries between the garden and the Site, coupled with the shallow topography, mean that there would be no visibility of arrays from the grounds. The presence of the Proposed Development appears, therefore, unlikely to change the assets' settings in a way which would affect their significance, nor how this significance can be appreciated. As such, it appears that no harm would be caused to these assets by change in setting resulting from the Proposed Development.

Hayston Bridge

- 5.51. Hayston Bridge (Grade II, LB refs. 82524 & 83218) is a late 18th century bridge adjacent to the Site. It formerly carried

³⁸ Ordnance Survey First Edition 1:10,560 1868.

the road from Johnston to Waterston, now the A477, over a stream. The main road was realigned in the 1960s so the route from Johnston to Waterston no longer runs over the bridge but immediately to its east. The bridge now only carries and access drive to houses at Lower Hayston.

Significance and value

- 5.52. The bridge's significance derives from a combination of evidential and historical (illustrative) values. The bridge provides physical and visible evidence of the modernisation to road transport brought by Turnpike Trusts. The bridge also shows the subsequent obsolescence of aspects of some Turnpike infrastructure in the face of the needs of heavier, motorised, traffic in the 20th century. Owing to the hedges established along the modernised A477, the bridge can now only be experienced from its immediate vicinity and is not visible from the A477. It can still be appreciated as a bridge taking a route over a stream. The setting of the bridge contributes to part of its historical (illustrative) value through allowing an appreciation of the purpose it was constructed for and how the modernised road has superseded it.

Change due to Proposed Development

- 5.53. Panel arrays would lie c. 70 m north-northeast of the bridge, on the opposite side of the A477, and c. 200m to its north-northwest. The bare-earth ZTV indicates visibility of arrays from the bridge and its immediate surroundings. The screened-ZTV indicates that there may be some visibility of panel arrays from the bridge and sections of the approach to it from the south. Land

between the bridge and the arrays would remain pasture fields.

- 5.54. The presence of the Proposed Development would not change the elements of setting which contribute to the significance of the bridge would be unaffected by the presence of arrays. It would still be possible to appreciate the relationship of the bridge to the stream and to the road which has superseded it. As such, it no harm would be caused to the bridge by change in setting resulting from the Proposed Development.

Milepost near Redstock Bridge

- 5.55. The milepost lies adjacent to the Site boundary at Redstock, on the eastern side of the A4076 (Grade II, LB ref. 82696). It was relocated in the mid-20th century when the road was realigned. Its former site is c.70m east of its current location.

Significance and value

- 5.56. The milepost's significance derives from a combination of evidential and historical (illustrative) values. It provides physical and visible evidence of the modernisation to road transport brought by Turnpike Trusts. Unlike the bridge, the milepost does not evidence or demonstrate how aspects of Turnpike roads were superseded to meet the needs of motorised traffic in the 20th century. This is as the former road cannot be seen from this location. As the milestone is neither *in situ* nor shows evolution of the road network, its setting does not contribute to its significance.

Change due to Proposed Development

5.57. Panel arrays would lie c. 230 m north of the milestone, on the opposite side of the A4076. The bare-earth ZTV indicates visibility of arrays from the bridge and its immediate surroundings. The screened-ZTV indicates that there may be some visibility of panel arrays from the milestone and sections of the approach to it from the southwest.

5.58. The setting of the milestone does not contribute to the significance. The change in its setting due to the presence of the Proposed Development would, therefore, not affect to the milestone nor its significance.

Milford Haven Waterway Landscape of Outstanding Historic Interest

5.59. The Milford Haven Waterway LOHI, RHL ref. HLW (D) 3) extensive, covering an area of c. 24,000Ha between Narberth, Wooltack Point, Haverfordwest and Pembroke. The LOHI is a multi-period landscape reflecting distinctive agricultural and coastal landuses around Milford Haven. The agricultural sections of the LOHI are characterised by nucleated settlements (villages and hamlets) and scattered farmsteads set within post-medieval fieldscapes derived from open fields. These include some evidence for the deeper past in the form of later prehistoric fortifications and enclosure as well as ritual and funerary assets (e.g. barrows). The Proposed Development abuts the Scoveston-Burton HLCA.

Significance and value

5.60. The significance of the LOHI derives from a combination of evidential, historical (illustrative) and aesthetic values. In evidential and historical (illustrative) terms, the LOHI evidences and shows the stable agricultural use of the

area since the medieval period and how this has evolved to the present day. It also evidences and shows distinctive coastal landuses and relatively natural aspects such as woodlands and the intertidal zone. The LOHI also shows how human activity in this area stretches back beyond this period into prehistory. In aesthetic terms, the multi-period landscape is seen as a coherent example of the agricultural and coastal landscapes of Pembrokeshire. The LOHI, like other RHLs, was designated due to its landscape history and how this manifests as a distinctive historic landscape. The setting of an RHL, or its component HLCAs, is, therefore, not generally a factor in their significance.

5.61. The Scoveston-Burton HLCA abuts the Site west of the A477 whilst the Rosemarket HLCA abuts the Site east of this road. These are typical of the agricultural sections of the LOHI and derive their significance from the values discussed above. The key characteristics of the HLCAs make no reference to views into them or from them. The rolling topography of the HLCAs and surrounding land means that there is limited opportunity to experience them from outside of the HLCAs. As such, the character of the HLCAs is appreciable from within them so setting does not appear to be a factor in the significance.

5.62. As a Registered Historic Landscape, Milford Haven Waterway LOHI is an asset of high importance.

Change due to Proposed Development

5.63. Panel arrays would lie c.50m north of the LOHI and the Scoveston-Burton HLCA. The bare-earth ZTV shows visibility of the Proposed Development over parts of the central section of the north of the LOHI. The screened ZTV shows this visibility is largely limited to the



Scoveston-Burton and Rosemarket HLCA. As setting appears to make no contribution to the significance of these HLCAs, no harm is predicted to them stemming

from setting change. As there would be appear to be no harm to these HLCAs, no harm is predicted to the LOHI.

6. Conclusions

- 6.1. The proposed development has the potential to cause harm to some historic assets.

Direct Physical Effects

- 6.2. The Site appears to contain hitherto unrecorded archaeological historic assets related to Bronze Age to Roman settlement, agricultural and, possibly, funerary activity. The significance of these assets derives from the evidential value of the archaeological deposits the assets are composed of how these document the range of human activity during these periods. The value of any such assets is likely to be of at least local importance.
- 6.3. The Site appears to contain archaeological historic assets related to post-medieval farming known from historic maps. The significance of these assets derives from the evidential value of the archaeological deposits which comprise them and the way these document past agriculture. The value of any such assets is likely to be of at most local importance.
- 6.4. Construction groundworks for the proposed development are likely to any archaeological historic assets present as are likely to either truncate or remove archaeological deposits within their footprint, should they be present. The level of impact will vary dependent upon which element of the scheme they lie within. Impact is likely to be minimal, i.e. truncation only, in panel array areas due to their small and discrete pile footings. Harm in scheme elements with more extensive groundworks (e.g. substation, cabling) is likely to be greater. The areas of highest potential, containing concentrations of Bronze

Age to Roman assets, lie mainly within panel arrays. As such, they are predicted to experience limited disturbance and, therefore, a low level of harm.

- 6.5. Impact to archaeological assets can be addressed by a programme of archaeological works. Without prejudice to any strategy eventually agreed with the Henneb (acting as archaeological advisors to the Pembrokeshire County Council (PCC)), this is likely to comprise at least some of the following elements:
- Trial trench evaluation;
 - Advance works, e.g. area excavation;
 - Construction period monitoring, e.g. watching brief on ground works.

Indirect Physical Effects

- 6.6. The Burnt Mound 170m S of Jubilee Cottages Scheduled Monument lies immediately adjacent to the northern boundary of the Site (SM ref. PE476). Groundworks for fencing and tracks are currently proposed c.10m south of the Scheduled Monument. Without implementation of control measures, it is possible that construction could result in incidental damage to the Scheduled Monument by, for example vehicle and spoil movements. Control measures and site induction information (e.g. toolbox talks) should avoid harm to the Scheduled Monument from this source.

Effects due to setting change

6.7. The following assets, or asset groups, were identified as potentially susceptible to effects due to setting change:

- Burnt Mound 170m S of Jubilee Cottages Scheduled Monument (SM ref. PE476).
- Church of St Peter, Johnston (Grade II* Listed Building LB Ref. 11996).
- Upper Harmeston (Grade II Listed Building, LB ref. 82698).
- Great Harmeston – two Grade II Listed Buildings (LB Refs. 13052, 13053) and a Grade II RHPG (RHPG Ref. PGW(Dy)19(PEM)).
- Hayston Hall – three Grade II Listed Buildings (LB Refs. 83215, 83216 & 83217).
- Hayston Bridge (Grade II, LB refs. 82524 & 83218).
- Milepost near Redstock Bridge (Grade II, LB ref. 82696).
- Milford Haven Waterway LOHI (RHL ref. HLW (D) 3).

6.8. Harm stemming from setting change caused by the Proposed Development is likely to arise only to the Burnt Mound 170m S of Jubilee Cottages Scheduled Monument and the Upper Harmeston (Grade II Listed Building. This

would likely be a low level of harm which would cease upon decommissioning and removal of the project and the reinstatement of agricultural use. Upper Harmeston, as a Listed Building, is subject to the Town and Country Planning Act 1990 Section 314A³⁹. In the terms of this act the setting of the listed building would not be preserved as harm to its significance would arise from the change in setting.

6.9. For all other assets no harm would arise. This is either as the Proposed Development would not alter aspects of the asset's setting which contribute to their significance or as setting does not contribute to significance.

³⁹ Section 314A

Sources

Legislation
Welsh Government, Historic Environment (Wales) Act 2023.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.
UK Public General Acts, Town and Country Planning Act 1990.

Court and Appeal Decisions
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Jones v Mordue [2015] EWCA Civ 1243.
Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Appendix 1: Gazetteer

Heneb Historic Environment Record – Core Data

PRN	Name	Summary	Period	Monument Type
103309		'Old quarry' recorded on the 1871 1st edition Ordnance Survey map and presumed disused by that time (M.Ings, 2012)	POST MEDIEVAL	Quarry
103312		'Old quarry' recorded on the 1871 1st edition Ordnance Survey map and presumed disused by this time. Still shown on mastermap (M.Ings, 2012)	POST MEDIEVAL	Quarry
103313		'Old quarry' recorded on the 1871 1st edition Ordnance Survey map and presumed disused by this time (M.Ings, 2012)	POST MEDIEVAL	Quarry
106730		Single unstratified flint, Mesolithic or Early Neolithic. Cotswold Archaeology 2014	Mesolithic;Neolithic	Findspot
106731		A burnt mound excavated in 2006. Cotswold Archaeology 2014	Bronze Age	Burnt Mound
106732		A pit excavated in 2006. Cotswold Archaeology 2014	Early Medieval	Pit
106738		A single pit recorded during a watching brief in 2006. Cotswold Archaeology 2013	Unknown	Pit
106739		Three late Neolithic pits recorded in 2006. Cotswold Archaeology 2013	Neolithic	Pit
106740		An undated ditch recorded in 2006. Cotswold Archaeology 2013	Unknown	Ditch
106742		Watching brief site 257:Ditches . The ditches may form a possible small enclosure. One ditch contained a small piece of Roman tile and a small piece of slag.	Unknown	Ditch
106743		Two small pits located 30 m apart. Cotswold Archaeology 2013	Unknown	Pit
108276		A milestone on the Haverfordwest to Milford haven turnpike road. Appears on Ordnance Survey 1st edition 1893 labelled "Haverfordwest 3" and "Millford 2. 1515 Yds". Also on Ordnance Survey 2nd edition 1908 labelled "Haverfordwest 3" and Milford Haven 2 mi	POST MEDIEVAL	Milestone
108277		A milestone on the Haverfordwest to Milford haven turnpike road. Appears on Ordnance Survey 1st edition 1876 labelled "Haverfordwest 4" and "Millford 1. 1515 Yds". Also on Ordnance	POST MEDIEVAL	Milestone

PRN	Name	Summary	Period	Monument Type
		Survey 2nd edition 1908 labelled "Haverfordwest 4" and Milford Haven 1 mi		
106741		A possible enclosure and pits, and evidence for metal processing recorded during a watching brief in 2006. Cotswold Archaeology 2013	Roman	Metal Working Site
108714		One of two toll roads from Haverfordwest to Milford Haven.	POST MEDIEVAL	Toll Road
109056		One of two toll roads from Haverfordwest to Milford Haven. This one managed by the Milford Trust.	POST MEDIEVAL	Toll Road
125768		A cottage and garden are recorded on the 1st and 2nd edition Ordnance Survey maps. A Pyper 2021.	MODERN	COTTAGE
17812		This railway station was built in 1856 when it was known as the Milford Road Station. It later became Johnston Station. The original railway buildings have been demolished and replaced with a new railway halt. JS from Trysor 2016	POST MEDIEVAL	Railway Station
17815		Quarry illustrated on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	Quarry
19859		Record of unspecified dwelling in Johnston mentioned in Arch. Cam. in 1864. RPS July 2001	POST MEDIEVAL	Dwelling
29541		Probable building shown on the 1st ed OS map. JH 1994.	POST MEDIEVAL	Building
29543		Building shown on 1842 tithe map. RPS August 2001	POST MEDIEVAL	Building
29547		Dwelling shown on 1887 OS map. RPS August 2001.	POST MEDIEVAL	Dwelling
53880		A quarry marked on the 1st edition Ordnance Survey map of 1871. Appears to have been out of use by the time of the 2nd edition map of 1908.	POST MEDIEVAL	QUARRY
53884		A well first marked on the 2nd edition Ordnance Survey map of 1908.	POST MEDIEVAL	WELL
62715		Marked as 'Quarry Spring on 1st edition Ordnance Survey map	POST MEDIEVAL	QUARRY
94142		Recorded as 'Old Quarry' on the 1875 1st edition Ordnance Survey map and presumed disused before the end of the 19th century. Not on modern mapping.	POST MEDIEVAL	QUARRY
120891	Barrettshill	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
53879	Barrettshill	A farmstead complex marked on the old series Ordnance Survey map of 1818.	POST MEDIEVAL	FARMSTEAD
12493	Bastleford		Medieval	Water Mill

PRN	Name	Summary	Period	Monument Type
3184	Bath Field	A roughly flaked flint axe found on the surface of a ploughed field in 1958. The axe, which was c.9cm long was polished near the blade. NAP 2004.	Neolithic	Findspot
7930	Bath Park	Place-name of unknown significance. RPS August 2001	Unknown	Unknown
5814	Bolton Beacon	Site of a medieval beacon, now within the compound of the Bolton High level reservoir. The site was identified on the Steynton tithe map as 'the beaconing' and also on the 1st edition Ordnance Survey map with a small building. LB after Border Archaeolog	Medieval;POST MEDIEVAL	Beacon
118976	Bulford Cottage	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
29546	Bulford Cottage	Now known as Bulford Cottage although earlier this name was given to PRN 29545. Lower Bulford. JH 1994.	POST MEDIEVAL	Cottage
29545	Bulford Cottage;lower Bulford	Originally called Bulford Cottage but now Bulford Cottage lies to the north west PRN 29546. JH 1994.	POST MEDIEVAL	Cottage
29539	Bulford;bulforde;bulford	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	Medieval;POST MEDIEVAL	Farmstead
60554	Courtyard of Outbuildings at Hayston Hall	Grade II listed outbuildings	POST MEDIEVAL	Outbuildings
118973	Cunnigar	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
119670	Deemshill	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
3345	Ferny Castle Cottage	An oval mound, adjacent to a stream, measuring 11m x 9.5m x 0.5m. It consists of dark soil and burnt stone mixed with a lighter soil component. No coal or pottery was noted and it was not thought to be a midden as suggested by the OS. JH based on GW 1	Prehistoric	Burnt Mound
3346	Ferny Castle Cottage	Not found. JH based on GW 1995.	Prehistoric	Burnt Mound
29540	Ferny Castle;ferney Castle	Cottage shown on 1773 Picton Castle estate map. RPS August 2001	POST MEDIEVAL	Cottage
94140	Ford Farm	Well recorded on the 1875 1st edition Ordnance Survey map, near Ford Farm (PRN 46371). Not marked on modern mapping.	POST MEDIEVAL	WELL
46371	Ford Farm;steynton	Farmstead consists of stone built units including farmhouse, old pigsty, hay loft, barn and dovecot. Said to have been in the Gwyther Ritchie family for 400 years.	POST MEDIEVAL	Farmhouse

PRN	Name	Summary	Period	Monument Type
13222	Glebe Land		Medieval;POST MEDIEVAL	Glebe Land
119669	Great Harmeston	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
24598	Great Harmeston House	Listed outbuilding at Great Harmeston house. RPS August 2001	POST MEDIEVAL	Outbuilding
17820	Hanston Mill	Corn Mill illustrated on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	Mill
30859	Harmeston Hall	Helen Blackwell 1995.	POST MEDIEVAL	Garden
17819	Hayston Bridge	Bridge illustrated on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	Bridge
62716	Hayston Bridge	Mill Pond marked on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	MILL POND
62718	Hayston Bridge		POST MEDIEVAL	LEAT
60556	Hayston Bridge (partly in Rosemarket Community)	Grade II listed bridge	POST MEDIEVAL	Bridge
120890	Hayston Hall	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
17821	Hayston Hall	Hayston Hall illustrated on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	Dwelling
60553	Hayston Hall	Grade II listed house	POST MEDIEVAL	House
103310	Hayston Mill	Mill race associated with Hayston corn mill (PRN 17820), recorded on the 1871 1st edition and 1908 2nd edition Ordnance Survey maps. Not shown on mastermap	POST MEDIEVAL	Mill Race
103311	Hayston Mill	Mill pond at Hayston corn mill (PRN 17820), fed by mill-race (PRN 103210). Recorded on 1871 1st edition and 1908 2nd edition Ordnance Survey maps. Not shown on mastermap (M.Ings, 2012)	POST MEDIEVAL	Mill Pond
62714	Hayston Mountain	Farmstead identified on historic mapping	POST MEDIEVAL	FARMSTEAD
60455	Haystone Bridge (partly in Llanstadwell Community)	Grade II listed bridge	POST MEDIEVAL	Bridge
10502	Hermaston; Harmeston; Hermanston		Medieval;POST MEDIEVAL	Mansion
10898	Johnston		Medieval	Settlement
11836	Johnston	Findspot for a coin of Domitius Domitianan, found in ground during alterations to building. Now thought to be in private ownership.	Roman	Findspot

PRN	Name	Summary	Period	Monument Type
12494	Johnston	The grange of Monckton was founded by St. Dogmael's Abbey by John de la Roche in the late 12th century. This gave rise to the village name "Johnston" (township of John). His son Adam granted the grange to Pill Priory in the early 13th century. There was	Medieval	Grange
17816	Johnston Baptist Church	A modern Baptist chapel, dating to the 1960s or early 1970s and still in use. JS from Trysor 2016.	POST MEDIEVAL	Chapel
3351	Johnston Church;bwlford	Not found. JH based on GW 1995.	Prehistoric	Burnt Mound
118974	Johnston Hall	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
17814	Johnston Hall	It is thought that Johnston Hall, its Home Farm and estate rose out of the medieval grange of Monckton, a possession of St. Dogmael's Abbey, and later Pill Priory. It is known to have been the home of the Tancred family in the 15th century. In the 18th	POST MEDIEVAL	Dwelling
62719	Johnston Kennel	Kennels marked as 'Johnston Kennel' on both 1st and 2nd edition OS historic mapping.	POST MEDIEVAL	KENNELS
3352	Johnston Parish Church;st Peter's	Medieval parish church, comprising chancel with choir-recesses, nave, N and S transepts and west tower. Not listed in the Taxatio of 1291 but mentioned in a mid 13th century grant (Ludlow 2002, 47). Small, square churchyard, nuclear to post-Conquest plan	Medieval;POST MEDIEVAL	Church
3349	Johnston Station;cunnigar	Not found. JH based on GW 1995.	Prehistoric	Burnt Mound
3350	Johnston Station;cunnigar	Not found. JH based on GW 1995.	Prehistoric	Burnt Mound
3348	Jubilee Cottage	An elongated mound, adjacent to a stream, measuring 12-15m x 4.3m x 0.5m. It consisted of very dark matrix with burnt stone. JH based on GW 1995.	Prehistoric	Burnt Mound
29542	Jubilee Cottages	Cottage shown on 1908 OS map. RPS August 2001.	POST MEDIEVAL	Cottage
112760	Langford Farm	This small farmstead is located to the east of Johnston village along Langford Road. It first appears on mid-20th century Ordnance Survey maps and its modern date is reflected in the red-brick house and outbuildings which stand at the farmyard. JS from T	MODERN	FARMSTEAD
119668	Little Harmeston	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead

PRN	Name	Summary	Period	Monument Type
60555	Lofted Outbuilding at Hayston Hall	Grade II listed outbuilding	POST MEDIEVAL	Outbuilding
59185	Long Agricultural Range to W of Great Harmeston House, Including Cartsheds and Food Processing Store	Grade II listed agricultural range	POST MEDIEVAL	Agricultural Range
120889	Lower Hayston	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
62717	Lower Hayston	Farmstead identified on historic mapping	POST MEDIEVAL	FARMSTEAD
24401	Manse the	The manse of Johnston Baptist chapel, built in the late 1960s or early 1970s and still occupied as a dwelling. JS from Trysor 2016.	POST MEDIEVAL	Manse
60482	Milepost Near Redstock Bridge	Grade II listed milepost	POST MEDIEVAL	Milepost
119665	North Studdolph	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
119638	Paradise	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
33149	Rath Park	A curious feature which has seemingly been used as a farm track and developed into a hollow way. It forms the eastern boundary of the field known as Rath park, but was truncated by the construction of the Power Station, when a large cutting was made into	Iron Age;POST MEDIEVAL	Hollow Way
22371	Redstock Cottage	Small 1 1/2 storey cottage recorded in 1984, when it was subject to an application for renovation. RPS July 2001	POST MEDIEVAL	Cottage
43899	Scoveston - Burton	Historic Background A large character area lying the north of the Milford Haven waterway, within the ecclesiastical parishes of Llangwm, Llanstadwell, Rosemarket and Steynton. Much of the area formed part of the medieval Manor of Pill, part of the larger	NOT APPLICABLE	LANDSCAPE
24400	Smithy		POST MEDIEVAL	Blacksmiths Workshop
119667	South Studdolph	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
17813	St Winifreds Church	This modern church has been demolished and its site built over with a modern housing estate. J. Smith based on J. Hall and P. Sambrook 2016	POST MEDIEVAL	Church

PRN	Name	Summary	Period	Monument Type
125616	Steynton	Corn-drying kiln found during pipeline development in 2006. Feature cut into a Middle Bronze Age burnt mound, 300m from an Early Bronze Age ring ditch and cremation cemetery Sub rectangular/ Sub-oval in shape, and early medieval in date.	EARLY MEDIEVAL	CORN DRYING KILN
128348	Steynton	Findspot of a fragment of copper alloy tankard handle.	POST MEDIEVAL	FINDSPOT
114991	Studdolph Hall	This farm trackway is shown on early 19th century Ordnance Survey maps and clearly depicted on the Steynton parish tithe map of the 1840s. JS from Trysor 2012	POST MEDIEVAL	TRACKWAY
114992	Studdolph Hall	The field system associated with Studdolph Farm is largely defined by hedged earthwork banks. Most of the fields are irregular in shape and there has been a surprising continuity in the field pattern since the mid-19th century. Most of the field parcels	POST MEDIEVAL	FIELD SYSTEM
114993	Studdolph Hall	Farmstead at this location. The modern Studdolph Farm holding has developed from one of three adjacent holdings known variously as Studdolph or Studda in the past. JS from Trysor 2014	POST MEDIEVAL	FARMSTEAD
114994	Studdolph Hall	This earthwork boundary bank forms the eastern side of a triangular field at Studdolph Farm. It also acts as the western side of an old trackway that connects the farmyard area with fields to the north. It consists of a broad earthwork bank, generally ov	POST MEDIEVAL	FIELD BOUNDARY
114995	Studdolph Hall	This field boundary bank is part of the field system on Studdolph Farm. It runs east to west and consists of a broad earthwork bank, over 1 metre high and topped with a thorn hedge. It is shown on the Steynton parish tithe map of the 1840s. JS from Tryso	POST MEDIEVAL	FIELD BOUNDARY
119666	Studdolph Hall	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
15158	Studdolph Hall	Range of buildings relating to Studdolph Hall/Farm. Shown o both 1st and 2nd edition OS historic mapping. Buildings also extant on modern mapping.	POST MEDIEVAL	Country House
3347	Sunny Hill	A thin spread of stones, some of which are burnt, but with no charcoal present. There are other unburnt scatters of stone in the area. JH based on GW 1995.	Prehistoric	Burnt Mound
29538	Sunny Hill Mineral Water Works	Not marked as anything but furze on 1st ed 1887 OS map. Two buildings are shown on 2nd ed as part of a mineral waterworks one of which was still shown on the 1976 Ed the other may have been split into two. JH 1994.	POST MEDIEVAL	Mineral Water Works
118975	Sunnyhill	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead

PRN	Name	Summary	Period	Monument Type
29544	Sunnyhill	Cottage shown on parish tithe map. RPS August 2001.	POST MEDIEVAL	Cottage
118972	The Parsonage	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
130499	Tiers Cross	Area of burnt material approx 90sqm excavated by DAT in 2014. Possibly a burnt mound. J. Smith 2024	PREHISTORIC	BURNT MOUND
130500	Tiers Cross	Area of burnt material, approx 181sqm in size. J. Smith 2024	PREHISTORIC	BURNT MOUND
118978	Tierson	Farmstead recorded on 2nd edition, 1:2500 Ordnance Survey map.	POST MEDIEVAL	Farmstead
60484	Upper Harmeston	Grade II listed cottage	POST MEDIEVAL	Cottage

Historic Landscape character Areas

PRN	Name	Feature	Source	Scale	Accuracy
43899	SCOVESTON - BURTON	Historic Landscape Area	Hand annotated map compiled by K Murphy	1:25,000	Poor: Raster map base used. Snap to nodes not used
43896	ROSEMARKET	Historic Landscape Area	Hand annotated map compiled by K Murphy	1:25,000	Poor: Raster map base used. Snap to nodes not used

Designated Historic Asset data

NB - n/a denotes that this attribute is not recorded in the spatial data for the designation type.

Designation Type	Reference No.	Name	Grade	Broad Class English	Broad Class Cymraeg	Period English	Period Cymraeg	Site Type English	Site Type Cymraeg
Scheduled monument	PE476	Burnt Mound 170m S of Jubilee Cottages	n/a	Domestic	Domestig	Prehistoric	Cynhanesyddol	Burnt Mound	Tomen wedi'i llosgi
Listed Building	11996	Church of St Peter	II*	Religious, Ritual and Funerary	Crefyddol, Defodol ac Angladdol	n/a	n/a	n/a	n/a
Listed Building	13052	Great Harmeston	II	Domestic	Domestig	n/a	n/a	n/a	n/a
Listed Building	13053	Long agricultural range to W of Great Harmeston House, including cartsheds and food processing store	II	Agriculture and Subsistence	Amaethyddiaeth a Chynhaliaeth	n/a	n/a	n/a	n/a
Listed Building	82524	Haystone Bridge (partly in Llanstadwell community)	II	Transport	Cludiant	n/a	n/a	n/a	n/a
Listed Building	82696	Milepost near Redstock Bridge	II	Transport	Cludiant	n/a	n/a	n/a	n/a
Listed Building	82698	Upper Harmeston	II	Domestic	Domestig	n/a	n/a	n/a	n/a
Listed Building	83215	Hayston Hall	II	Domestic	Domestig	n/a	n/a	n/a	n/a
Listed Building	83216	Courtyard of outbuildings at Hayston Hall	II	Agriculture and Subsistence	Amaethyddiaeth a Chynhaliaeth	n/a	n/a	n/a	n/a
Listed Building	83217	Lofted outbuilding at Hayston Hall	II	Domestic	Domestig	n/a	n/a	n/a	n/a
Listed Building	83218	Hayston Bridge (partly in Rosemarket community)	II	Transport	Cludiant	n/a	n/a	n/a	n/a

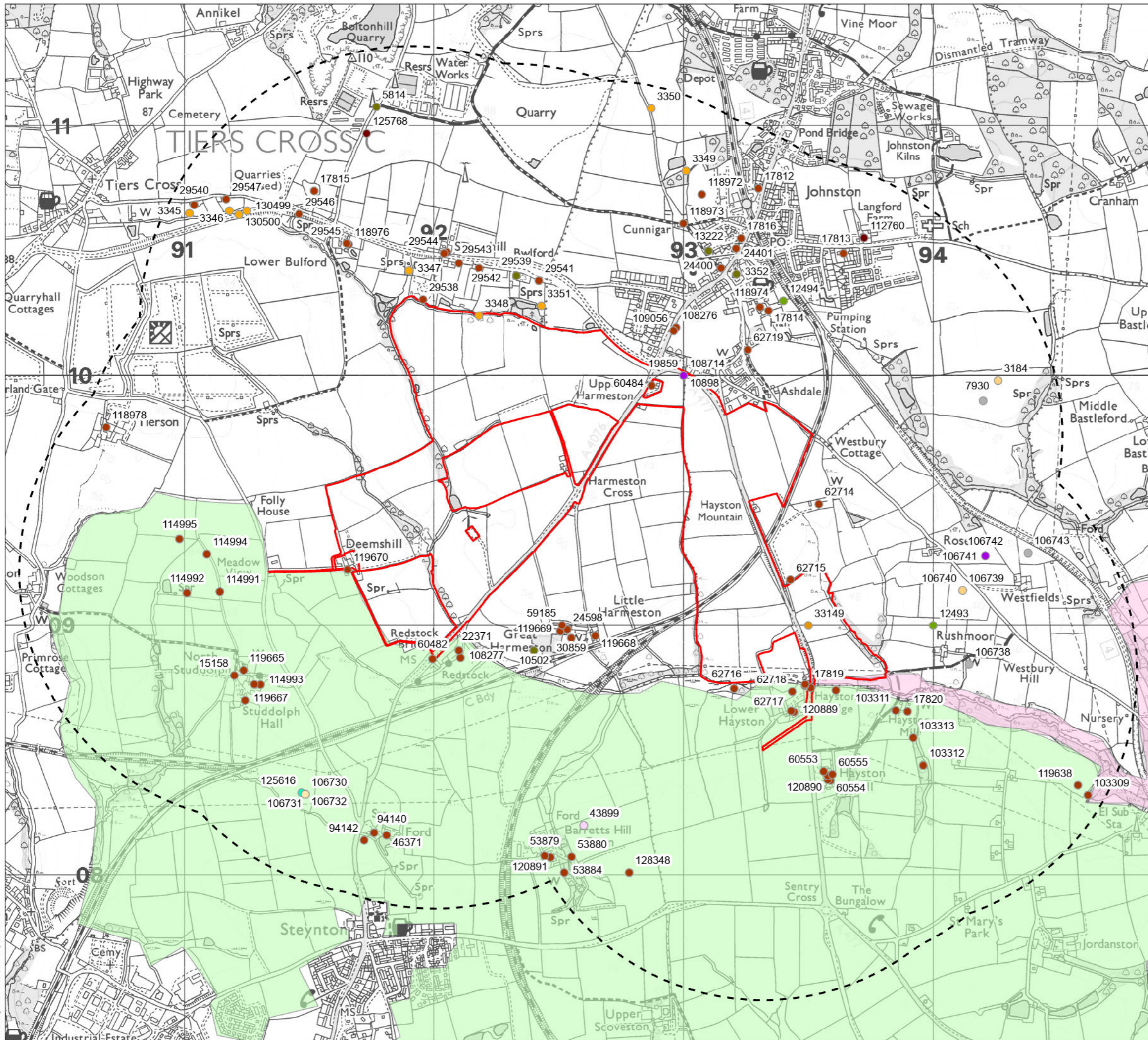


Designation Type	Reference No.	Name	Grade	Broad Class English	Broad Class Cymraeg	Period English	Period Cymraeg	Site Type English	Site Type Cymraeg
Registered Historic Park & Garden	PGW(Dy)19 (PEM)	Great Harmeston	II	n/a	n/a	n/a	n/a	n/a	n/a
Registered Historic Landscape	HLW (D) 3	Milford Haven Waterway	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Appendix 2: Figures

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- KEY**
- Site Boundary
 - Study Area
 - PREHISTORIC
 - Prehistoric
 - Mesolithic;Neolithic
 - Neolithic
 - Bronze Age
 - Iron Age;POST MEDIEVAL
 - Roman
 - EARLY MEDIEVAL
 - Early Medieval
 - Medieval
 - Medieval;POST MEDIEVAL
 - POST MEDIEVAL
 - MODERN
 - Unknown
 - undated/multi-period
 - Rosemarket HLCA
 - Scoveston - Burton HLCA

REV	DATE	DESCRIPTION

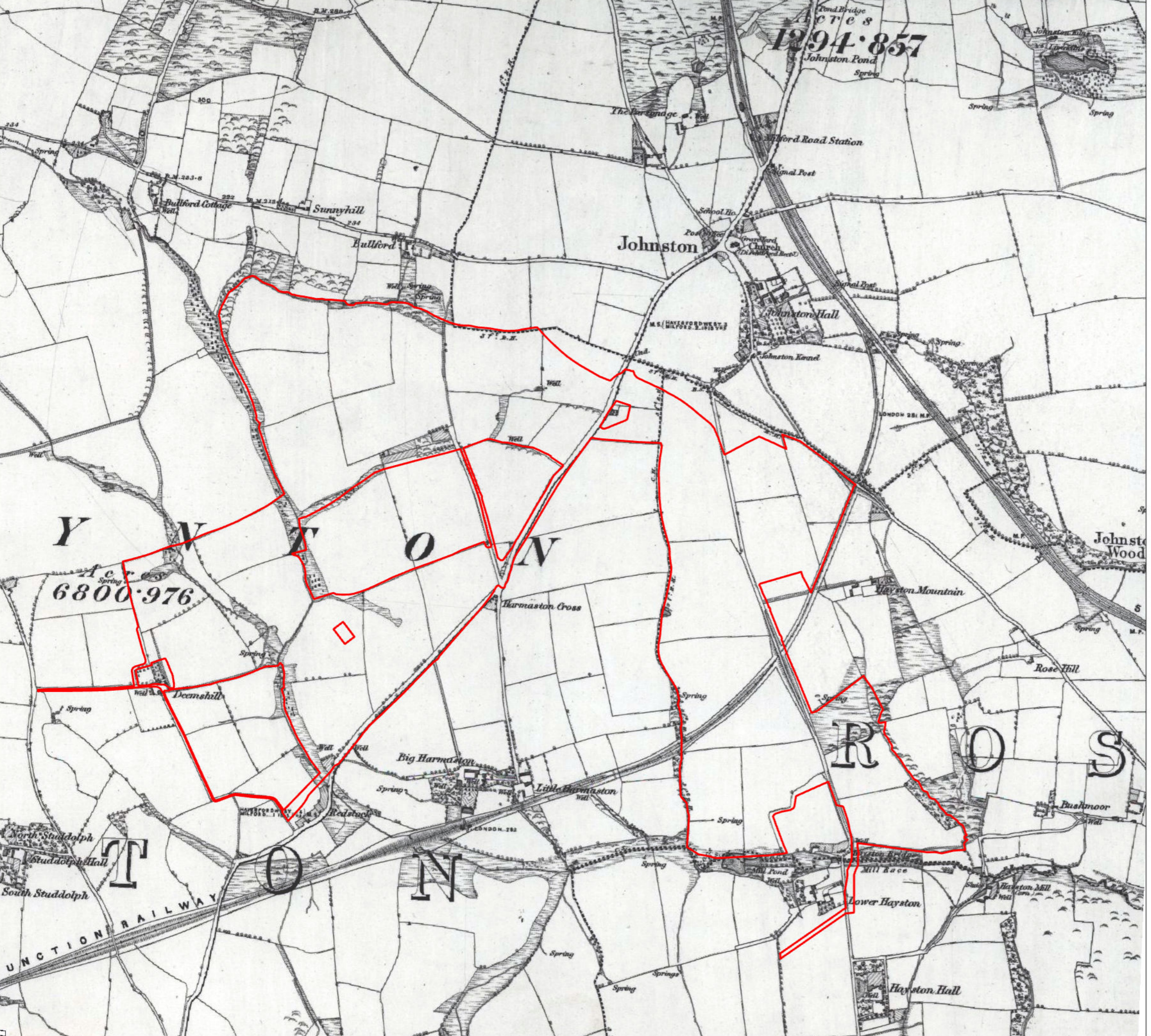
THE SITE, STUDY AREA AND HER DATA

GREAT HARMESTON

ARISE RENEWABLE ENERGY UK LTD

DATE	SCALE	DRAWN	APPROVED
09/03/2026	1:15,000@A3	HT/MC	LG
SHEET	REV	N	O
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Site Boundary

REV	DATE	DESCRIPTION		
ORDNANCE SURVEY FIRST EDITION 6" TO THE MILE (1868)				
GREAT HARMSTON				
ARISE RENEWABLE ENERGY UK LTD				
DATE	SCALE	DRAWN	APPROVED	
09/03/2026	1:10,000@A3	HT/MC	LG	
SHEET	REV	N	O	0.2KM
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DRAWING NUMBER			PEGASUS GROUP	
P24-1037_HT_03A OS1				

Appendix 3: Assessment Methodology

Assessment of significance

The Welsh Government's Technical Advice Note 24 (TAN24) defines significance as:

“the sum of the cultural and natural heritage values of a place, often set out in a statement of significance.”

Conservation Principles for the sustainable management of the historic environment in Wales (Conservation Principles) defines significance as deriving from a combination of any, some or all of the following four component values:

- **Evidential value:** deriving from the potential of a place to yield evidence about past human activity;
- **Historic values:** deriving from the ways in which past people, events and aspects of life can be connected through a place to the present;
- **Aesthetic value:** deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal value:** deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

This approach allows for a detailed and justifiable determination of significance and the values from which that significance derives. The significance of known and potential historic assets within the site has been determined in this respect and is described as relevant in this report.

In relation to designated historic assets, Listed Buildings and Conservation Areas are designated for their special architectural and historic interest, while Scheduled Monuments are primarily (but not exclusively) designated for their archaeological interest, i.e. their evidential value.

Setting and significance

Setting is defined in TAN24 as:

“the surroundings in which [an historic asset] is understood, experienced, and appreciated embracing past and present 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 can thus contribute to, detract from or have a neutral effect on significance. In addition, whilst a physical or visual connection between a historic asset and its setting will often exist, it is not essential or determinative.

Of particular reference, TAN24 further provides that:

“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.”

As such, any impacts are described within this report (Sections 5 and 6) in terms of how they affect the significance of a historic

asset, and any heritage values that contribute to that significance, through changes to setting.

Assessing change through alteration to setting

The settings assessments presented in Section 5 of this report have been undertaken in accordance with the methodology provided by Cadw's Setting of historic Assets in Wales, Guidance Note 3. This guidance promotes an iterative approach as follows:

- **Step 1: Assess which assets would be affected and identify their setting;**
- **Step 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced;**
- **Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;**
- **Step 4: Consider options to mitigate or improve the potential impact of a proposed change or development on that significance.**

Levels of significance

Under TAN24, an 'historic asset' is defined as:

"An identifiable component of the historic environment. It may consist of 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."

Designated historic assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites and Conservation Areas. Registered historic assets include Registered Historic Parks and Gardens and Registered Historic Landscapes. Listed Buildings are designated in three grades as follows:

- **Grade I – buildings of exceptional, usually national interest.**
- **Grade II* – particularly important buildings of more than special interest.**
- **Grade II – buildings of special interest which warrant every effort being made to preserve them.**

Registered Parks and Gardens are also registered Grade I, II*, or II, depending on their comparative significance. In that same respect, Registered Historic Landscapes are registered as either 'outstanding' or 'special'.

Archaeological remains that are not designated may still be nationally important, i.e. of a significance commensurate to a Scheduled Monument – these are referred to as non-scheduled nationally important archaeological remains.

Other historic assets include those of special local interest and non-designated historic assets of less than national importance.

Assessment of harm

Potential development effects (impacts) upon the significance of known and potential historic assets identified within the site have been determined with reference to 'harm' and/or 'benefit' in line with PPW Edition 12.



The identification of harm would apply where the proposals would be anticipated to reduce the significance of an historic asset. An attempt is made in this report to qualify more precisely the level of any identified harm, taking into account the significance of the asset affected as well as the nature of any impact.

The identification of benefit would apply where the proposals would be anticipated to enhance (i.e. increase) significance. It is also possible that the development proposals would cause no harm or that they would preserve the asset's significance.

The assessment of anticipated development effects can thus be seen to have been accordance with a robust methodology, formulated within the context of current best practice, relevant policy, and key professional guidance. Potential direct development effects are discussed in Section 5 of this report. Potential non-physical effects, arising from changes to setting, are discussed in Section 6.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Historic Environment (Wales) Act 2023*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁰ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 96 (2) of the Act states that:

“In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving–

- a) The listed building to which the application relates,***
- b) The setting of the building, and***
- c) Any features of special architectural or historic interest the building possesses.”⁴¹***

Section 114 (6) of the Act states that:

“In considering whether to make a listed building partnership agreement, or vary an agreement so that it grants consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving–

- a) The listed building to which the agreement relates,***
- b) The setting of the building, and***
- c) Any features of special architectural or historic interest the building possesses,”⁴²***

With regards to development within Conservation Areas, Section 160 (1) of the *Historic Environment (Wales) Act 2023* states:

“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.”⁴³

Scheduled Monuments are protected by the provisions of the *Historic Environment (Wales) Act 2023*. Whilst works to Scheduled Monuments are subject to a high level of protection, it is noted that there is no duty within this Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent,

⁴⁰ Welsh Government, *Historic Environment (Wales) Act 2023*.

⁴¹ Welsh Government, *Historic Environment (Wales) Act 2023*, Section 96 (2).

⁴² Welsh Government, *Historic Environment (Wales) Act 2023*, Section 114 (6).

⁴³ Welsh Government, *Historic Environment (Wales) Act 2023*, Section 160 (1).



are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁴⁴

⁴⁴ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

Future Wales 2040

Future Wales 2040: The National Plan lays out Welsh Government's national development plan.

Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure recognises Wales's commitments to renewable energy generation in the face of the climate emergency. It states that:

"decision-makers must give significant weight to the need to meet Wales' international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency "

Policy 18 – Renewable and Low Carbon Energy Developments of National Significance states that Developments of National Significance will be permitted subject to policy 17 and if they meet a series of criteria, Criterion 6 is that:

"there are no unacceptable adverse impacts on statutorily protected built heritage assets".

Planning Policy Wales, Edition 12 (February 2024)

National Policy is set out within the Welsh Government's Planning Policy Wales, Edition 12 (PPW 12). Chapter 6 relates to the historic environment and its contribution to the Welsh Government's well-being goals for a sustainable Wales. PPW 12 emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of

historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Paragraph 6.1.5 of PPW 12 provides that:

"The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations...Cadw's published Conservation Principles highlight the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset."

Paragraph 6.1.6 sets out the Welsh Government's specific objectives for the Historic Environment as follows:

- **Protect the Outstanding Universal Value of the World Heritage Sites;**
- **Conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;**
- **Safeguard the character of the historic buildings and manage change so that their special architectural and historic interest is preserved;**

- Preserve or enhance the character or appearance of conservation areas; whilst the same time helping them remain vibrant and prosperous;
- Preserve the special interest of sites on the register of historic parks and gardens; and
- Protect areas on the register of historic landscapes in Wales.

In relation to the setting of Listed Buildings, paragraph 6.1.10 provides that:

“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.”

In relation to Conservation Areas, paragraph 6.1.14 provides that:

“There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas and their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage values is to be fully realised.”

In relation to Historic Parks and Gardens, paragraphs 6.1.18 and 6.1.19 provide that:

“Planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of Historic Parks and Gardens in Wales. The register should be taken into account in planning authority decision making.”

“The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications.”

In relation to archaeological remains, paragraph 6.1.23–6.1.25 provide the following:

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

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

In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors,

including the need for the proposed development.”

Planning Policy Wales Technical Advice Note 24: The Historic Environment

Technical Advice Note 24: The Historic Environment was launched by the Welsh Government in 2017 with the purpose of providing guidance on how the planning system considered the historic environment during development plan preparation and decision making on applications for Planning Permission and Listed Building Consent. It provides specific guidance on how the following aspects of the historic environment should be considered:

- a) World Heritage Sites
- b) Scheduled Monuments
- c) Archaeological Remains
- d) Listed Buildings

- e) Conservation Areas
- f) Historic Parks and Gardens
- g) Historic Landscapes
- h) Historic Assets of Local Interest

TAN24 also sets out the requirement to consider the potential impact of proposed developments upon the setting of historic assets, confirming that it is for Local Planning Authority to consider the effect of proposed developments within the settings of Listed Buildings, Conservation Areas, unscheduled monuments of national importance and other undesigned heritage assets.

Cadw have also produced a number of best practice guidance documents to provide information on the assessment of the historic environment within the context of the planning and legislative framework.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Pembrokeshire are currently considered against the policy and guidance set out within the **Pembrokeshire County Council Local Development Plan** which was adopted on 28th February 2013.

The following policies relate to the historic environment:

'Policy GN.38 Protection and Enhancement of the Historic Environment

Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.'

A new Local Development Plan 2 was submitted to the Welsh Government for examination on 17th July 2025. A draft of this plan published in September 2024 contained the following guidance on the historic environment:



Policy GN 28 Protection and Enhancement of the Historic Environment

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting:

- a) Listed Buildings;
- b) Conservation Areas;

- c) Registered Historic Parks, Gardens and Landscapes; and
- d) Scheduled Ancient Monuments and Archaeological Remains.'

A **Supplementary Planning Guidance** document relating to the Historic Environment (Archaeology) was adopted in May 2021. This document is not available online and is set to be replaced as part of the new Local Development Plan.

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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