

**Heritage Impact Assessment  
Development of 3 holiday pods  
Land at Upper Bryntalch, Abermule,  
Powys, SY15 6LA**



Report by: Trysor

For: McCartneys LLP Survey Department

November 2022



**Heritage Impact Assessment  
Development of 3 holiday pods  
Land at Upper Bryntalch, Abermule,  
Powys, SY15 6LA**

By

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Trysor

Trysor Project No. 2022/859

HER Event Record PRN – CPAT 167126

For: McCartneys LLP Survey Department

November 2022

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*Cover photograph: Looking north-northeast from southwestern end of the field to the tree plantings and the location of the development.*

**Heritage Impact Assessment, Development of 3 holiday pods  
Land at Upper Bryntalch, Abermule, Powys, SY15 6LA**

**RHIF YR ADRODDIAD - REPORT NUMBER:** Trysor 2022/859

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**DYDDIAD** 27<sup>ain</sup> mis Tachwedd 2022 **DATE** 27<sup>th</sup> November 2022

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

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

**JENNY HALL MCIFA**

*Jenny Hall*

**PAUL SAMBROOK MCIFA**

*Paul Sambrook*

***Croesawn unrhyw sylwadau ar gynnwys neu  
strwythur yr adroddiad yma.***

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

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## Event Record PRN – CPAT HER

PRN	CPAT 167126
Name	Heritage Impact Assessment, Development of 3 holiday pods, Land at Upper Bryntalch, Abermule, Powys, SY15 6LA
Type	VISUAL IMPACT ASSESSMENT
NGR	SO1780396207
Easting	317803
Northing	296207
Summary (English)	During autumn 2022 Trysor carried out a heritage impact assessment for a proposed holiday pod development on land at Upper Bryntalch, Abermule, Powys, SY15 6LA © Trysor 2022
Crynodeb (Cymraeg)	Yn ystod hydref 2022 cynhaliodd Trysor asesiad effaith treftadaeth ar gyfer datblygiad pod gwyliau arfaethedig ar dir ym Mryntalch Uchaf, Aber-miwl, Powys, SY15 6LA. © Trysor 2022
Description	During autumn 2022 Trysor carried out a heritage impact assessment for a proposed holiday pod development on land at Upper Bryntalch, Abermule, Powys, SY15 6LA © Trysor 2022
Sources	Trysor, 2022, Heritage Impact Assessment, Development of 3 holiday pods, Land at Upper Bryntalch, Abermule, Powys, SY15 6LA
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## **Summary**

*This report was prepared by Trysor for Rhys Evans of McCartneys, 54, High Street, Kington, Herefordshire HR5 3BJ, on behalf of their client. It assesses the impact of a proposed holiday let development at Upper Bryntalch, Abermule Powys SY15 6LA.*

*The proposed development will take place at SO1780396207 in a corner of a pasture field 100 metres to the southeast of Cefn Bryntalch Hall, which is a Grade II Listed Building. The field was originally part of the parkland created for Cefn Bryntalch Hall when it was built c.1870. Despite no longer being under the ownership of the Hall, the field is included within the Cefn Bryntalch Registered Historic Park & Garden.*

*This report has assessed potential impacts on designated assets within a 500-metre radius of the proposed development. Only two would potentially experience any impacts, namely Cefn Bryntalch Hall and the Cefn Bryntalch Registered Historic Park & Garden.*

*The proposed development includes three holiday pods and associated access, parking and sewage/drainage features. The proposal has been mitigated to ensure that all groundworks are minimalised and that screening trees are introduced to reduce views of the pods. This would reduce impacts on both Cefn Bryntalch Hall and Cefn Bryntalch Registered Historic Park & Garden. The proposal would also ensure there is no disturbance to tree protection area which protects parkland tree stands within the field.*

*The assessment has found that there would be no significant adverse physical impacts or impacts on the setting or significance of any designated historic asset from the final proposal. It has also found that the development, which is modest in scale, would be fully reversible in future.*

## **1. Introduction**

- 1.1 This document has been prepared by Trysor at the request of Rhys Evans of McCartneys, 54, High Street, Kington, Herefordshire HR5 3BJ, on behalf of their client. Its purpose is to assess the impact on designated historic assets from the proposed development of three holiday pods at SO1780396207, on land to the southeast of the Cefn Bryntalch Hall, Abermule, Powys and within the Registered Historic Park & Garden associated with the Hall (see Figures 1 and 2). A planning application is forthcoming.
- 1.2 The proposed development would consist of three pods and an associated parking area. The pods would each be 9.05 metres in length, by 6.55 metres wide and 3.02 metres high. A small car parking area would be included in the development with access through a new entrance point off the minor road to the southeast. A sewage packet treatment works would be installed, with an associated drainage field.
- 1.3 A site visit was made by Trysor on 14<sup>th</sup> October 2022 to examine the proposed development site and its environs.
- 1.4 The proposed development site is located in a pasture field to the southeast of Cefn Bryntalch Hall. The field was created circa 1870 when the nearby Hall was built and the surrounding area landscaped to create formal gardens and parkland. This particular field fell within the parkland and two tree-planted mounds survive as evidence of the landscaping work undertaken. The 1870s access drive to the Hall defines the northern edge of the field and a parkland hedgerow forms the southeastern boundary, separating the field from the road along that side. Two houses have been constructed in modern times at the southern end of the field with a further to the south of those.
- 1.5 A minor rural road runs outside and parallel to the southeastern boundary of the field. This road was built when the parkland was created in the early 1870s in order to move the original road along the valley further away from Cefn Bryntalch Hall and to create more room for the parkland. The original road line passed further to the northwest and is still just visible as a linear earthwork within the field where there proposed development would occur.
- 1.6 The underlying geology is made up of Silurian sedimentary rocks, deposited in deep seas between 423 and 433 million years ago. The soils here are categorised as *Freely draining slightly acid loamy soils* on the LandIS soil map (Cranfield University, 2019). Soils of this type are of low fertility and typically associated with neutral and acid pastures and deciduous woodlands.

**Heritage Impact Assessment**  
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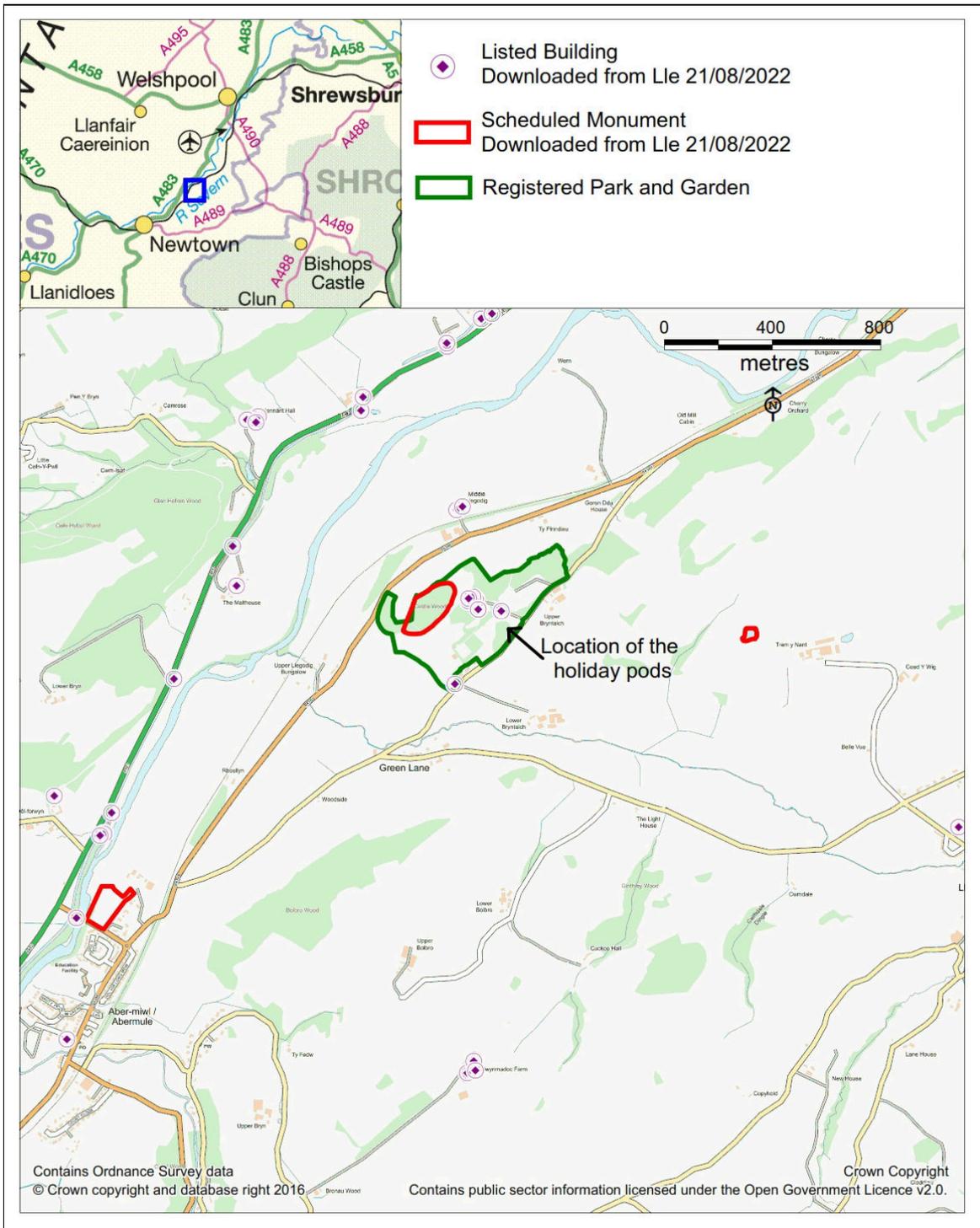


Figure 1: Location of the proposed development and the designated historic assets close by

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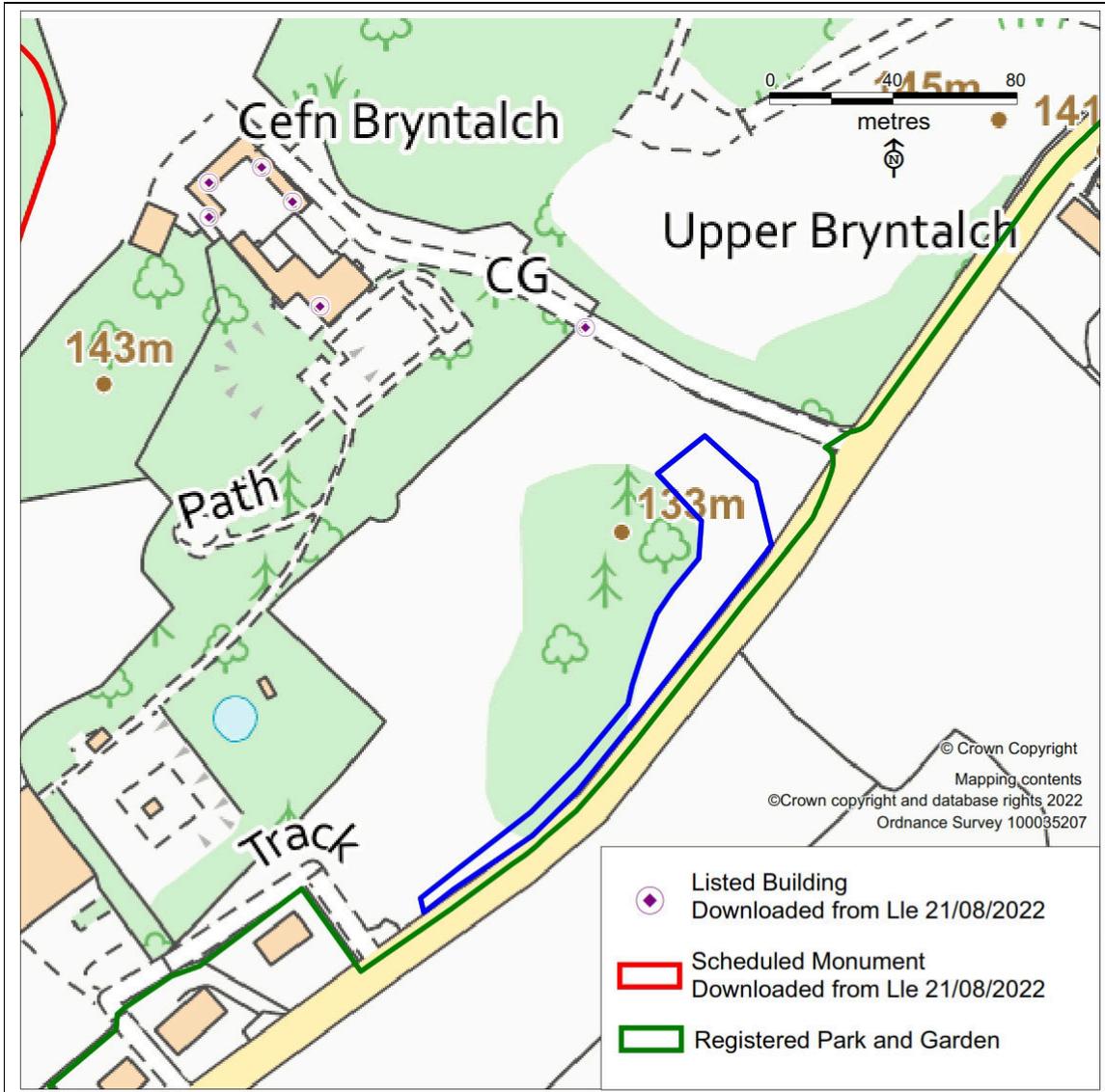


Figure 2: Approximate area of the main elements of the proposed holiday pods, excluding the below ground elements for the sewage treatment package

## **2. Methodology**

2.1 The process outlined in "*Heritage Impact Assessment in Wales*" has been followed (Cadw, 2017a). This process applies to Conservation Areas as well as individual historic assets and has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.2 In addition, Cadw's guidance "*Managing Conservation Areas in Wales*" (Cadw, 2017c) has been used to inform this assessment.

2.3 Levels of impact are recorded using the terms None, Very Low, Low, Medium, High or Very High. An impact can be negative or positive.

2.3.1 Where impacts have equivalent positive and negative values, the term Neutral is used.

### **3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary***

3.1 The proposed development would consist of three pods and an associated parking area. The pods would each be 9.05 metres in length, by 6.55 metres wide and 3.02 metres high. A small car parking area would be included in the development with access through a new entrance point off the minor road to the southeast. A sewage packet treatment works would be installed, connected to the three pods, with an associated drainage field.

3.2 The development is intended to diversify an existing farm business, making use of a limited area of pastureland for alternative use.

#### **4. Heritage Impact Assessment Stage 2: *Understand the significance of designated historic assets.***

##### **4.1 Evidential & Historical Value**

4.1.1 The proposed development site falls within the Registered Historic Park & Garden of Cefn Bryntalch Hall. The Hall still stands some 100 metres to the northwest of the proposed development.

4.1.2 Cefn Bryntalch Hall was built from 1868 onwards to the design of the architect G.F. Bodley. It was built for the lawyer and magistrate Richard Edward Jones, whose family had made a considerable fortune in the flannel and drapery industry. The house was built at a considerable expense on a greenfield site. It is not clear why this site was selected, although the fact that a Richard Jones owned neighbouring Bryntalch Farm at the time of the parish tithe survey in 1839 may be significant and he may be related to R.E. Jones. It may also be relevant that R.E. Jones' wife's family had their home at Pennant Hall, Berriew, which stands on the opposite side of the Severn valley.

4.1.3 As well as mansion itself, an extensive range of outbuildings was constructed to the northwest side of the house. These include a number of listed buildings;

18508	The Grooms House, Cefn Bryntalch
18509	Cartshed, Cefn Bryntalch
18510	North range to Courtyard, Cefn Bryntalch
18511	Coach-house and stables, Cefn Bryntalch
18512	Garden Wall and Gateway, Cefn Bryntalch

4.1.4 A formal garden was laid out around the mansion, to the design of the noted landscape architect Phillip Webb. Surrounding the mansion and garden was an area of parkland, which included fields and woodland. A kitchen garden was also created to the southwest of the mansion, near which was the estate cottage known as Bryntalch Villa, which was the estate gardner's house and was connected to the kitchen garden by a footpath.

4.1.5 Some confusion seems to have arisen in the designation of the park and garden relating to the configuration of the access drive to the house. It has been suggested that the original carriage drive ran along the northern edge of the parkland field to the southeast of the lawns, with Bryntalch Villa serving as a lodge at its southwestern end. The line of a roadway is still visible as a linear earthwork feature within this field. However, this disused roadway is clearly the line of the old road shown on the parish tithe map which ran between Abermule and Upper Bryntalch farm. When Cefn Bryntalch

Hall was built, R.E. Jones is said to have spent £20,000 on the new drive (Davies, 2008, 147). The evidence of the 1885 1:10560 Ordnance Survey map shows that this money must have largely been spent on moving the parish road further to the southeast (the present road) to increase the distance between the house and the road and create more space for the parkland to the southeast of the gardens and house. The 1885 Ordnance Survey map shows that the existing drive connecting the house to the public road was already in place, little over a decade after the house was built. The 1885 Ordnance Survey map shows that a footpath ran from the house to the kitchen garden, which was located a short distance to the north. There is therefore no reason to believe that the existing drive is the original access point into the property.

- 4.1.6 The mansion is situated on high ground, but mixed woodlands were quickly established across the surrounding landscape to provide shelter and privacy for the house and its gardens. The façade of the mansion faces the southeast, where the main lawn is still seen in front of the house. A single field of parkland to the southeast is separated from the lawns and gardens by a strip of woodland, but in this field two natural mounds were enhanced and a variety of trees were planted across them. It is possible that this area of parkland was originally a feature in views from the front of the house, but the growth of the intervening trees has now largely blocked views in this direction.
- 4.1.7 The Cefn Bryntalch Mound & Bailey Castle (Scheduled Monument MG014) stands within the park woodlands some 100 metres to the northwest of the mansion. This impressive medieval earthwork castle is now largely hidden within Castle Woods, situated on a low hill to the eastern side of the floodplain of the River Severn. There would be no impact from the development and
- 4.1.8 Relatively little has changed to the setting of Cefn Bryntalch Hall since it was constructed. One of the most important changes has been the maturing of the woodlands surrounding the house and garden. Originally, the house is likely to have been much more visible and to have had better views to the southeast, but the growth of the woodlands within the parkland has made the property much more secluded and the house is not visible from the road to the southeast. Other changes include the decay of the kitchen garden, to the southwest of the house, which is no longer used as a garden.
- 4.1.9 The parkland is no longer wholly owned by Cefn Bryntalch. The proposed development would be located in a field to the southeast of the mansion which formed a part of the parkland and is now in

separate ownership. Furthermore, two modern houses have been built in the southwest end of this field with a further house built between them and Bryntalch Villa. Modern agricultural sheds have been built behind these modern houses, adjacent to the southwest end of the former kitchen garden.

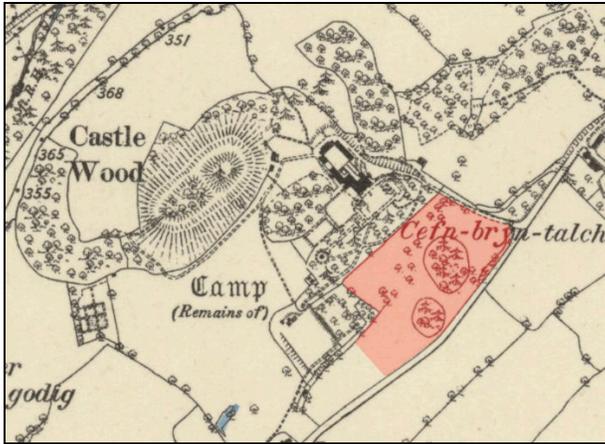
- 4.1.10 The historical value of Cefn Bryntalch Hall and its associated Registered Park & Garden is Very High in view of the links to the architect G.F. Bodley and the prominent landscape architect Phillip Webb, as well as its link to R.E. Jones, who was prominent in the civic life of late Victorian and Edwardian Montgomeryshire. A further link of importance is with to the composer Phillip Warlock, who was a grandson of R.E. Jones and spent significant parts of his life at Cefn Bryntalch.



*Figure 3: An excerpt of the 1817 OS Original Surveyors Drawings showing the approximate site of the proposed development (ringed in red). At this early date the mansion of Cefn Bryntalch and its associated parkland had not come into existence.*



*Figure 4: An excerpt of the Llandysul parish tithe map dating to 1839, showing the approximate area of the proposed development (ringed in red). This map shows clearly how the original road line was to the northwest of the development site but was moved to the southeast when the parkland was created. The line of the original road still survives in the parkland as a linear earthwork.*



*Figure 5: An excerpt from the 1885 1:10560 scale Ordnance Survey map shows that the mansion of Cefn Bryntalch had been built, set within a newly-created garden and parkland. The approximate area of the parkland field within which the proposed development would occur is shaded in red.*

## **4.2 Aesthetic Value**

- 4.2.1 The aesthetic value of Cefn Bryntalch Hall is Very High due to its association with the architect G.F. Bodley and the landscape architect Phillip Webb. The mansion remains in use and relatively intact today.
- 4.2.2 The aesthetic value of Cefn Bryntalch Park & Garden is High as it was designed by landscape architect Phillip Webb. The passage of a century and a half since the gardens and parkland were created means that they are no longer pristine. The formal gardens and kitchen garden have not been maintained as they would have been originally. The parkland and its woodland have matured and changed, but are still recognisable and make a continued contribution to the character of the local landscape.

## **4.3 Communal Value**

- 4.3.1 The communal value of Cefn Bryntalch Hall is Very Low as it is privately owned and not accessible to the public.
- 4.3.2 The communal value of Cefn Bryntalch Park and Garden is Low as it is privately owned and not accessible to the public, although there are partial views from the road to the southeast.

**5. Heritage Impact Assessment Stage 3:** *Assess the impact of the proposals on designated historic assets.*

5.1 The landscape of the proposed development site is that of a late-19<sup>th</sup> century parkland close to the formal garden area and mansion of the mid-Victorian Cefn Bryntalch Hall. There are other designated historic assets near by but all are shielded from view by topography and trees.

**5.2 Cefn Bryntalch Hall (Listed Building 7714) (see Appendix C)**

5.2.1 The proposed development would be located within a parkland field to the southeast of the mansion, which falls within the historic and modern setting of the mansion. This field is now largely screened from view from the direction of the mansion by mature parkland and garden trees. A partial view from the mansion into the field is possible at present.

5.2.2 The three proposed holiday pods would be located at the northeastern corner of the parkland field, screened from any view from the direction of the mansion by garden and parkland trees. They would not impact on the listed building or its significance or setting.

**5.3 Cefn Bryntalch Park & Garden (Registered Historic Park & Garden - PGW(Po)29(POW)) (see Appendix C)**

5.3.1 The proposed development would be located within the registered historic parkland of Cefn Bryntalch. It would be a well-screened development contained within part of a field of approximately 1.7 hectares of the Registered Park & Garden, which itself extends over an area of some 17 hectares. In terms of scale the impact would be Low Negative.

5.3.2 The proposed development would not result in any disturbance or removal of the parkland tree stands. All existing features would be protected during construction and afterwards as stated in the proposed landscaping plan.

*"Prior to the commencement of any development works, all Tree Protection Zones will be put in place in order to define the construction areas and protect all existing trees. The Tree Protection Zones will be marked with 'high vis' tape and posts defining a 3m boundary surrounding all existing trees on site. During the entire construction period, no construction vehicles or materials will be permitted to be stored within any of the defined Tree Protection Zones."*

5.3.3 The proposed development would see the removal of a short section of the southeastern field boundary to create a new access point and the relocation of the hedgeline either side of the access to create a

splay and meet the highway access requirements of 59 metres in either direction from the entrance. This would see a 55-metre section of the hedge line relocated.

5.3.4 The development would be located in an area of the parkland which is not highly visible from the adjacent road to the southeast. The road is lower than the level of the field and separated from it by a mature hedgerow which largely screens views into the field.

5.3.5 The proposed development is modest in scale and includes three small pods for use as holiday lets. Among the physical impacts on the historic environment would be the levelling of an appropriate area to site each of the pods. The levelled areas will be built up, rather than excavated, to minimise the physical impact.

5.3.6 Some groundwork would also be required for buried pipes to link the three pods to the sewage packet treatment installation and also to its associated drainage field downslope to the west. The pipes will be positioned to avoid the tree protection area and will be buried and the ground above re-turfed.

5.3.7 Further groundwork would also be required to create a new access track and parking area. This would require the removal of the turf and laying of suitable metalling.

5.3.8 The proposed development would be within the farmed landscape, alongside a rural road and would not be in a remote or wild situation.

5.3.9 Artificial lighting would be minimal and would not represent a significant change in a landscape where a pattern of scattered farms, houses and cottages is a characteristic feature.

5.3.10 The development would be expected to be in use for a generation but to be reversible if activity ceased.

5.3.11 The development would therefore not have a significant adverse impact on the Registered Park and Garden. The siting of the pods is such that they will not be visible in key views into the parkland from the road, or visible from the listed house.

**6. Heritage Impact Assessment Stage 4:** *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process.*

6.1 The reason that the proposed development would take place is to diversify an existing farm business.

6.2 The proposed development is designed to minimise impacts on the natural and historic environment. The lodges will be low-profile buildings and positioned to be as inconspicuous as possible in the landscape. Some screening planting will be undertaken to soften any possible views.

6.3 The development would be reversible in future and the land could revert to pasture. Most of the field within which the development would occur would still be used as pastureland.

## **7. Conclusion**

7.1 The proposed development would take place within part of a field which was created in the 1870s as part of a new, designed parkland associated with Cefn Bryntalch Hall. The field is no longer owned by the Hall but it is included within the Registered Historic Park & Garden.

7.2 The development will consist of three holiday pods, a new access gate into the field, a new access track and small car parking area as well as a sewage treatment packet and associated drainage field. Some screening tree planting is also proposed.

7.3 The Heritage Impact Assessment has considered potential impacts on both Cefn Bryntalch Hall and its Registered Historic Park & Garden. Other designated historic assets around the proposed development have no potential impact due to topography and tree cover.

7.4 In terms of physical impact, this relates to the groundworks for the pod bases, access gate, track and parking area, as well as the sewage treatment packet. All groundworks will be minimal and will be designed to avoid the tree protection areas surrounding the parkland tree stands.

7.5 Mitigations have been put in place to reduce other impacts, including visual impact and impacts on the setting of designated historic assets. This includes a redesign of the layout of the pods and the planting of trees to screen views of the pods from parts of the Registered Historic Park and Garden and Cefn Bryntalch Hall.

7.6 The development would be reversible and the land could be returned to pasture or parkland in the future.

7.7 The Heritage Impact Assessment therefore finds that the proposed development would have no impact on Cefn Bryntalch Hall as it is now situated out of view. There would be a Low impact on the Registered Historic Park & Garden as the development stands within it. There would be no loss of significance to either of the designated historic assets.

## **8. Bibliography**

Davies, R., 2008, "Peter Warlock in Montgomeryshire" in *Transactions of the Honourable Society of Cymmrodorion*, 14, p.144–161.

Cadw, 2011, *Conservation Principles*.

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

### **8.1 Map Sources**

Ordnance Survey map, 1817, 1 inch to 1 mile Newtown Sheet (198)

Ordnance Survey, 1885, First Edition 1:2500 Montgomeryshire Sheet XXXVII.NW

Parish Tithe Map of Llandysul, 1839

Parish Tithe Apportionment of Llandysul, 1839

### **8.2 Online Sources**

British Geological Survey <https://geologyviewer.bgs.ac.uk/>? (accessed 03/11/2022)

Côf Cymru - <https://cadw.gov.wales/advice-support/cof-cymru>  
accessed throughout the project

Cranfield Soil and Agrifood Institute (<http://landis.org/soilscapes>)  
accessed 03/11/2022

### **8.3 Aerial Photographs**

Photographs available on Google Earth from 2006 until 2022

### **8.4 Online sources**

Côf Cymru, <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Historic Wales, <https://historic-wales-rcahmw.hub.arcgis.com/>

British Newspaper Archive [www.britishnewspaperarchive.co.uk](http://www.britishnewspaperarchive.co.uk)

## **Appendix A: Photographs**

**Heritage Impact Assessment  
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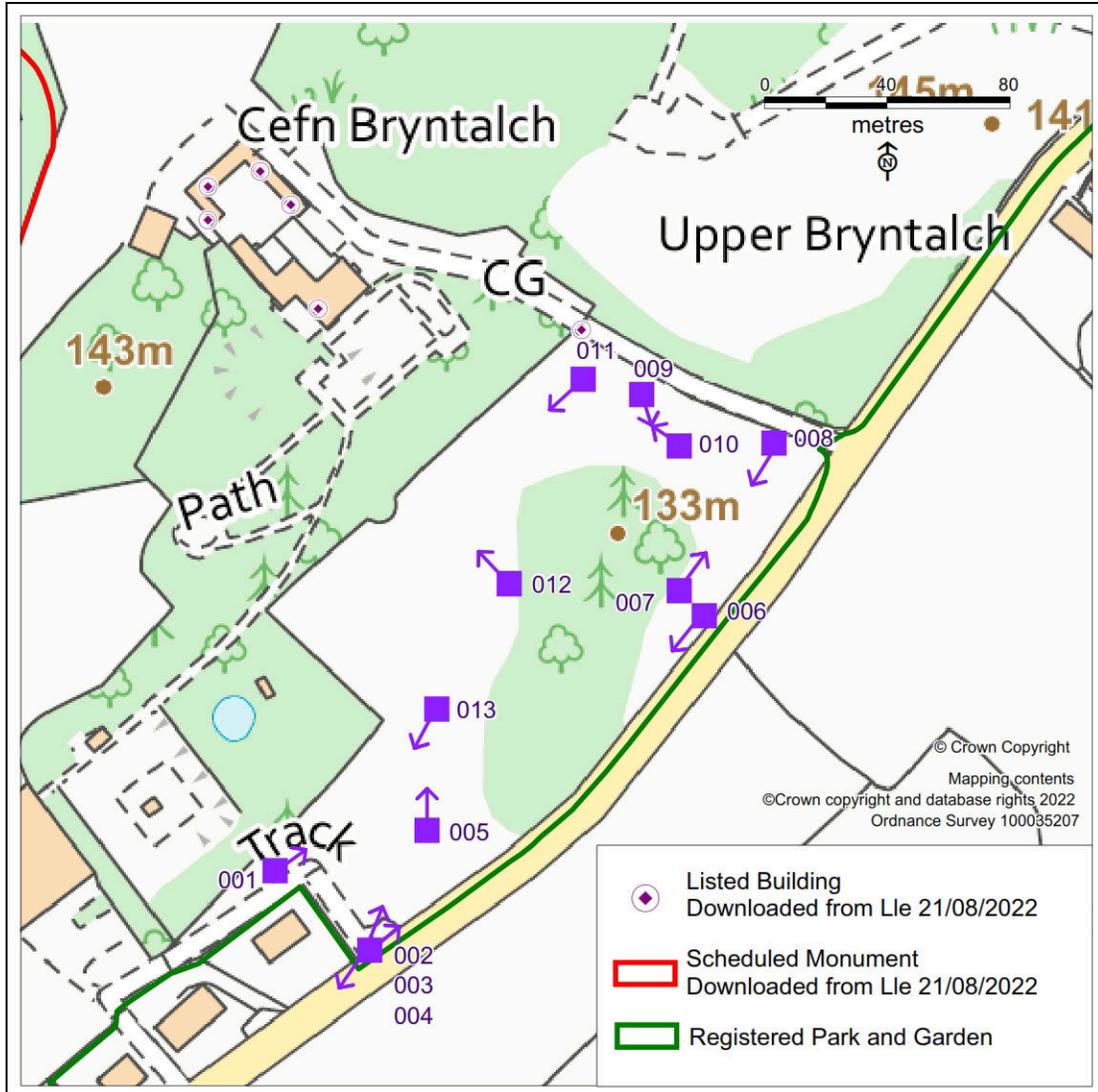


Figure 6: Location of photographs



*Plate 1: CBT2022\_001. A view towards the proposed development site from the southern boundary of the parkland field within which it would be located. The site of the three pods and the car park would be behind the tree stand at the centre of the photograph. Looking northeast.*



*Plate 2: CBT2022\_002. A view into the parkland field within which the proposed development would be located, looking from the current entrance from the road (the adjacent section of hedge would be moved back slightly to create a visibility spay. The track to the car park would run inside the hedge to the right. Looking north-northeast.*



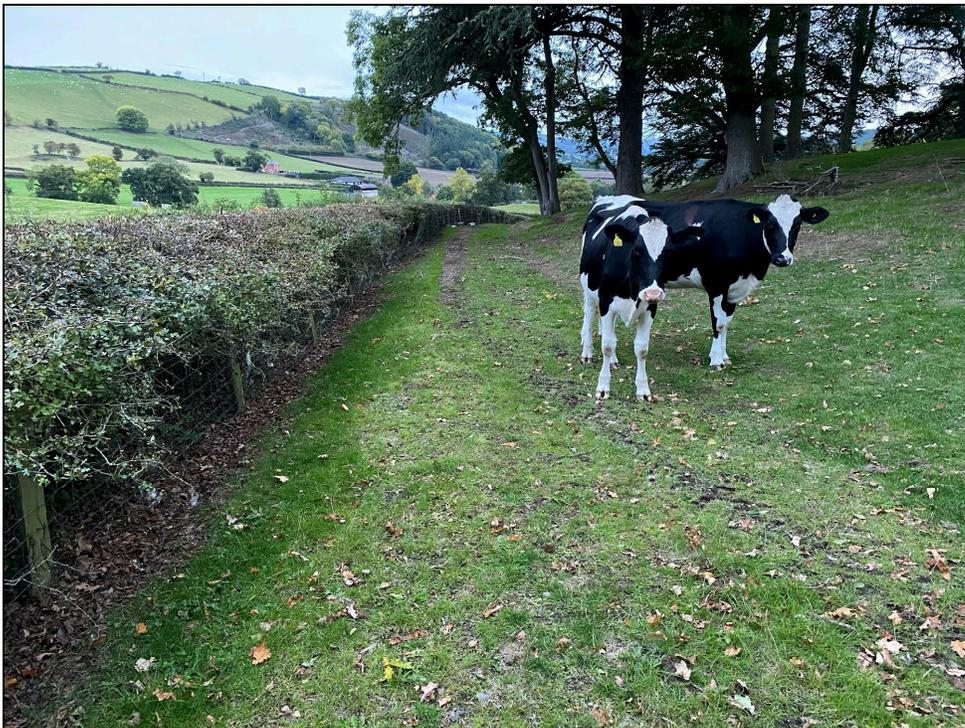
*Plate 3: CBT2022\_003. A view from the field entrance gate down the road to Abermule. The frontages of the modern houses are seen to the right edge of the image. Looking southwest.*



*Plate 4: CBT2022\_004. A view from the present field entrance gate along the road towards Upper Bryntalch Farm. The boundary hedge to the left would be partially removed to create a new access point, either side of which the hedge would be moved back from the road to open a wider splay to improve visibility in either direction. Note that the hedge is not set on a bank. Looking northeast.*



*Plate 5: CBT2022\_005. A view from the area to the south of the proposed development which shows that Cefn Bryntalch Hall is screened by mature trees from the area of the entrance and proposed access drive. The drainage field associated with the development would be buried to the left of centre in this photograph. Looking north.*



*Plate 6: CBT2022\_006. A view along the line of the proposed access drive, which will run between the boundary hedge and the protected trees to the right. Pod 1 would be located to the right side of the image. Looking southwest.*



*Plate 7: CBT2022\_007. A view towards the upper, northeast corner of the proposed development site, from the site of Pod 1. Pod 2 would be located to the left of centre and the car parking area between Pods 1 and 2. Looking north-northeast.*



*Plate 8: CBT2022\_008. A view towards the site of Pods 1 & 2 and the proposed car park, which will be located in the area of the container currently stored in the field (which will be removed). Looking south-southwest.*



*Plate 9: CBT2022\_009. A view towards the proposed site of Pod 3 which would be to the right of centre, in front of the trees. Looking south-southeast.*



*Plate 10: CBT2022\_010. A view of the upper, northwest corner of the field from the site of Pod 3. The access drive to Cefn Bryntalch is seen to the right. Some screening trees will be planted in this area to screen views from the drive. Looking northwest.*



*Plate 11: CBT2022\_011. A view of the western side of the field. The original parish road is visible as a linear depression in the field (barely seen in the centre of the image). In the 1880s scattered trees grew in this area, possibly remnants of hedges along the old road. Looking southwest.*



*Plate 12: CBT2022\_012. A view from the proposed site of the sewage treatment packet. Cefn Bryntalch Hall is partially visible but would not experience any impact from the buried sewage treatment packet. The former roadline runs left to right through the dip in the middle distance. Trees originally grew either side of the former road. Looking northwest.*



*Plate 13: CBT2022\_013. A view of the southern end of the field, showing trees planted along the boundary to screen views of the modern houses beyond. These houses were built in the field by the early 21<sup>st</sup> century. Looking southwest.*