Llansantffraed Conservation Area

Appraisal and Management Plan
Consultation Version

November 2026



Cyngor Sir
CEREDIGION
County Council

Cover image courtesy of Heneb

Contents

Part 1: Conservation Area Appraisal

1. Introduction 6
2. Legislation, Planning Policy and Guidance 9
3. Definition of Special Architectural and Historic Interest 13
4. Physical Context 20
5. Historical Development 27
6. Historic Mapping 36
7. Spatial Analysis 40
8. Architectural Character 54
9. Designated Historic Assets 60
10. Undesignated Historical Assets 63
11. Historical Associations and Traditions 64
12. Hidden Histories 66
13. Biodiversity 71
14. SWOT Analysis 74

Part 2: Conservation Area Management Plan

15. Introduction 76
16. Supplementary Planning Guidance 77
17. Boundary Review 79
18. Article 4 Directions 82
19. Local Listing 85
20. Planning Enforcement 88
21. Scheduling 90
22. Education, Interpretation and Celebration 93

23. Monitoring and Review 95

Part 3: References and Appendices

24. Appendices 98

25. References 99



Part 1: Conservation Area Appraisal

1. Introduction

1.1. Conservation Areas

1.1.1. Conservation areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These areas can range from historic town centres to distinctive residential districts, industrial heritage sites and even parks and canals.

1.1.2. The concept of conservation areas was introduced through the Civic Amenities Act 1967. This legislation marked a pivotal moment in heritage protection, shifting the focus from safeguarding individual structures to preserving the broader historic environment as the legislation sought to protect not just individual buildings, but the collective heritage and character of a place.

1.1.3. Responsibility for designating conservation areas lies primarily with Local Planning Authorities (LPAs), who identify and assess areas of special interest within their jurisdiction. These designations help to ensure that any new development or changes within the area are carefully managed to maintain its unique character.

1.1.4. To assist with managing change carefully, there are a number of special controls afforded to conservation areas. These include controls around demolishing buildings and the cutting down, topping and lopping of trees.

1.2. Llansantffraed Conservation Area

1.2.1. The Llansantffraed Conservation Area was formally designated by members of Ceredigion County Council's Planning and Development Committee on the 17 November 1993 due to the area's historic significance.

1.2.2. The Llansantffraed Conservation Area covers an area of approximately 29ha primarily between the Afon Peris and Afon Cledan. This area encompasses the historic core of Llansantffraed and the rare medieval open field system known

locally as the 'Slangs of Morfa Esgob'. The conservation area does extend slightly north of the Afon Peris to include the Church of St. Ffraed, a Grade II* listed building.

1.2.3. The boundaries of the conservation area have not been amended since its designation in 1993. The full extent of the conservation area can be seen on the map provided in Figure 1.

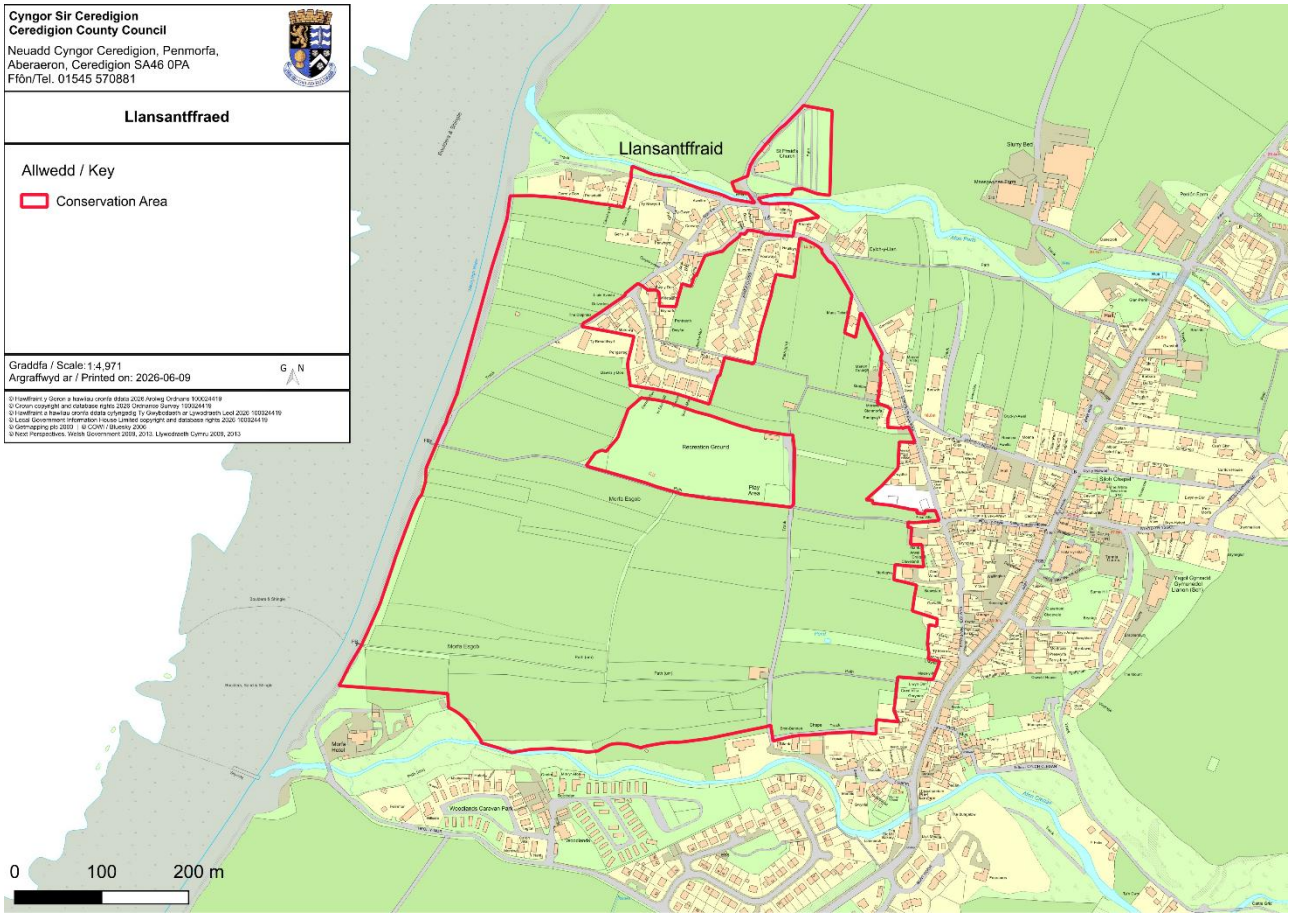
1.3. Purpose

1.3.1. Ceredigion County Council, in its role as the LPA, is required from time to time, to review any conservation areas in the County and formulate proposals for their preservation and enhancement.

1.3.2. Conservation area appraisals are considered the foundation for any proposals for preservation and enhancement as they highlight the special interest of an area and identify opportunities and priorities. This then provides a basis for a more detailed management plan which can address the matters raised in the appraisal by setting out realistic management proposals.

1.3.3. The purpose of this report therefore is to provide an assessment of the existing Llansantffraed Conservation Area. This Appraisal will seek to articulate what makes the area special, providing a shared understanding of its character and importance, in order to guide decision making and future management.

Figure 1: Map of the Llansantffraed Conservation Area



2. Legislation, Planning Policy and Guidance

2.1. Well-being of Future Generations (Wales) Act 2015

2.1.1. The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies to improve the economic, social, environmental and cultural well-being of Wales in accordance with the sustainable development principle that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.1.2. It is widely recognised that the historic environment can have a positive impact on people and communities and can contribute towards a better quality of life and improved well-being. If the historic environment is going to continue to deliver its rich benefits to communities, there is a need to identify what is significant about it and manage change in a sensitive and sustainable way.

2.2. Historic Environment (Wales) Act 2023

2.2.1. The Historic Environment (Wales) Act 2023 received royal assent on the 14th of June 2023 and came into force in the latter part of 2024. The Act brought all existing legislation concerning the historic environment together into one bilingual act without affecting existing levels of protection or duties.

2.2.2. Section 158 of the Historic Environment (Wales) Act 2023 requires LPAs to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate these as ‘conservation areas’.

2.2.3. Section 159 of the Act places a duty on LPAs to formulate and publish proposals for the preservation and enhancement of these conservation areas from time to time. The Act also requires LPAs to give special regard to the desirability of preserving or enhancing a conservation area when exercising planning functions.

2.3. Planning Policy Wales: Edition 12

2.3.1. Planning Policy Wales (PPW) sets out the land use and planning policies of the Welsh Government and establishes the key principles for the planning system in Wales. Development plans apply these principles to their respective areas. These principles also form a material consideration when determining planning applications.

2.3.2. Planning Policy Wales seeks to ensure the planning system creates sustainable places and improves the well-being of communities by adopting a placemaking approach. This is a holistic approach to the planning and design of development and spaces, focused on positive outcomes.

2.3.3. Policy on the historic environment is contained within Chapter 6 of PPW 12. It sets out that LPAs are to exercise a general presumption in favour of the preservation or enhancement of the character of a conservation area and/or its setting when considering development proposals.

2.4. Technical Advice Note 24: The Historic Environment

2.4.1. Technical Advice Notes (TANs) supplement PPW and provide detailed planning advice on specific topics. They are taken into account by planning authorities when preparing development plans and determining planning applications.

2.4.2. Technical Advice Note 24: The Historic Environment (TAN 24) provides guidance on how to consider the historic environment in development plan preparation and decision making on planning applications. It provides guidance on matters such as world heritage sites, scheduled monuments, listed buildings and conservation areas amongst other matters.

2.4.3. Technical Advice Note 24 identifies conservation area appraisals as the foundation for any proposals for the preservation and enhancement of conservation areas. It sets out that they should provide a detailed picture of the

special interest of an area and identify opportunities and priorities for action which can provide the basis for a more detailed management plan.

2.5. Conservation Principles for the Sustainable Management of the Historic Environment in Wales

2.5.1. Conservation Principles for the Sustainable Management of the Historic Environment in Wales has been prepared by Cadw to ensure any change to historic assets is managed carefully, is of high quality, and done sensitively. To help do this, the document sets out six guiding principles for the conservation of the historic environment. These are:

- Historic assets will be managed to sustain their values
- Understanding the significance of historic assets is vital
- The historic environment is a shared resource
- Everyone will be able to participate in sustaining the historic environment
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential.

2.6. Managing Conservation Areas in Wales

2.6.1. Managing Conservation Areas in Wales is one in a series of best practice guidance documents prepared by Cadw to complement the legislative framework and associated planning policy and guidance concerning the sustainable management of the historic environment.

2.6.2. The document identifies key aspects of good practice for the designation and appraisal of conservation areas, including the participation of stakeholders and the development of local policies for positive management and enhancement so that their character and appearance are preserved and enhanced.

2.7. Ceredigion Local Development Plan 2007-2022

2.7.1. The Ceredigion Local Development Plan 2007-2022 (LDP) sets out policies and proposals for development and land use in Ceredigion for the 15-year period up to the 31 March 2022. Whilst the Ceredigion LDP has reached its plan end date, it will remain part of the statutory development plan until a Replacement LDP is adopted.

2.7.2. Applications for planning permission must be determined in accordance with the policies contained within the Ceredigion LDP and Future Wales: The National Plan 2040, unless material considerations indicate otherwise.

2.7.3. Policy DM07 of the Ceredigion LDP sets out the LPA's policy position in relation to conservation areas. The policy requires development within a conservation area to demonstrate that regard has been had to the relevant conservation area appraisal, where available, and national guidance.

2.8. Built Environment and Design Supplementary Planning Guidance

2.8.1. The Built Environment and Design Supplementary Planning Guidance (SPG) is one of several guidance documents prepared by Ceredigion County Council to help interpret and implement the LDP's policies and proposals.

2.8.2. The Built Environment and Design SPG aims to provide guidance on the issues that need to be considered when developing various buildings. Its content therefore has relevance to proposals relating to or affecting the historic environment.

3. Definition of Special Architectural and Historic Interest

3.1. Heritage Values

3.1.1. Cadw's (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales sets out four component values which need to be considered in order to assess the significance of an historic asset. These are:

- **Evidential value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.

- **Historical value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.

- **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.

- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

3.1.2. The following sections draw on these heritage values and provide a summary of the state of the Llansantffraed Conservation Area at the current time in order to identify the special interest of the area.

3.2. Evidential Value

3.2.1. The Llansantffraed Conservation Area contains remarkable evidence of a medieval open-field system known as 'Morfa Esgob'. Its distinctive pattern of long, rectangular cultivation strips (also referred to as 'slangs' or 'lleiniau') provides tangible evidence of historic land-use patterns and agricultural practices. The significance of Morfa Esgob is heightened by the rarity of surviving open-field systems in mainland Wales, with comparable examples including The Hugden and Whitehall Down at Laugharne, Carmarthenshire, and The Vile at Rhossili, Gower. This rarity, together with the legibility of the surviving field pattern, gives Morfa Esgob considerable evidential value and makes an important contribution to understanding historic agricultural practices and land ownership and organisation. As Jones (1985) observes:

> *"Nowhere in Wales is it possible to gain a better impression of the form and pattern of Welsh medieval settlement than in the area known as Morfa Esgob".*[1]

3.2.2. Within the conservation area, and throughout Llansantffraed and Llanon, further examples of strip fields, balks, boundary walls and associated traditional Welsh vernacular cottages can be found. These features, alongside remains of fishing traps and lime kilns to the west and north of the conservation area respectively, demonstrate the ancient agricultural and maritime origins of the settlement.

3.2.3. The built form of the conservation area comprises primarily of vernacular cottages but occasional examples of other architectural styles, such as Georgian, do exist. Outside the conservation area, architectural styles become more varied with the built form ranging from the 16th century Neaudd to early

[1] G.R.J Jones, 'Forms and patterns of Medieval settlement in Welsh Wales' in *Medieval Villages: A review of Current Work*, eds Della Hooke, (Oxford,1985).

19th century cottages, Georgian style houses, terraces and Victorian villas. These all-display examples of architectural details, building materials, styles, techniques and fashions relevant to their respective periods and the skills of the local people who developed, and lived in, the area.

3.2.4. The extensive historical documentation and archival holdings belonging to Llansantffraed History Society, Ceredigion County Council Archives, Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), The National Library of Wales, Heneb and Cadw provide a valuable resource to support future research into the area. It ought to be noted that they all stress the importance, uniqueness and rarity of the surviving medieval open field system and a wealth of evidence exists which demonstrates how the fields have changed and been used over time.

3.3. Historical Value

3.3.1. The medieval open-field system at Morfa Esgob is of significant historic value as it provides insight into historic land ownership and organisation, medieval farming practices, and the development of settlements and how they related spatially and economically to surrounding farmland.

3.3.2. The slangs themselves form only part of what was a medieval settlement with there once being 3 distinct medieval hamlets on the edge of Morfa Esgob located within the administrative unit known as Rhandir yr Esgob. Today these three hamlets have merged to form the villages of Llanon and Llansantffraed.

3.3.3. Except for some notable features such as the medieval church, the built form in the conservation area largely consists of 19th and 20th century buildings. This is testament to the growth of maritime and agricultural industries during this period which increased prosperity in West Wales. The evidence and documentation demonstrating the growth and decline of the maritime industry along the west coast of Wales is typical of the scenario of the region and adds depth to the significance of the area.

3.3.4. The wider Llansantffraed and Llanon area, however, has had a particularly strong maritime and agricultural connection throughout the ages. This is indicated by the Iron Age and medieval fish traps, post-medieval lime kilns and evidence of shipbuilding during the 18th and 19th centuries.

3.3.5. Shipbuilding constituted a major industry in Llansantffraed and Llanon with several shipbuilders and yards operating in the area. These include Henry Harries and William Davies and yards such as Aberlong, Pwll y Borthyn, Alltwyd, Abercledan/ Felin For, and Peris which provided employment to a considerable proportion of the local population. At its height, shipbuilding in the area was quite substantial relative to the size of the villages.

3.4. Aesthetic Value

3.4.1. Llansantffraed Conservation Area is visually quaint and attractive due to the survival of heritage assets such as the medieval Church, characterful stone cottages, Georgian fronted properties with decorative iron guttering and railings, stone boundary walls, narrow lanes, extensive foliage, and strip fields. Its coastal setting complements the area and provides a backdrop to the slangs.

3.4.2. The built form of the conservation area is characterised by the stonework and limewash apparent in the vernacular cottages and their boundary walls alongside a few Georgian style properties. This is in stark contrast to the dominance of Georgian, Victorian and Edwardian properties in neighbouring Llanon where some are finished in stone and others are rendered in a multitude of colours with more gothic and decorative features. The stonework and limewash, alongside the field patterns of Morfa Esgob, are extremely important to the character and appearance of the conservation area.

3.4.3. The narrow winding lanes of Heol-yr-Esgob give a secluded antiquated feel. This is also present in other areas beyond the conservation area boundary where earlier 19th century-built form persists, such as Heol Non and Stryd-y-Capel.

3.4.4. The footpaths and lanes that surround and cross Morfa Esgob, however, allow us to view the medieval open field system and the wide raging vistas of Cardigan Bay. These are regularly used and enjoyed by locals and visitors.

3.5. Communal Value

3.5.1. The existing conservation area primarily consists of Morfa Esgob, St. Ffraed's Church and residential properties along Heol-yr-Esgob. The area is therefore largely valued by the community for its leisure and agricultural use alongside its historic value.

3.5.2. To garner a greater understanding of the public's views of the conservation area, a public drop-in event was held in Llanon Village Hall on the 11 September 2024.

3.5.3. As no previous Conservation Area Appraisal or Management Plan existed for Llansantffraed, several materials were displayed to provide context. These included historical maps to highlight how the area had developed over time, a brief historical overview, and guidance on the purpose and implications of designating a conservation area.

3.5.4. Several activities took place to gauge the community's views. These included:

- A SWOT Analysis
- Mapping Exercise
- Slang Ownership Identification Exercise
- Red, Amber and Green Interactive Exercise

3.5.5. More than fifty people attended the drop-in session, and a good number of comments were received which have been used to inform this appraisal and management plan. The responses received primarily consisted of:

- General support for the process and appraisal work.

- Concern regarding housing development encroaching into slangs not located within the conservation area.
- Concern over the lack of greater protection for the slangs, such as scheduling.
- Concern regarding the lack of an existing appraisal and management plan.
- Concern over the visual and physical impacts of modern farming practices on the slangs.
- Support for greater planning enforcement measures.
- Requests for an extension to the conservation area boundary.
- Requests to include additional historic buildings throughout Llansantffraed and Llanon, such as the museum cottage to the south, in the conservation area.

3.5.6. This rate of engagement is extremely high for an area as small as Llansantffraed. It is clear from the written and verbal responses that the local community have immense pride in the area, its architecture and history and would like it to be preserved and enhanced.

3.6. Summary Description

Table 1: Summary of special architectural and historic interest.

Evidential Significance	Historical Significance	Aesthetic Significance	Communal Significance
High / Medium	High / Medium	Medium	High

3.6.1. Llansantffraed Conservation Area is primarily composed of the area known locally as Morfa Esgob. The historic significance of Morfa Esgob arises from the

existence of a medieval open field system consisting of strip fields or slangs which continue to be farmed today.

3.6.2. The existence of the medieval field system provides valuable insight into farming practices and land ownership in Mid Wales during the medieval period and the survival of such a system is extremely rare in Wales.

3.6.3. The conservation area's aesthetic value is derived from the traditional stone limewashed vernacular cottages that hug Heol-yr-Esgob and which have developed at the foot of the historic Grade II* listed church thought to be from the 12th or 13th century. This is complemented by the natural environment which has been evidently shaped by agricultural and maritime practices. There are examples of other architectural styles of note, including Georgian, in the conservation area, however these are more abundant in neighbouring Llanon.

3.6.4. The Area's features are strongly valued by the local community, especially the rare open field system, which many enjoy courtesy of the Public Rights of Way (PROW) which cross the fields. Many, however, express concerns over the threats posed by changing agricultural practices and new development occurring on the periphery of the conservation area.

4. Physical Context

4.1. Location and Setting

4.1.1. Llansantffraed is a historic coastal village in West Wales. Located in the county of Ceredigion, the village is situated approximately 5 miles north of the harbour town of Aberaeron and 12 miles south of the County's largest settlement Aberystwyth. Immediately to the east of Llansantffraed is the village of Llanon. Together, these settlements form the Llanon 'Rural Service Centre'.

4.1.2. Llansantffraed and Llanon are located on a flat coastal plain which is met on its southern boundary by the hills behind Morfa Uchaf Iron Age Enclosure. The inland areas to the east of Llanon rise sharply with Nebo, a village traditionally affiliated with Llansantffraed and Llanon, sitting on the plateau.

4.1.3. Hills to the east and south provide a pleasing green backdrop. Building on these slopes is minimal due to the steep terrain, which has meant that the setting of the conservation area has been protected.

4.1.4. The west of Llansantffraed is characterised by a sharp drop which leads to the expansive coastline. This is mostly shingle with some areas of sand. The coastline houses numerous Iron Age fish traps, which were in documented use until the 19th century, and lime kilns used for agriculture. There are recorded shipwrecks off the coast which are indicative of the area's shipbuilding past.

4.1.5. To the southeast of the conservation area, the existing development dates from the 19th century with the building of Capel Mawr and Chapel House in 1844 and other mid-19th century houses along Stryd-y-Capel.

4.1.6. To the east of the conservation area is the A487 along which the village of Llanon has developed. Here we see several rows of mid-19th century terraces on both sides, some of which are Georgian in architectural style and Grade II listed. Towards the northern end of the village, there are examples of earlier 19th century cottages, one displaying a traditional thatched roof. A pair of early 19th

century cottages are also present to the northeast as well as the southeast at Heol Non with the Museum and Ty'n Cwm. These are complemented by the Tudor Neuadd.

4.1.7. Areas to the east of the A487 were once farmed in a similar fashion to Morfa Esgob as demonstrated by remnants of strip fields which are still visible today.

4.1.8. The conservation area and its immediate setting have clearly been influenced by historic industrial practices. This is apparent from Parkinson who notes numerous medieval and post-medieval mills within and around the conservation area. These have been recorded in previous accounts including the Accounts of the Chamberlain of West Wales (1301), the Account of Walter de Pedetori (1277-1301) and the Hendrefelen Deeds (1629-1823). [2] [3]

4.2. Landscape

4.2.1. LANDMAP is a tool to help sustainable decision-making and natural resource planning at a range of levels from local to national whilst ensuring transparency in decision-making.

4.2.2. LANDMAP classifies landscapes from the unique perspective of 5 datasets. These 5 nationally consistent spatial datasets are:

- Geological Landscape
- Landscape Habitats
- Visual and Sensory

[2] Eric and Joyce, Doherty. 'Notes on Llanon / Llansantffraed', (2008).
[3] A.J. Parkinson, 'Mills in Cardiganshire.' *Melin*, vol.6, (1990).

A.J. Parkinson, 'Mills in Cardiganshire.' *Melin*, vol 7, (1991).

A.J. Parkinson, 'Vitruvian Mills in Cardiganshire.' *Melin*, vol.3 and 7, (1987).

Mike Ings, *Medieval and early Post-medieval Mills A threat related Assessment*. Dyfed Archaeological Trust, (2012-14).

- Historic Landscape
- Cultural Landscape Services

4.2.3. These landscape assessments are broad and cover a far wider expanse than the conservation area considered within this appraisal. The full extent of the LANDMAP Historic Landscape area which incorporates Llansantffraed is shown in Figure 2.

4.2.4. For the area covering Llansantffraed and Llanon, LANDMAP's historic landscape character statement reports:

'This area comprises the village of Llanon and the surviving part of the former open field system. It is a linear village, with most of the stone-built houses dating to the 19th century. There is some 20th and 21st century housing on the periphery. The former open fields are now much reduced in extent. Some of the baulks between the strips are still evident. The area currently contains 1 HER (Historic Environment Record), and 33 LBs (Listed Buildings), primarily relating to medieval and post medieval buildings'.

4.2.5. Its value has been evaluated as 'outstanding' with the following noted:

'A good example of a small historic nucleated settlement has remnants of an open field system attached - a unique feature in Ceredigion. Therefore, an outstanding value is appropriate, even though some elements are not in good condition.'

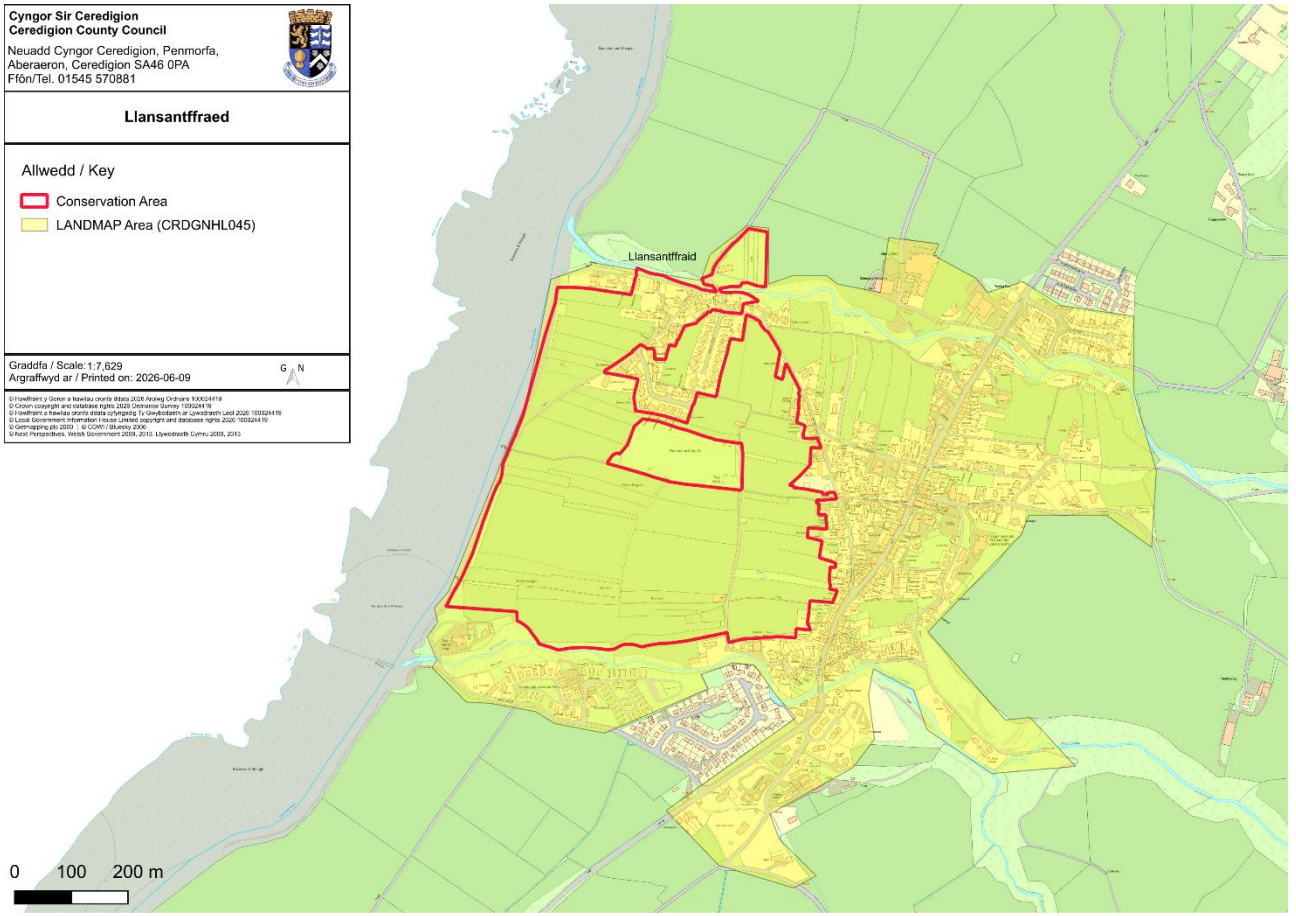
4.2.6. The key historic landscape characteristics noted for this area are:

- Important Historic Patterns:
  - Regular Fieldscapes
  - Other Fieldscapes
  - Non-nucleated Settlement

  - Designed Landscape

- Prevalent Traditional Boundary Types:
  - Hedgerow
  - Hedgebank
  - Earth/Turf Bank
  - Post & Wire Fence
- Nature of Archaeological Interest:
  - Buried-dry
  - Relict-Earthworks
  - Buildings & Structures
- Most Dominant Chronological Period:
  - Prehistoric
  - Medieval (to 1536)
  - Post-medieval (1536+)

Figure 2: Map of LANDMAP Area

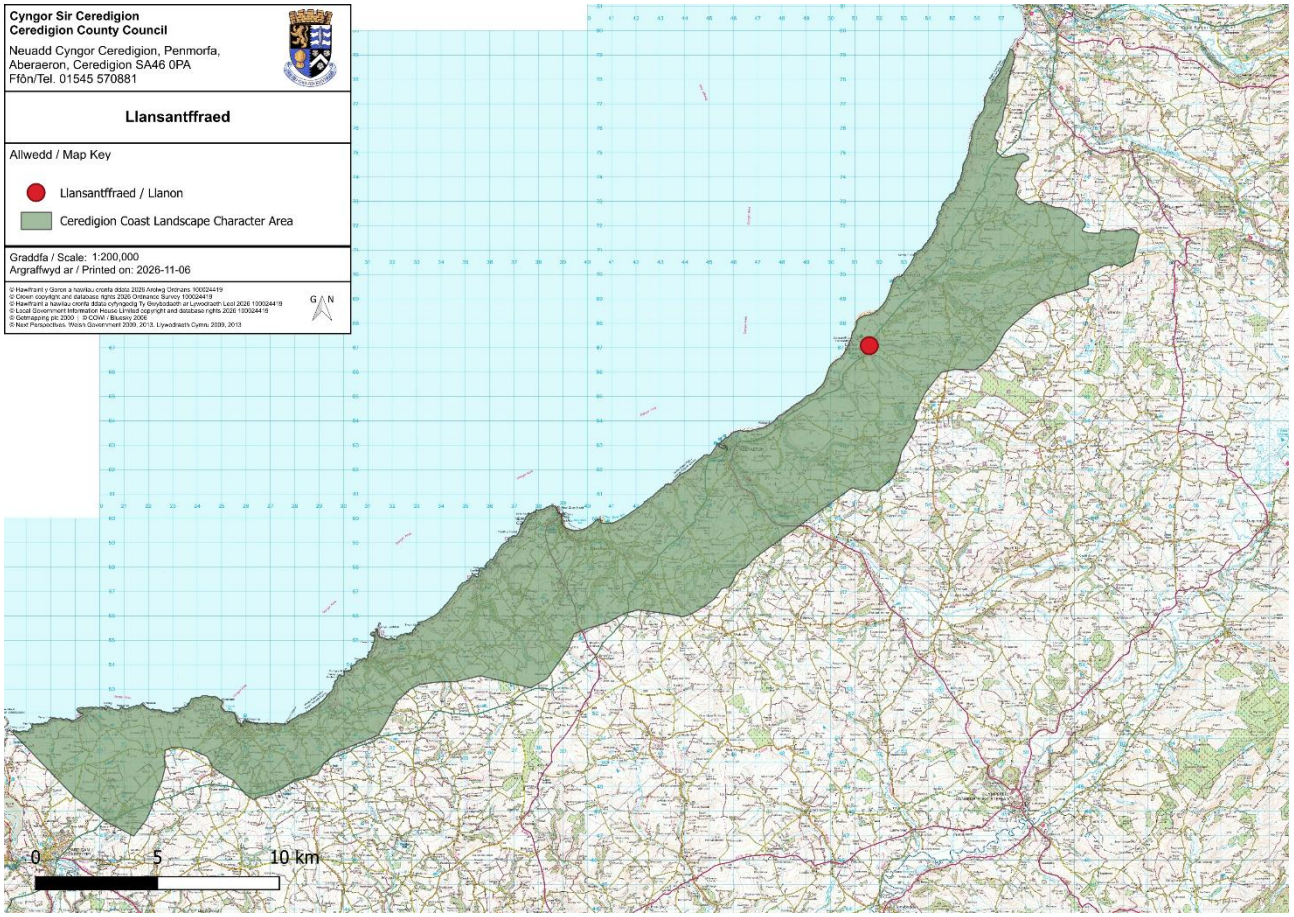


4.2.7. Natural Resources Wales (NRW) identifies Llansantffraed as being within the Ceredigion Coast National Landscape Character Area (NCLA). NLCAs are defined at a broad landscape scale throughout Wales. The descriptive profiles for the 48 individual character areas highlight what distinguishes one landscape from another, with reference to their regionally distinct natural, cultural and perceptual characteristics.

4.2.8. The Ceredigion Coast NCLA covers a large expanse and encompasses settlements including Llanrhystud, Llanon and Llansantffraed, Aberaeron, New Quay and Aberporth. The area's summary description notes that the area is of outstanding importance for its marine, intertidal and coastal habitats. It goes on to note the once busy environment of this coast in the 19th century, when many 'Cardis' earned their living from the sea and from shipbuilding, and when farmers depended on imported lime burnt in coastal kilns.[4]

[4] Landmap description: https://cdn.cyfoethnaturiol.cymru/682597/nlca24-ceredigion-coast-description.pdf?rmode=pad&v=1d35c901ca49330

Figure 3: Map of the Ceredigion Coast National Landscape Character Area



5. Historical Development

5.1. Overview

5.1.1. The origins of the area known as Llansantffraed are unknown. It is first mentioned in written accounts, albeit incorrectly, by Gerald of Wales in his *Itinerarium Cambriae* and echoed by John Leland's Itinerary 1535-1543.

5.1.2. Early church accounts mentioning Llansantffraed include: Taxatio Ecclesiastica 1231 and the Black Book of St Davids 1326, due to the presence of the sizeable church located here, as well as in the 14th century Chronicles of the Princes.[5]

5.1.3. Bronze age and Iron age archaeological remains have been found in and around Llansantffraed and Llanon with clear evidence of defended enclosures and cropmarks that suggest activity in both the pre–Iron Age as well as the Romano-British period.

5.1.4. In the medieval period, sources show that Llansantffraed was divided into 4 parts. The land known as Morfa Mawr to the south of the River Cledan was owned by the Cistercians of Strata Florida; Morfa Esgob between the Cledan and Peris was owned by the Bishops of St Davids; and the land north of the Peris was owned by the Knights Templars except for a small plot adjacent to the church which was the Vicars hamlet'.[6]

5.2. Prehistoric / Bronze / Iron Age (until Roman Period)

5.2.1. The natural topography of the parish of Llansantffraed does not lend itself to the protection of substantial Bronze, Iron Age or earlier archaeological artefacts.

[5] Jeff Denton, et al. 'Taxatio'. The Digital Humanities Institute, (Sheffield, 2014). https://www.dhi.ac.uk/taxatio/benkey?benkey=DA.CG.UA.03.

Black Book of St Davids, - National Library of Wales Archives and Manuscripts website. https://archives.library.wales/index.php/black-book-of-st-davids.

[6] Doherty, 'Notes on Llanon / Llansantffraed'.

Low lying coastal areas with good farming land often results in history being erased by later settlements and farming practices.[7].

5.2.2. There are prehistoric remains dated to this period, either within the wider Community of Llansantffraed or immediately outside of its boundaries. Numerous defended enclosures and cropmarks, noted by Dyfed Archaeology, CADW and RCAHMW, can be seen with examples including Troedyrhiw, Pant Wilog and Gaer Gilfach Hafel Iron Age defended enclosure earthwork. Larger forts are noted to the north and south. These exist alongside smaller artefactual finds.[8]

5.2.3. A Bronze Age Palstave (axe head) was recorded on Morfa Esgob with further archaeological finds recovered towards Morfa Mawr to the south. Iron Age fishing traps along this stretch of coastline have also been documented by RCAHMW.

5.2.4. There is no substantive proof of activity in the area of Morfa Esgob specifically at this time, although there is a good chance that this land was cultivated.

5.3. Romano – British

5.3.1. There is definitive evidence of Roman presence within Ceredigion as is highlighted by J.L and W.H Davies, but it is difficult to find evidence for this within the Llansantffraed area specifically.[9]

5.3.2. We know that a series of Roman forts running from the south of the County to the north were connected by the Sarn Helen Road network. This did not however traverse Llansantffraed, instead running through the hinterland of Trawscoed

[7] Doherty, 'Notes on Llanon / Llansantffraed'.
[8] Records can be found via the Coflein Maps from the RCAHMW website: https://coflein.gov.uk/en/map.
[9] J.L Davies, 'The Roman Period', in *Cardiganshire County History, Vol 1: From the Earliest Times to the Coming of the Normans'*, eds D.P Kirkby, J.L Davies, Ieuan Gwynedd Jones, (University of Wales Press, 2001),pp.276-317.

W.H. Davies, 'The Romans in Cardiganshire.' *Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 4, Nos 2, (1961), pp. 85-94.

and on to what is today Capel Seion and Capel Bangor before continuing north towards Pennal and Dolgellau.

5.3.3. It is documented by RCAHMW that Penlon Farm, located at the northern edge of the existing conservation area near to St. Ffraeds church, contains evidence of a cropmark dated to the Romano-British Period. Another example includes the Coed y Grip Defended Enclosure/Cropmark.

5.3.4. It is possible that there was a continuation of farming and agricultural practices in this area from previous early Iron Age settlements, and findspots have been identified surrounding St. Ffraeds Church that date from this period. However, there are no remains that suggest that a pre-medieval field system existed at Morfa Esgob.

5.4. Medieval

5.4.1. The Medieval Period saw the most obvious development of both Llansanffraed and Llanon. It is in this period when the land known as the slangs appears to be mentioned in source material such as the Black Book of St Davids, Taxatio Ecclesiastica and the Princes Chronicles. It is from this era that the earliest historical features of Llansantffraed survive, though as Austin and Bezant note in Cardiganshire County History, this documentary evidence is limited.[10]

5.5. Early Middle Ages 400 – 1000 AD

5.5.1. Just after the Romano/British period it is said that the mother of St. David, Non, grew up here with the village of Llanon being named after her. We are uncertain on the form of the open field system and if it indeed existed in this early period, but it is plausible that farming continued in the area from earlier periods albeit land ownership may have changed.

[10] David Austin, Jemma Bezant. 'The Medieval Landscapes of Cardiganshire' in *Cardiganshire County History Vol 2: Medieval and Early Modern Cardiganshire*, eds Geraint H. Jenkins et al., (University of Wales Press, 2019), p.1. - 'Documents are scarce even from ecclesiastical estates and what survives gives only fleeting insights into how things were done and under what conditions'.

5.5.2. On the point of ownership, Pierce suggests that 'Llan-non provides what he saw as a typical bond Settlement'.[11] A settlement where workers were tied to the land. However, there is debate over the extent of bond communities and how they fitted into early medieval Welsh society[12].

5.5.3. It is possible that an early church of Celtic origins stood where the later medieval St. Ffraed's church was built.

5.6. High Middle Ages 1000 – 1200 AD

5.6.1. Between 1000 and 1200 AD examples of written accounts of 'Llansanfrayde' and its church appear. Land at Llansantffraed was granted to the knights of St. John/Slebeche, Strata Florida and the See of St. Davids by Roger de Clare in 1158, latterly confirmed by Lord Rhys ap Gruffudd in the 13th century. It was evidently farmed in an open field system at this time. Landownership prior to this period is unknown, but as it was granted by Roger de Clare it can be inferred it was under Princely rule prior to this and managed in accordance with Hywel Dda's laws. It was during this period that the church was built but all that remains from this time is the font. It must be noted that the tower dates from the 14th century and the main church was rebuilt in 1839 by David Francis of Llanon.

5.7. Late Middle Ages 1200 – 1500 AD

5.7.1. From 1200 to 1500 AD there is a continuation of an open field system. The slangs are recorded as belonging to the see of St. Davids as gifted from Edward I in the 13th Century.[13] There are periods of disturbance, conquest and rebellion, with Ceredigion being a through route for wars in the north and south, alongside periods of plague and foreign war. It is feasible that organisation and ownership of land was influenced by English marcher lords with the nature of inheritance

[11] R.A Dodgeshon, 'Early society and economy', in *Cardiganshire County History, Vol 1: From the Earliest Times to the Coming of the Normans*, eds D.P Kirkby, J.L Davies, Ieuan Gwynedd Jones, (University of Wales Press, 2001).p.351.
[12] Dodgeshon, 'Early society and economy',p.351.

[13] For more on this see - Morgan, 'Agriculture.' pp. 35–64.

changing from distribution amongst heirs (gavelkind) to inheritance by the first son only (primogeniture). However, Morfa Esgob was still under Church control with land to the south at Morfa Mawr being a land holding (grange) of Strata Florida.[14] The Cistercians of Strata Florida may have built additional Fish Traps here, but no documentary evidence survives from Strata Florida detailing Llansantffraed.[15]

5.7.2. Throughout the high/late Middle Ages the land would have been worked by bondmen tied to the land. We are unsure when, why or how this became private secular ownership away from the church[16].

5.8. Post-medieval

5.8.1. The post-medieval period from the 16th to 18th centuries is dominated by the two major events that altered the course of the layout of agricultural land:

- The dissolution of the monasteries in 1536; and
- The beginning of Enclosure of open fields and common land.

5.8.2. The dissolution of the monasteries may have led to a drastic change in management and ownership of the area of slangs and adjoining land, although this may not have resulted in much change in actual farming methods or how the slangs looked. Strata Florida held land in this area and although Morfa Esgob was the property of the Bishop of St. Davids, dissolution could have resulted in nearby lands changing hands to private or crown ownership, promoting change. This issue of dissolution and its effects is discussed by Morgan as well as Austin and Bezant and is further supported by the Valour Ecclesiasticus 1535 and

[14] For more on Morfa Escob and church lands see Black Book of St Davids, - National Library of Wales Archives and Manuscripts website. https://archives.library.wales/index.php/black-book-of-st-davids.

[15] Doherty, 'Llanon/Llansantffraed'.
For more on land ownership see - Caroline Jones *and Frances Jones. Historic Cardiganshire Homes and their families*. (Pembrokeshire, 2000).

[16] Austin. Bezant. 'The Medieval Landscapes of Cardiganshire.' - 'We suggest that the dispensed farmscape of medieval and later Cardiganshire is one of deep antiquity and continuity' p.34.

Suppression Papers of 1540, though much material evidence has not survived. [17] [18]

5.8.3. It is the beginnings of Enclosure that ushered in the disappearance of medieval open fields, and this process helps explain the modern pattern of slang ownership and lack of comparable surviving sites across Wales and the UK.

5.8.4. The only structures other than the church, to be still in existence from the early post medieval period are the remains of the Neuadd in Llanon as detailed by Richard Suggett and referred to in the 1610 Will of David Griffith ap Ieuan of Llansaffraid'.[19] However this is outside of the existing conservation area, though archaeological evidence has demonstrated the existence of post medieval farmsteads and mills within the area.

5.9. 18th and 19th Centuries

5.9.1. It is during the 18th and 19th centuries in which we see a dramatic change in the identity and working practices in Llanon and Llansanffraed. This can be attributed partly to Enclosure, with 'Llanbadarn Trefeglwys, Llanrhystud Haminiog, Llansantffraed, and Cilcennin' being the first in the county to face the Enclosure Act of 1812. As well as to increased industrialisation, spurring further housing and the growth of different types of employment.[20]

5.9.2. During the Industrial Revolution the cottage wool, lime and shipbuilding industries became important across Ceredigion but particularly in this area. The

[17] Morgan, 'Agriculture.' pp. 35–64.
Austin. Bezant. 'The Medieval Landscapes of Cardiganshire.' p.24.
'One of the assumptions has been that the imposition of the grange overrode all previous tenancy arrangements and that , in some cases, it even led the evictions… in the case of Strata Florida the issue of granges is compounded by the dearth of contemporary medieval documents and our heavy reliance on early dissolution rentals for data on their extent and economic organisation'.
[18] Austin. Bezant. 'The Medieval Landscapes of Cardiganshire.' p24. - 'The Valour Ecclesiasticus of 1535 and the Suppression Papers of 1540 summarize the income from what by then were called granges'.
[19] Richard Suggett, 'Medieval Dwellings and Their Successors.' *Cardiganshire County History Vol 2: Medieval and Early Modern Cardiganshire*, eds Richard Suggett et al., (University of Wales Press, 2019), pp.111–74. - 'The plan type and detail suggest a building date in the earlier part of the 16thc' p.145.
[20] W.J. Lewis, 'A Disturbance on Llanrhystud Mountain', *Ceredigion*, Vol, IV, No.3 (1962) p.312.

diversification of local trade and industry may have enabled a lesser reliance on agriculture and could serve as a reason for the slangs survival down the centuries.

5.9.3. The increase in shipbuilding gave rise to a range of trades as well as education and schooling, including a Navigation School set up by Captain John Evans, Master Mariner. All of which has culminated in a strong maritime heritage that is reflected by the vernacular-built form of the area. Furthermore, the area's location and affinity with seafaring meant opportunity for emigration was possible with people leaving by ship in the 19th century for America during times of hardship.

5.9.4. Traditional vernacular cottages dating from this period have come to symbolise Llansantffraed's historic character and are grouped together along the road to Morfa Esgob and adjacent to St. Ffraeds church. It is these cottages that underpin the identity of the conservation area and characterise the area as a Welsh coastal fishing village and shipbuilding location.[21] Other Ty Unnos buildings can be seen outside the conservation area and dotted throughout Llanon, such as on the main road near the Afon Peris as well as that preserved by the Ceredigion Museum.

5.9.5. Development outside of the conservation area in the wider Llansantffraed and Llanon area intensified during the 19th century as is made apparent by the styles of built form that can be observed along Stryd y Eglwys and the main road.

5.9.6. The existence of a tollgate from 1770, made famous by the excise riots of 1816 and the Rebecca riots in 1844 in which it was destroyed, alongside subsequent

[21] For more on Shipbuilding see following and below - Harries family History 'The Shipyards', https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjBr4S9oI-QAxUia0EAHRbAIoYQFnoECBgQAQ&url=http%3A%2F%2Fharriesfamilyhistory.co.uk%2Fhistory.html&usg=AOvVaw1mqMe6e_wnINvltYv-U4Iw&opi=89978449.

And J. Geraint Jenkins, *Maritime Heritage: The Ships and Seamen of Southern Ceredigion* (Llandysul,1982).

J.G. Jenkins, *Welsh Ships and Sailing Men*. (Llanrwst, 2006).

improvements in road infrastructure, demonstrate the growth of industry such as lime production which was used in agriculture. Examples of this can be seen to the north of the conservation area where kilns, designated as Scheduled Ancient Monuments (SAMs), exist. The introduction of a toll gate and additional infrastructure and dwellings could demonstrate that these 19th century developments replaced earlier buildings in use for centuries prior.

5.9.7. In relation to Morfa Esgob, the Tithe Maps highlight that slangs were owned by private landowners such as William Davies esq of Allt-llwyd, Ann Davies, and Evan Evans at this time. There still existed an open field with few amalgamations that likely resembled its historical predecessor. Whilst it would be expected that large local estates such as Mynachty and Trawscoed would hold the majority of the slangs, and it is true that William Davies Esq of Allt-llwyd did hold lands here as the Return on Owners of Land 1873 and Tithe Maps highlight, there were a multitude of landowners. The Tithe Map also demonstrates that the land was mostly leased out to tenant farmers working the land. For more on land utilisation and occupations see Thomas' work.[22]

5.9.8. Documentary evidence of the layout of Morfa Esgob is strongest in the 19th century, with Tithe, Ordnance Survey and Estate maps and plans all aiding our understanding of the area's evolution. Additionally, D. Saunders Davies Esq's 1833 plans: 'A map of different slangs on Morfa-yr-Escob in the parish of Llan St Ffraed' and 'The property of William Davies Esq' mapped and surveyed by W.M Morgan and Davies 1825, provide us with a clearer picture of what the open field system looked like in this century, more so than any other previous period.

[22] Spencer Thomas, 'Land Occupation, Ownership, And Utilisation in the parish of Llansantffraid'. *Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 3, nos.2 , (1957), pp.124-155.

Spencer Thomas, 'The Enumerators' Returns as a source for a period Picture of the Parish of Llansantffraid 1841-1851'.*Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 4, nos. 1-4, (1963),pp.408-421.

5.10. 20th Century

5.10.1. During the 20th century, farming production methods and styles changed dramatically due to several factors such as the selling off of large tracts of land from estates in the 1930s, the need for increased food production during the world wars, and the widescale introduction of tractor power after the second world war.

5.10.2. Unlike other areas of the UK, changing farming methods such as modern tractor-based ploughing that may have removed medieval farming archaeological remains has not taken place on Morfa Esgob, a result of poor access. Additionally, ownership and amalgamation of fields was not the cause of major change to the slangs. It is housing growth since 1953, as highlighted by comparing the Ordnance Survey Maps below with the Tithe Map, that threatened the slangs.

5.10.3. The most obvious encroachment on remaining slangs happened during this period, with the development of the bungalows at James Close and the playing field south of Heol-Yr-Esgob. The modern map now deviates from that shown a century beforehand. However, despite changes to the villages of Llansantffraed and Llanon since the early 19th century, a section of the original slangs maintain their historical origins and features.

6. Historic Mapping

6.1. Overview

6.1.1. There are several key sources that identify Llansantffraed throughout the years. Despite evidence of Roman activity across Ceredigion as detailed by J.L Davies, no known mapping exists from the Roman period, aside from Ptolemy's Geographia which is not detailed or accurate enough to highlight Llansantffraed.[23]

6.1.2. It is important to note that clearer and more accurate mapping of Britain is only evident from the 16th Century onwards. Slightly earlier medieval mapping, including that produced by Gerald of Wales such as Totius Kambraie Mappa in the 13th century and Richard de Bello's 'The Gough Map' in the 14th century, are not so granular as to show Llansantffraed. This does not however date Llansanffraed's existence but does limit our ability to understand the settlements development over a longer historical period. Conversely, Rees's modern interpretation of 14th Century Wales is more detailed and notes Llansantffraed during this period.

6.1.3. Llansanffraed is indicated on the following historical maps:

- A 'Llansanfrayde' is shown on Saxton's map of 1579 but only pinpointed by the icon of a church.
- A 'Llansanfrayde' is shown on Speede's map of 1610 but only pinpointed by the icon of a church. It is recorded as siting within the hundred of 'Llanylar'.
- A 'Llansanfrayde' is shown on J. Blaeu's map of Cardiganshire 1648 but only pinpointed by the icon of a church.

[23] Davies, 'The Roman Period'. pp. 276-317.

- Thomas Taylor's 1718 'The Principality of Wales Exactly Described' pinpoints 'Llansanffraid' on the coastal road with two roads leading inland from it.

- Joseph Singer's 'Cardigan of 1803' highlights Llanon, the buildings along the main coastal road, and 'Llansanffraid'.

- The 1841 Welsh Tithe Maps and Apportionments, a result of the Tithe Commutation Act of 1836, provide the most detail on the settlement and allow us to make comparisons and observations on the patterns of settlement over the next century against source mapping such as the early Ordnance Survey Maps and their Land Use Maps series of 1925-1948.

- The 1886 Ordnance Survey Map shows the development of Llanon and Llansanffraed taking shape and looking very much like the present-day area, aside from the area of the slangs.

- The 1953 Ordnance Survey Map shows little change to the area from the 1886 map.

6.1.4. To conclude, historical mapping of Wales pre 19th century cannot provide us with a detailed picture of the settlement of Llansantffraed, it can only provide us with evidence for the existence of the settlement. We can infer its significance from the symbols used to identify the settlement and the choice of the cartographer to include it in their maps.

6.1.5. A greater understanding of pre 19th century development in the area can be obtained from written accounts such as the travel writings of Leland, Barber and Malkin. These provide a better interpretation of Llansantffraed's size and general character.

6.1.6. It is evident that the settlement of Llansantffraed has altered in architectural style over the centuries, with most of the development taking place in the 19th

century. This is evidenced by the buildings from this period which still stand today. Without further archaeological research it is difficult to know the extent, pattern and numerosity of earlier settlements. However, we can identify from mapping that the most obvious encroachment on historic assets, such as the medieval open field system, has taken place since the 1950s.

Figure 4: Historic Maps of Llansantffraed

7. Spatial Analysis

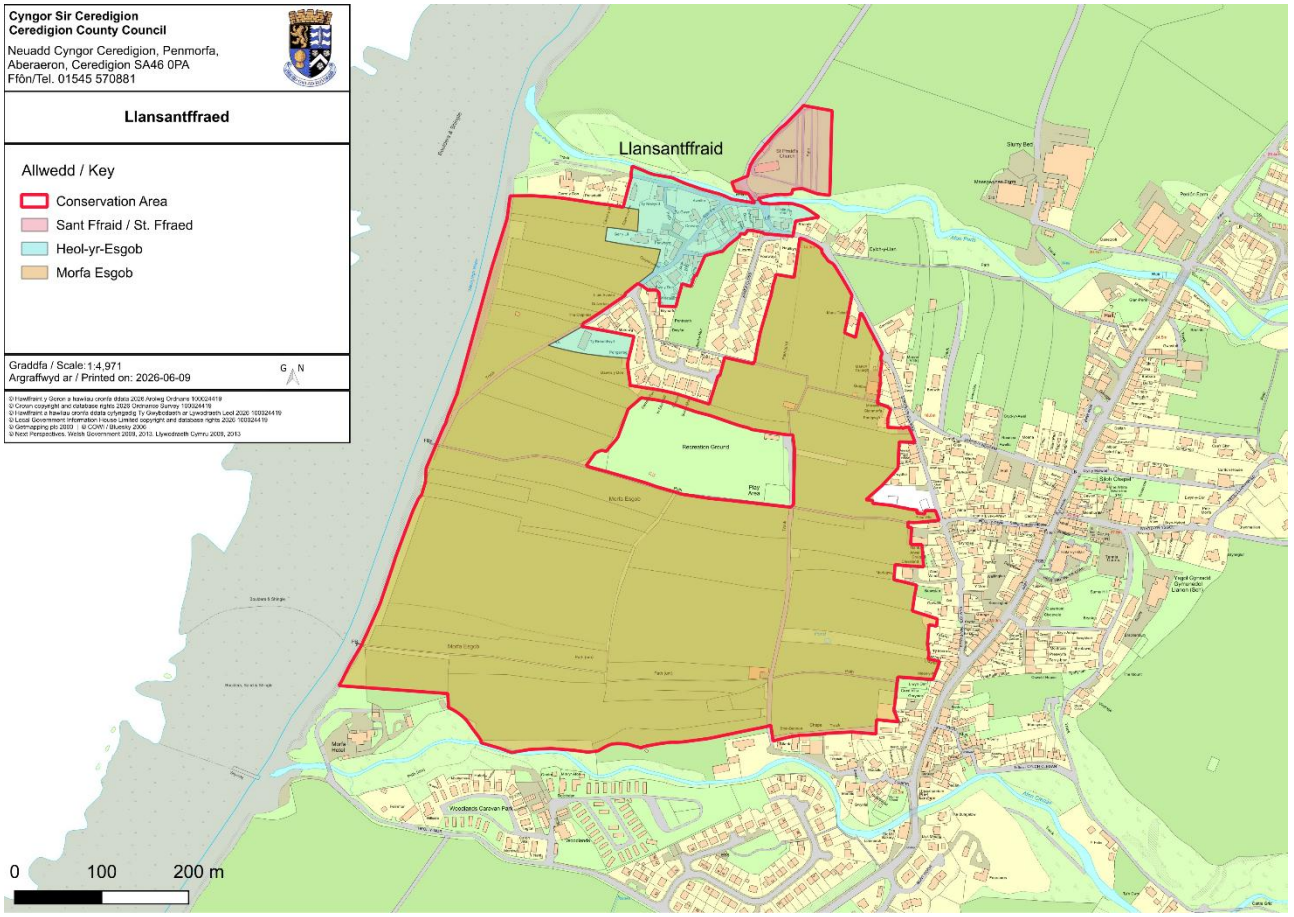
7.1. Introduction

7.1.1. Although relatively small, the Llansantffraed Conservation Area can be divided into three distinct areas each comprising of varied characteristics. These are:

- St. Ffraed's;
- Heol-yr-Esgob; and
- Morfa Esgob

7.1.2. These character areas have been identified through an assessment of their current characteristics which are described in detail below. The extent of the character areas is shown in Figure 5.

Figure 5: Map of Character Areas



7.2. St. Ffraed's Character Area

7.2.1. This Character Area forms the northernmost extent of the conservation area and is the only part that resides to the north of the Afon Peris. Accessible via a bridge from Heol-yr-Esgob, this route continues along the western boundary of the conservation area where it eventually leads into a grass PROW which forms part of the Wales Coastal Path.

7.2.2. To the south of the Character Area is the tree lined Afon Peris which forms a natural border between the St. Ffraed's Character Area and Heol-yr-Esgob Character Area. To the north and east, the churchyard transitions into agricultural fields with the stone boundary wall marking the edge of the Character Area.

7.2.3. Views out of the area are predominantly of agricultural land. This is most expansive looking north and east where the land, divided by hedgerows and containing sporadic agricultural buildings, rises. Whilst agricultural land borders the Character Area to the west, this is quite flat and allows views out to Cardigan Bay.

7.2.4. Views to the south are somewhat limited given the extensive tree coverage along the Afon Peris. Hills are visible over the trees and occasional glimpses of the village can be seen through the foliage. The bridge however provides an opening which reveals more of the village with traditional stone dwellings coming into view. This is only slightly undermined by the presence of modern bungalows in the distance.

7.2.5. The dominant structure in the Character Area is the Grade II* listed St. Ffraed's Church. Constructed of local rubble stone, the church consists of a three-bayed nave and chancel with a three-storey tower which can be viewed from across the conservation area and its immediate setting.

7.2.6. Historically, the church probably spans at least 1,300 years, incorporating the life histories of anything from four to six successively erected buildings on the

site. The church was entirely rebuilt, with the exception of the tower, between 1839 and 1841 by David Francis, Llanon, in the preaching house tradition.[24] The tower is generally thought to date from the 14th Century but was restored to what would have been its original state in 1994.

7.2.7. The unusual hanging Caernarfon slate cladding on the church's south wall provides protection against the prevailing south-westerly gales that sweep across the flat slangs of Morfa Esgob and which originate out in the Atlantic Ocean. This slate cladding can be seen on houses and other buildings elsewhere in the wider Llansantffraed and Llanon area. This too was renewed in 1994.[25]

7.2.8. The church is positioned within a churchyard demarcated by a curvilinear boundary with one straight boundary wall on the eastern side. This boundary consists of a stone wall, traditional in its appearance, with metal gates along the western side opposite the entrance to the church tower. Leading up to the door, from the gates, is a finely set pebble pathway that remains about the best example of what would have been once extensive pathways. Others can be found around the village, outside houses and even in interior hearths.[26]

7.2.9. Like most churchyards, its use as a consecrated burial ground means that the open space is characterised by its numerous headstones and monuments, appearing quite sporadic to the north and south of the church but aligned in a rigid linear manner parallel to the boundary wall in the east. Some of the oldest headstones are affixed to the eastern and southern exterior walls and many bear witness to generations of local men who became mariners. This reinforces the shipbuilding and seafaring heritage of the area. [27]

[24] Llansanffraed History Society: 'Llansantffraed Church': https://www.llanon.org.uk/jimweb/churchhome.HTM
[25] Llansanffraed History Society: 'Llansantffraed Church': https://www.llanon.org.uk/jimweb/churchhome.HTM
[26] Llansanffraed History Society: https://www.llanon.org.uk/joyceweb/histsochome.htm
[27] Llansanffraed History Society: 'Llansantffraed Church': https://www.llanon.org.uk/jimweb/churchhome.HTM

7.2.10. Situated some 5 metres southwest of the church door is the Grade II listed Morgan Enclosure. The 3 metre by 5 metre railed enclosure with ornate cast iron railings with urn stanchions and poppy-headed finials, houses five slate memorials set into the floor and two white marble memorials, one in the form of a pedestal and urn and another in the form of a cross on a pedestal on a grey marble base.[28] These are the memorials of David Morgan (1814-1882) and his family from Alltlwyd. A diligent churchwarden, Morgan was the last operator of the local Craiglas Lime Kilns, which can be found along the coast towards Llanrhystud, and also the last and probably the only brewer who operated from what is now called Plas Morfa.[29]

[28] Cadw: Full report for listed buildings, Morgan Enclosure at Church of St. Ffraed. https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=17885.
[29] Llansanffraed History Society: 'Llansantffraed Church': https://www.llanon.org.uk/jimweb/churchhome.HTM

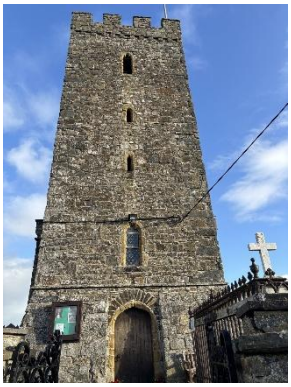


Figure 6: St Ffraed's Church Tower



Figure 7: Cladding on St Ffraed's Church



Figure 8: Path to the door of St Ffraed's Church



Figure 9: Boundary Wall of St Ffraed's Church

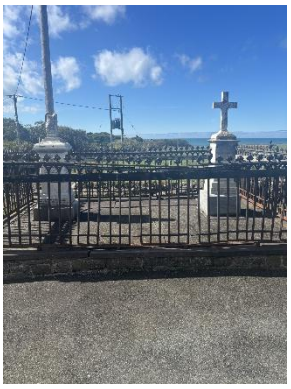


Figure 10: Morgan Enclosure



Figure 11: Bridge over the River Peris

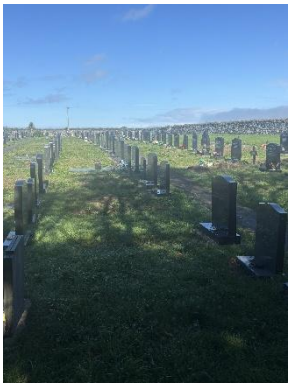


Figure 12: Linear Headstones



Figure 13: View northeast of St Ffraed's Church



Figure 14: View west of St Ffraed's Church

7.3. Heol-yr-Esgob Character Area

7.3.1. This area covers the historic built core of Llansantffraed which developed in a linear fashion along Heol-yr-Esgob, a narrow and meandering lane which is a continuation of Stryd-yr-Eglwys from the east and eventually leads to the slangs of Morfa Esgob and Cardigan Bay to the west.

7.3.2. This Character Area is visually distinct from its neighbours. This is made apparent by the stark transition from the open and green surroundings of Stryd-yr-Eglwys, and the sporadic modern development along its frontage, to the enclosed and densely developed Heol-yr-Esgob characterised by its single storey vernacular stone dwellings.

7.3.3. The vernacular stone dwellings are key to the distinctive identity of the Character Area. Whilst there are examples of similar dwellings apparent in neighbouring Llanon, this is the area where they are primarily concentrated in Llansantffraed. It is believed these cottages are of 18th and 19th century origin and were occupied in connection with the area's seafaring tradition.

7.3.4. The cottages, for the most part, are single storey with pitched gable roofs. They are largely painted white but on occasion the stone may be left exposed, such as on a side elevation, which can be viewed from the street. This is often complemented by colourful finishes on features such as front doors and window shutters.

7.3.5. There are a few later residential properties that have developed in the Character Area. Some of these are two-storey, typically with smooth rendered walls, and encompass both terraced and detached properties. A notable mention is Convoy; a detached Georgian style dwelling set back from the road with a pleasing symmetrical façade. The property has a plaque above the door noting the date 1876.

7.3.6. In terms of boundary treatments, the use of traditional rubble stone is again commonplace. These stone walls, often painted white and accompanied by

trees and bushes to increase privacy, line the street and present a clear demarcation between public and private space. This distinction is lost in places where boundary treatments are missing, and tarmac has been laid to accommodate off street parking. Whilst tarmac is the dominant material used for surfacing; there are examples of other materials including cobbled stones outside Pen-y-Banc and Brig-y-Don.

7.3.7. Opposite this cobbled stone path is a small row of three houses. These dwellings are again rendered and painted white but orientated north-south along a small lane off Heol-yr-Esgob. This discrete lane continues into a densely vegetated area with access only being made apparent by a small public footpath sign. This winding lane passes Cadwgan and eventually opens at the junction of Heol-yr-Esgob, Stryd-yr-Eglwys and James Close.

7.3.8. The aforementioned opening is marked by two dwellings either side of the road. One property, Lucerne, is a 20th century bungalow located outside of the conservation area boundary. This property forms part of James Close, a modern housing development which has encroached deep into a former slang. The other dwelling however, Derwent Dale, appears more traditional and entails a two-storey property with a catslide roof. It is enclosed by vegetation and a stone boundary wall, but access can be obtained from Heol-yr-Esgob.

7.3.9. The narrowness of Heol-yr-Esgob, and the proximity of development to the road due to the historic lack of frontages, provides an enclosed and intimate feel to the area. This is reinforced by the meandering nature of Heol-yr-Esgob and the surrounding trees which means views are restricted and often short range. One exception to this is the church tower of St. Ffraed's which stands tall above the trees and is visible when looking north.

7.3.10. The sense of confinement reduces towards the south of the Character Area as it opens to reveal the slangs of Morfa Esgob to the south and west and the entrance to Heol Albion to the east. The latter is another 20th century housing

estate consisting of bungalows and two story detached properties which again have completely occupied a former slang.

7.3.11. The southern extent of the Heol-yr-Esgob Character Area is marked by Ty Breuddwyd, a 1970s bungalow the curtilage of which seems to encompass numerous former slangs which have been amalgamated. It is not apparent why this property in particular was included within the conservation area boundary especially given the exclusion of similar neighbouring properties.



Figure 15: Vernacular Dwelling



Figure 16: Plants along boundary wall

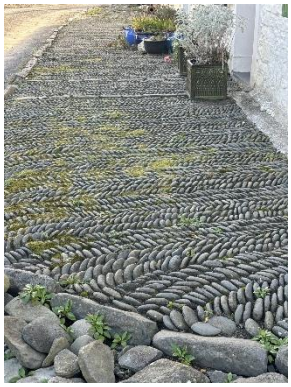


Figure 17: Cobbled path along Heol-yr-Esgob



Figure 18: Georgian style dwelling



Figure 19: Likely loss of boundary wall



Figure 20: Exposed stone wall



Figure 21: Row of three houses



Figure 22: View north from Heol-yr-Esgob



Figure 23: View south from Heol-yr-Esgob

7.4. Morfa Esgob

7.4.1. Morfa Esgob is the largest of the character areas and is noted for its long narrow fields which are the remains of a 'Rhandir', a form of holding that goes back to the early medieval laws of Hywel Dda.

7.4.2. Morfa Esgob once formed part of the administrative unit known as Rhandir-yr-Esgob. This was owned by the bishop but let to a group of relatives (Gwely) who had distinct rights and duties. The Gwely oversaw the bondmen who worked the land as serfs and who also had certain rights under Welsh law. Individuals would work scattered strips, referred to as 'slangs', which were unfenced but separated by low earth banks or balks. [30]

7.4.3. The survival of such a field system in this part of Wales is extremely rare which reinforces the area's significance. Whilst many of the slangs are now fenced with posts and wire, subtle ridges of land are still visible. These are the remains of the turf balks, the old, unfenced boundaries which reveal the historic division of the land. The replacement of these balks with fences has likely occurred due to the transition from arable to pastoral farming.

7.4.4. The use of the fields for pastoral farming, principally sheep grazing, represents a relatively low-impact use that has enabled much of the historic field system to survive. However, other changes in land use and management have introduced pressures on its surviving archaeological features. In particular, the subdivision of the historic strips using wire fencing and wooden posts can cause direct physical disturbance to surviving earthworks. The use of strips as allotments or orchards also has the potential to cause harm, as root systems may disturb or destroy above and below ground archaeological remains. As Heneb (2026) notes, a lack of awareness of appropriate management practices may result in

[30] Llansanffraed History Society: 'Llansantffraed Church': https://www.llanon.org.uk/joyceweb/Morfa%20Esgob.htm

unintentional damage, with further planting, construction and fencing presenting an ongoing risk to the preservation of the historic field system.

7.4.5. The manner in which the land has been divided means there is some variation in the length and width of each slang. They are however predominantly orientated east to west with the exception of a few fields between James Close and Stryd-yr-Eglwys. These fields run north to south, similar to the fields located immediately adjacent to the east which have been omitted from the conservation area. This has left those fields vulnerable to the threat of modern development as made apparent by recent planning hearings.

7.4.6. Within the Character Area, a number of field amalgamations have disrupted the rather pleasing rhythm created by the historic division of the land. This amalgamation has occurred likely as a result of neighbouring slangs coming into the same ownership. One notable example of field amalgamation is the recreation ground and play area which have been omitted from the conservation area thus creating an enclave within the centre of Morfa Esgob.

7.4.7. The pattern created by the division of land is also somewhat interrupted by the grass track leading from Heol-yr-Esgob to the coast which cuts diagonally across the slangs. This longstanding footpath however, alongside the other network of tracks, provides expansive views across the open slangs, Llansantffraed, St. Ffraeds Church, the surrounding hills and Cardigan Bay.

7.4.8. The vulnerability of the historic field system to coastal erosion becomes particularly apparent at beach level. This sense of vulnerability is reinforced by Shoreline Management Plan 21, which identifies a policy approach of managed realignment for the Llansantffraed coastline. This approach involves allowing the coastline and existing defences to retreat landwards in a managed way, potentially resulting in the loss of some land to the sea in order to establish a more sustainable defence in the long-term.

7.4.9. Whilst characterised by its openness, several structures primarily associated with modern agricultural practices, have developed on the slangs of Morfa

Esgob. Although some structures are temporary, for example polytunnels which intrude on the open character, others are more permanent. This includes a couple of agricultural sheds which can be accessed via the network of PROWs. These structures are also likely to have disturbed the ground and removed traces of the original field system (Heneb, 2026).

7.4.10. A distinctive feature of the strip fields at Morfa Esgob is their reversed 'S' shape. Although this pattern is not necessarily apparent when viewed from the ground, it can be clearly identified in aerial photography. This form is characteristic of historic strip cultivation and is the result of ox-teams turning the plough at the ends of the strips (Historic England, 2018, Heneb, 2026).

7.4.11. From the east, views into the Character Area are again restricted due to the way Llanon has developed in a linear fashion along the A487. This road does however climb between Llanon and Aberarth allowing for views of Morfa Esgob when looking north. A prominent viewpoint is the layby from which the slangs, bound by development concentrated near the Afon Peris and Afon Cledan, can be seen.

7.4.12. Whilst characterised by its openness, several structures primarily associated with modern agricultural practices, have developed on the slangs of Morfa Esgob. Although some structures are temporary, for example polytunnels which intrude on the open character, others are more permanent. This includes a couple of agricultural sheds which can be accessed via the network of PROWs.



Figure 24: View from layby on A487



Figure 25: View from Public Right of Way



Figure 26: View from beach



Figure 27: Low earth banks / balks



Figure 28: Wire fences and wooden posts



Figure 29: Agricultural Sheds



Figure 30: Aeriel view of Llansantffraed coastline (Heneb, 2025)



Figure 31: Aeriel view of Morfa Esgob (Heneb, 2025)



Figure 32: Aeriel view of Morfa Esgob and playing field (Heneb, 2025)

8. Architectural Character

8.1. Introduction

8.1.1. Whilst the Llansantffraed Conservation Area is primarily designated for its historic medieval open field system, an important and rare survival of early agricultural land use, there is also a modest but notable presence of built form within its boundaries. This built form is characterised predominantly by vernacular cottages, typically modest in scale and constructed using local materials and traditional techniques. Interspersed among these are occasional examples of Georgian-style houses, which introduce a more formal architectural language to the otherwise rural and functional character of the area.

8.1.2. This architectural composition stands in contrast to the neighbouring settlement of Llanon, where the built environment is more varied and reflective of a broader historical timeline. In Llanon, one finds a mix of Victorian and Edwardian dwellings, as well as more modern housing, alongside traditional vernacular buildings and Georgian-style properties. This diversity contributes to a more eclectic streetscape and a different sense of place compared to the more uniform character of Llansantffraed.

8.1.3. The following sections set out the key characteristics of the built form within the current conservation area boundary. It is acknowledged that given the age of many of the structures, architectural features have evolved over time. Properties have often borrowed elements from different periods, reflecting changing tastes, availability of materials, and the influence of broader architectural trends. This layering of styles contributes to the area's unique historic and aesthetic value.

8.2. Vernacular Cottages

8.2.1. The most prominent form of building within the Llansantffraed Conservation Area is the traditional vernacular cottage. Typically constructed from local stone, these cottages were originally built as modest dwellings and reflect the area's

rural heritage. They are predominantly single-storey structures, although many may have traditionally included a small loft space for storage or occasional sleeping quarters. Their simple form, use of natural materials, and functional design contribute significantly to the historic and architectural character of the conservation area.

8.2.2. The facades of the cottages are typically constructed from local stone, with most examples finished in limewash. This gives a soft, breathable surface suited to the historic fabric. Occasionally, cottages retain exposed stonework, offering a more rugged and textured appearance. Over time, amendments have been made to some front elevations, notably the application of smooth render finishes, which contrasts with the original limewashed or stone surfaces and subtly alters the traditional appearance of the buildings. Smooth render is also apparent on later extensions in places. A common feature of the principal elevation is a centrally placed door, flanked either side by sash windows, reinforcing the simple proportions.

8.2.3. The centrally placed doors within the front elevation contribute to a balanced and symmetrical façade. These doors are typically simple in design, constructed from vertical wooden panels that evoke a rustic and timeless aesthetic. The classic character is enhanced by the use of muted or earthy paint colours, which harmonise with the surrounding natural landscape. Metal features such as door knockers add a tactile, functional charm, and potentially reflect local craftsmanship. The doors are usually set back slightly into the wall, creating a subtle depth that adds to the cottages' visual appeal. Occasionally, more decorative surrounds frame the entrance, as seen at Pen-y-Banc and Brig-y-Don, where detailing provides a modest flourish without detracting from the overall simplicity of the building's character.

8.2.4. The cottages often feature a distinctive arrangement of windows placed symmetrically on either side of the central entrance door. This contributes to their balanced and modest character. While the primary elevation is the focus, some cottages also include windows on side elevations. A hallmark of these

cottages is the use of sash windows, with older variants being 6-over-6 and framed with painted wooden surrounds. However, in recent years, some cottages have seen the introduction of inappropriate replacements, such as UPVC bow windows, which disrupt the traditional aesthetic and undermine the historic integrity of these buildings. Windows are sometimes set above robust slate windowsills, presumably reflecting the historic use of locally sourced materials. In some instances, vertical wooden panel shutters, painted tones of green or blue, add charm and functionality. Lintels are also apparent but are quite subdued and often painted white to blend in with the limewashed facades.

8.2.5. Traditional cottages in Llansantffraed typically feature roofs that reflect the vernacular architecture of rural Ceredigion. Though examples of corrugated and thatched roofs exist on vernacular buildings elsewhere in Llanon and Ceredigion more widely, a defining characteristic of the Llansantffraed Conservation Area is the use of Welsh slate, a durable and locally sourced material that lends a distinctive dark grey tone to the roofscape. The roof pitch is conventionally moderate, neither steep nor shallow, striking a balance that suits the region's climate while maintaining a harmonious visual proportion with the low-rise cottage form. Many of these cottages are rectangular in plan, with gable ends that often host robust stone chimneys at either end, contributing both to the building's symmetry and its functioning.

8.2.6. The cottages are predominantly detached, though examples of semi-detached forms also exist, contributing to the varied yet cohesive character of the settlement. These buildings are typically positioned close to the road, with the transition from public to private space clearly defined by low stone boundary walls, often limewashed, or by subtle changes in surface materials. The curtilage surrounding each cottage is generally modest in scale, but frequently contains trees, shrubs, and planting to enhance privacy and soften the visual impact of the built form within the landscape.

8.3. Other Vernacular Dwellings

8.3.1. In addition to the cottages, is a row of three two-storey dwellings. The dwellings exhibit a traditional vernacular architectural style commonly found in rural Welsh settings. They have a simple rectangular form and a gabled roof, which is typical of domestic buildings in the region.

8.3.2. The walls are rendered and painted white, giving a clean and bright appearance. This contrasts with the black trim found around the windows and doors of one of the dwellings, a stylistic choice that adds definition and a touch of formality to the otherwise modest façade.

8.3.3. The windows vertically align and appear to be sash-style or casement, contributing to the buildings' balanced proportions. In this instance doors are not centrally placed but reside to the side. In one of the properties, the door placement has been altered to open directly onto the street. This contrasts with the other two properties where the doors are quite considerably set back within openings on the principal elevation. The use of rustic doors consisting of painted vertical wooden panels, as found on other properties in the conservation area, has also continued here.

8.3.4. The presence of stone chimneys suggests the houses may have originally been heated by fireplaces, a feature consistent with older rural homes. The catslide roofs are slate covered and in keeping with historic use of local materials for weatherproofing. Alterations appear to have been made to the roof of one of the properties in the form of dormer windows which impacts on the continuity of the roofline.

8.3.5. The area to the front of the houses is small and informal, often demarcated by a subtle change in surface or, in one instance, a small stone boundary which enhances the rustic charm of the property. To the rear, the more formal stone boundary wall visible from the street reinforces the traditional character and provides a sense of enclosure and privacy. Overall, the dwellings reflect a

restrained yet characterful architectural language, rooted in local building practices and materials, though demonstrate alterations that have occurred over time.

8.4. Georgian Styled Dwellings

8.4.1. Interspersed amongst the traditional vernacular dwellings are a number of two-storey Georgian-style dwellings. These buildings introduce a more formal architectural language to the area, characterised by symmetrical façades, sash windows, and proportioned elevations. While distinct in style and scale, they sit comfortably within the historic streetscape, contributing to the layered architectural character of the settlement and reflecting its gradual evolution over time.

8.4.2. The Georgian-style dwellings present a more formal and polished architectural character compared to the surrounding vernacular cottages. These buildings typically feature principal elevations that front the road, though they are often set back slightly further, creating a more deliberate sense of approach. This setback is usually defined by stone boundary walls, which may be limewashed and are sometimes complemented by iron railings or soft landscaping such as hedges and planting, subtly marking the transition from public to private space.

8.4.3. Architecturally, these dwellings are characterised by their symmetrical façades, which reflect the classical influences typical of the Georgian period. The elevations are usually rendered and painted in muted tones, most commonly white or pale blue, contributing to a restrained and elegant streetscape.

8.4.4. Windows are typically six-over-six timber sash units, evenly spaced and vertically aligned, reinforcing the balanced composition of the façade. Central doorways are a defining feature and are often accessed via a step. Doors are often set back slightly from the front elevation and may be framed by simple decorative surrounds, adding subtle architectural interest. However, later

additions such as porches can be seen which detract from the original character and simplicity of the building frontages.

8.4.5. Roof forms vary between hipped and gabled types, both of which are generally low-pitched and covered in slate, in keeping with the local vernacular. Chimneys are positioned at either end of the building and are usually left unrendered, providing a subtle contrast to the smooth rendered walls and adding vertical emphasis to the roofline. These elements, taken together, contribute to a coherent and dignified architectural presence that complements the more modest vernacular buildings while enriching the overall character of the conservation area.

9. Designated Historic Assets

9.1. Historic Records

9.1.1. Historic Environment Records provide detailed information on the historic environment within each local authority area in Wales, drawing on decades of research and investigation. Maintained by Heneb: The Trust for Welsh Archaeology on behalf of the Welsh Ministers, the records can be accessed online through Archwilio and contain information on historic sites, investigative works and historic place names. They are a valuable source of evidence for understanding the archaeological and historic development of an area and informing assessments of the historic environment.

9.1.2. The National Monuments Record of Wales (NMRW), maintained by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), is the national collection of information on Wales's historic environment. It contains records of thousands of archaeological sites, monuments, buildings and maritime sites, alongside drawings, manuscripts and photographs. The NMRW can be searched online through Coflein, which acts as a valuable resource for researching Wales's historic environment.

9.2. Scheduled Monuments

9.2.1. Scheduling is the way that a monument or archaeological site of national importance is recognised by law through the Historic Environment (Wales) Act 2023. The aim of scheduling is to preserve the archaeological evidence that survives within sites and monuments.

9.2.2. Scheduled Monument Consent must be obtained from Cadw for most work that physically alters a scheduled monument. The consent process is intended to protect the monument, its setting and its features from unsympathetic works that could damage its national importance.

9.2.3. There are no scheduled monuments located within the Llansantffraed Conservation Area. Ceredigion County Council has been in talks with Cadw and Heneb over the possibility of scheduling the slangs of Morfa Esgob.

9.2.4. The nearest scheduled monuments are the Aberstrincell and Graiglas Limekilns and Pen-y-Castell Defended Enclosure located approximately 1km and 2.6km to the north of the conservation area respectively.

9.3. Listed Buildings

9.3.1. Listing is the way that a building or structure of special architectural or historic interest is recognised by law through the Historic Environment (Wales) Act 2023. The term 'listed building' is wide ranging and includes not only buildings such as houses, churches or barns but also walls, milestones, bridges, telephone boxes and many other types of structure.

9.3.2. Whilst all listed buildings are of special architectural or historic interest, they are classified into one of three grades:

- Grade I (one) — buildings of exceptional interest.
- Grade II* (two star) — particularly important buildings of more than special interest.
- Grade II (two) — buildings of special interest which justify every effort being made to preserve them.

9.3.3. Regardless of their grade, all listed buildings are treated equally with any changes managed through the planning system via the listed building consent process. It is a criminal offence to demolish, alter or extend a listed building in any way that affects its character as a building of special architectural or historic interest without consent.

9.3.4. There are two listed buildings located within the Llansantffraed Conservation Area. These are the:

- Church of St. Ffraed (Ref: 9815) – Grade II*
- Morgan Enclosure at Church of St. Ffraed (Ref: 17885) – Grade II

9.3.5. Additional information on the above listed buildings can be found in their respective list descriptions. These are available on Cadw's website.

9.4. Historic Parks and Gardens

9.4.1. Registration is the way that a park or garden of special historic interest is recognised by law through the Historic Environment (Wales) Act 2023. The terms 'registered historic park and garden' are wide ranging and include not only rural landscapes and parks around country houses, but also deer parks, model farms, hospital landscapes, cemeteries, town gardens and public parks.

9.4.2. Changes to registered parks and gardens are managed through the planning system. Registration is not a preservation order, but it is intended to help manage change and protect the park or garden, its setting and its features from unsympathetic works that could damage its special interest.

9.4.3. There are no registered historic parks and gardens located within the Llansantffraed Conservation Area or its immediate setting.

10. Undesignated Historical Assets

10.1. Buildings of Local Interest

10.1.1. Buildings that are of special architectural or historic interest at the national level are protected by Cadw under the Historic Environment (Wales) Act 2023. However, there are many other historic buildings that do not meet this national threshold, but which are nevertheless significant locally. These buildings are often held in high regard by local communities for their contribution to local character and memory. Planning authorities may choose to identify historic assets of special local interest and keep a list of them. This is known as 'local listing'.

10.1.2. The selection of assets is the responsibility of planning authorities; however, this should be undertaken with community involvement. Planning authorities can then ensure their protection and enhancement by developing LDP policies and SPG.

10.1.3. At present, there is no list of buildings of local importance in Ceredigion. Ceredigion County Council have begun work on identifying buildings of local importance and this remains ongoing.

10.1.4. The lack of inclusion of a building or structure on a local list is not, by itself, a reason for granting consent for demolition or for permitting poor quality development, design, materials or alterations.

11. Historical Associations and Traditions

11.1. People

11.1.1. The following historical figures and groups have an association with the area:

- St. Non, the mother of St. David, was allegedly born here in the 5th Century and is whom the village of Llanon takes its name from.
- There is a tradition that the slangs of Llanon were given to fishermen by St. David himself. Others have suggested that St. Non originally owned the land and passed it on to David. (Willis-Bund, 1905, AC,33)'.[3132]
- Rhys ap Gruffydd gave lands in Llanddewi Aber-arth and Rhandir Llanon to Bishop Iorwerth (1215-1229). That portion of the land became known as Morfa Esgob'.[33]
- Cistercian influence, lands and fishing traps.
- Main shipbuilders: Captain Henry Harries 1851 near river Peris. [34]
- Navigation Schools taught by Captain John Evans Master Mariner.[35]
- David Davies inventor of the Cardigan or Aberaeron Shovel.

11.2. Traditions

11.2.1. The following traditions are associated with the area:

[31]Llansanffraed History Society: 'The Land in Llansantffraed/Llanon': https://www.llanon.org.uk/joyceweb/histsochome.htm
[32] Survey Details, Historic Landscape, Llannon, Ceredigion, 2008-03-05 'Landmap Portal (naturalresources.wales)': https://landmapportal.naturalresources.wales/view_survey.php?survey_id=12621.
[33] Doherty, 'Llanon/ Llansantffraed'.
[34] Doherty, 'Llanon/ Llansantffraed'.
[35] Doherty, 'Llanon/ Llansantffraed'.

- From 1786-1864, a total of 57 ships were built within the parish of Llansantffraed'.[36]
- Church Hall was rebuilt in 1886 with the timber ceiling reputedly to have been installed by the shipbuilders of Llansantffraed'.[37]
- Last small trading vessels – Joanna 1897.[38]
- Farming /Harvest.
- Children of Llanon would unload cargo from ships (seafaring traditions).
- Smuggling.
- Tailoring.
- Brewing.
- Blacksmithing.
- Twll Twrw and legends associated with the Church.

[36] Doherty, 'Llanon/ Llansantffraed'.
[37] Doherty, 'Llanon/ Llansantffraed'.
[38] Doherty, 'Llanon/ Llansantffraed'.

12. Hidden Histories

12.1. Previous Archaeological Work

12.1.1. In 2023, a desk-based assessment was undertaken by ArchaeoDomus in connection with a proposed development on land adjacent to Bedwen, Stryd-yr-Fawr, Llanon. Whilst this site is not located within the current conservation area, it comprised of a long rectangular strip which formed part of the wider open-field system. The assessment highlighted the significance of the surviving field system and recommended a Level 2 Landscape Survey, together with archaeological monitoring and recording during development groundworks (Cook, 2023).

12.1.2. In 2024, Dyfed Archaeological Trust, now known as Heneb, undertook a Level 2 Landscape Survey. This concluded that much of the landscape of Llanon and Llansantffraed had remained unchanged from the twelfth/thirteenth centuries through to the late nineteenth century (Murphy and Jenkins, 2024).

12.1.3. In 2025/26, Heneb undertook a Cadw grant-aided scheduling enhancement assessment of medieval open-field systems, which included Morfa Esgob at Llansantffraed. The study drew on Historic Environment Records, National Monument Records, and secondary sources to improve understanding of these archaeological site types and assess the potential for enhanced scheduling.

12.1.4. The work undertaken by Heneb highlighted that archaeological investigation of Morfa Esgob has been limited, however, the survival of documentary evidence is notable given its historic links to the church. This enables detailed research into the development of the field system and surrounding settlements. The documentary evidence indicates that the field system changed very little during its ownership by the bishop, contributing to its long-term preservation. This relative stability continued following its transfer into private ownership, with the most significant changes occurring within the last century.

12.1.5. Heneb's assessment concluded that although many strips have been amalgamated or enclosed, and some have been affected by development, the predominantly low-impact use of the land as pasture has enabled much of the historic field pattern to survive. Aerial photography and LiDAR demonstrate the remarkable survival of many of the strips. Nevertheless, the field system remains vulnerable to further development, changes in land use and ownership, as well as ongoing coastal erosion.

12.2. Archaeological Potential

12.2.1. There have been several pre-medieval finds from the area surrounding Llansantffraed. A Neolithic findspot exists at the beach at Llansantffraed of which remains of a flaked and ground axe were recovered.

12.2.2. There is limited Bronze Age finds including a palstave (axe head) at Llansantffraed. However, there are other Bronze Age finds within the Parish, with the next closest to our area of interest being the Bronze Age remains of a flat axe found at Rhyd-Torch Uchaf Farm, Llanrhystyd Haminiog.

12.2.3. With regards to Iron Age / Roman discoveries, the majority of known archaeological remains take the form of Iron Age defended enclosures such as that to the south, Troed-y-Rhiw to the northeast, and Pant Wilog to the east, as well as the fish traps. However, an Iron Age / Roman findspot at St. Ffraeds church has been recorded.

12.2.4. Evidently, the village of Llansantffraed developed in clustered forms near to the medieval open field system and the church. Medieval buildings and structures have been noted within the conservation area and its surroundings, such as the Church of St. Ffraeds and fish traps off the coast, and it may be the case that there is more archaeological potential to find additional remains from this period.

12.2.5. The industry associated with the development of the villages, and their agricultural and maritime history, may have left some below ground remains

which have been covered and/or disturbed by later agricultural practices. However, it must be noted that the lack of access for modern machinery, that has inadvertently led to the preservation of the slangs, suggests archaeological finds may remain intact. Dyfed Archaeology's Historic Landscape survey reinforces this and indicates that the 'nature of any significant archaeological interest in the area relates to buried-dry, relict-earthworks, buildings and structures'.[39]

12.2.6. Furthermore, post-medieval buildings are the most numerous types to have survived in the conservation area and contribute substantially to its built heritage. Early historical remains of this period also occur outside of the conservation area. These include the Neuadd in Llanon and other post-medieval mills. Also known to have existed in the wider area were Llanon Smithy, a bakery (Felinfor), brewery, schools (including navigation and board schools), shipyards (Aberlong, Felinfor, Morfa Uchaf and Craiglas) and a tollgate to name a few.[40]

[39] Landmap Portal.

[40] For examples see Doherty, 'Llanon/ Llansantffraed'.

Figure 33: LiDAR Map of Llansantffraed (DTM)

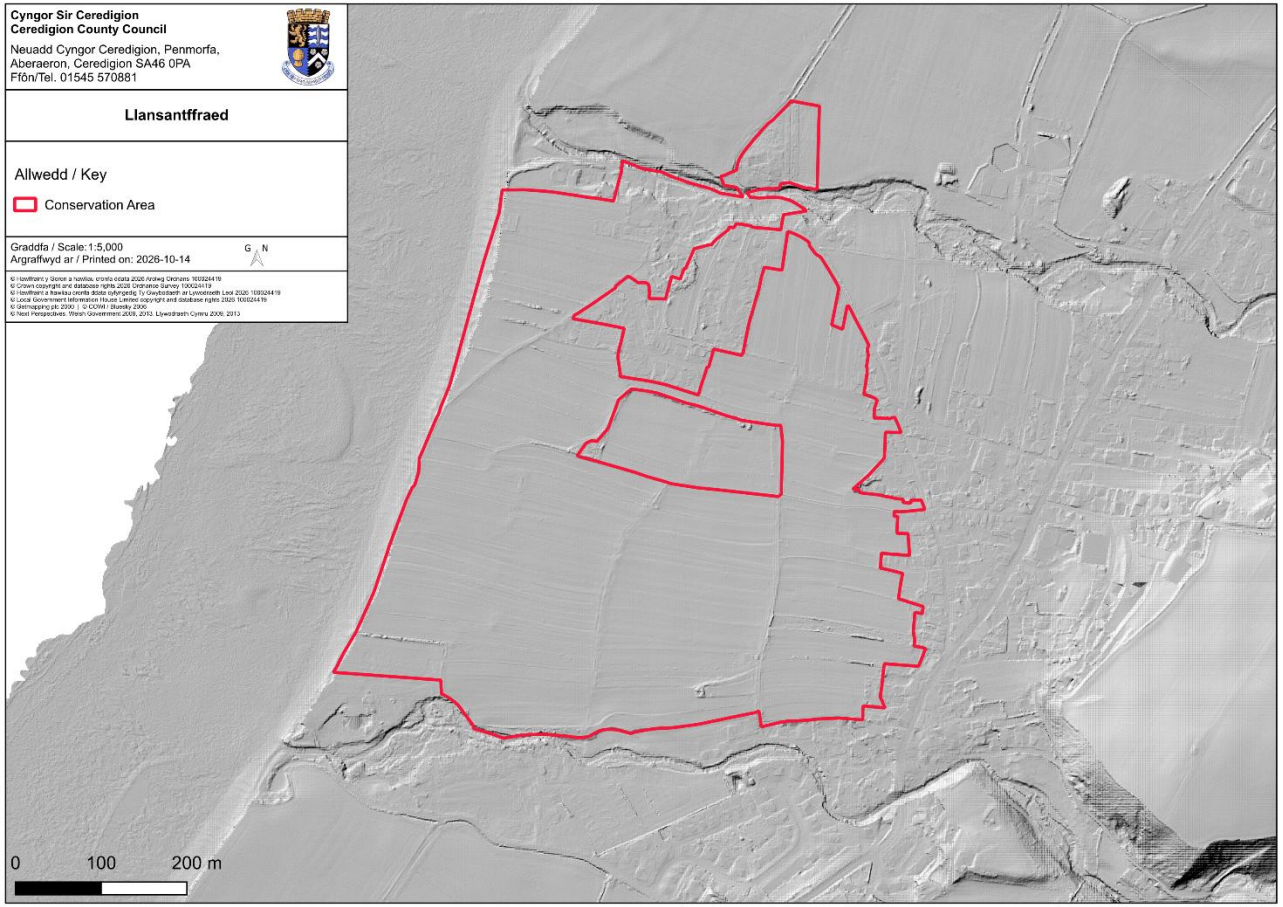
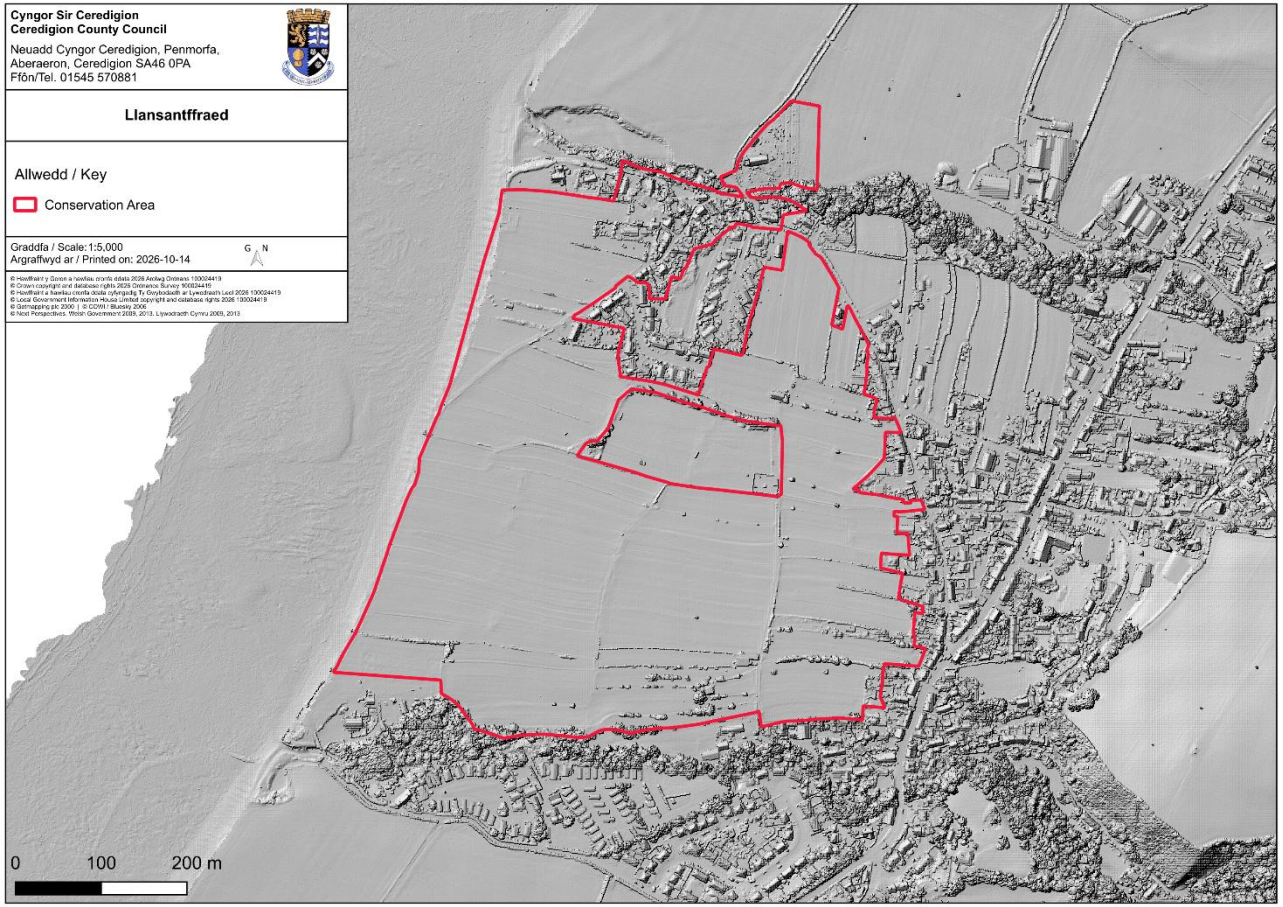


Figure 34: LiDAR Map of Llansantffraed (DSM)



13. Biodiversity

13.1. Special Areas of Conservation

13.1.1. To the west of the conservation area is the Cardigan Bay Special Area of Conservation (SAC). This covers the coast and an area extending out to sea from Ceibwr Bay in Pembrokeshire to Aberarth, just north of Aberaeron. It is designated because it has nationally and internationally important marine life. There are seven features for conservation for which it is designated:

- Bottlenose dolphins (*Tursiops truncatus*)
- Atlantic grey seal (*Halichoerus grypus*)
- Sea lamprey (*Petromyzon marinus*)
- River lamprey (*Lampetra fluviatilis*)
- Reefs
- Sandbanks (slightly covered by seawater at all times)
- Sea caves (submerged or partially submerged)

13.2. Sites of Special Scientific Interest

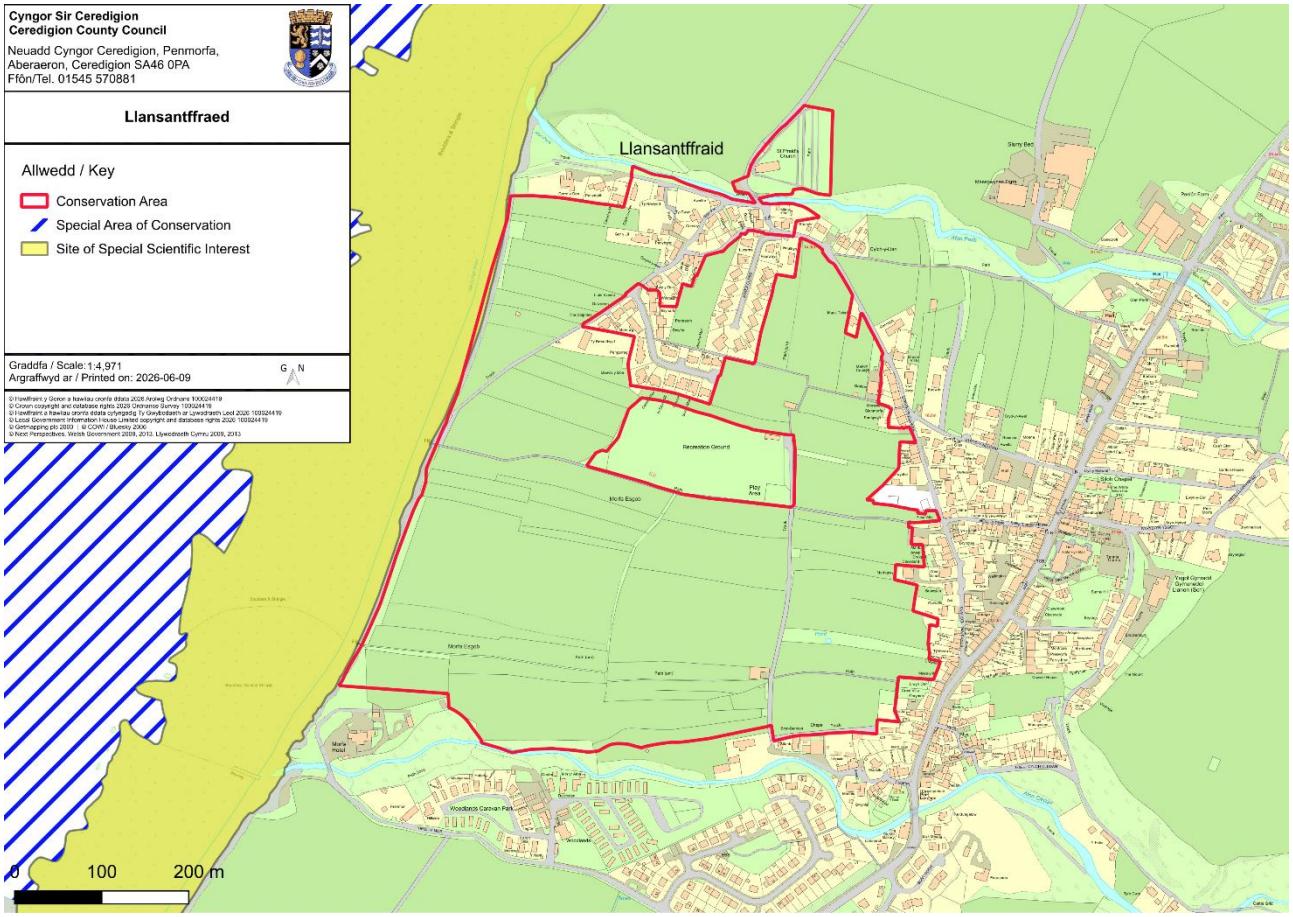
13.2.1. The coast along this area is also designated as the Aberarth - Carreg Wylan Site of Special Scientific Interest (SSSI) for geological, geomorphological and biological reasons.

13.2.2. Bottlenose dolphin and atlantic grey seal are of special interest. Secluded beaches and sea caves provide pupping sites for grey seals. The shoreline, made up of reefs, rock pools, boulders, exposed cobble, shingle and sand, supports a range of important intertidal communities including fine examples of honeycomb worm reefs. The nationally rare crustacean pectenogammarus

planicrurus, typical of clean shingle shores, occurs here. The sea cliffs provide roosts and nest sites for nationally important populations of chough, kittiwake and lesser black-backed gull.

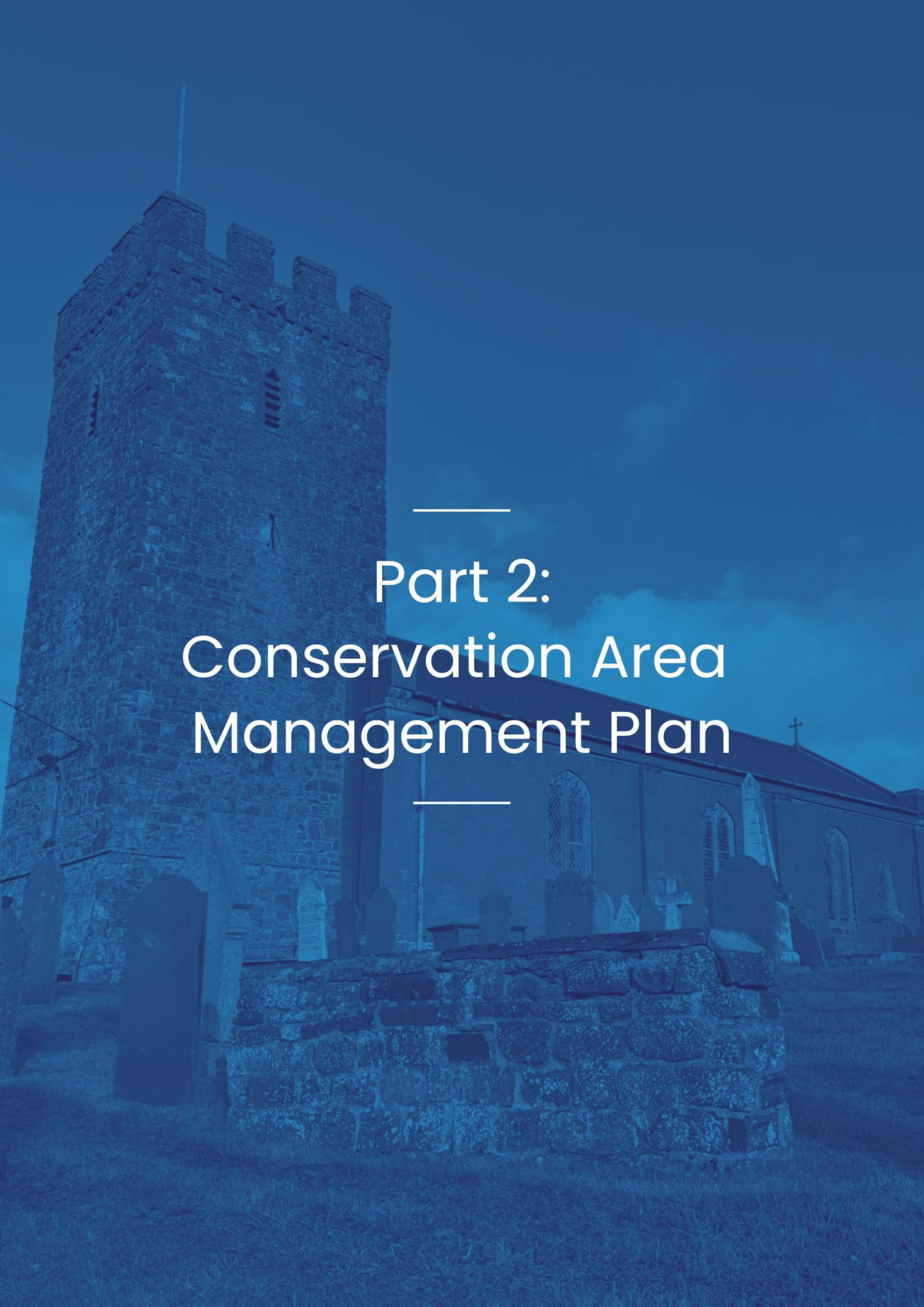
13.2.3. Habitats of special interest associated with the cliffs and coastal slopes include cliff crevice and ledge vegetation, maritime grassland and coastal heathland supporting a large number of nationally scarce and regionally rare plant species including rock sea lavender, common gromwell, and smooth cat's ear. The scarce pearl-bordered fritillary butterfly and the regionally rare small blue, are part of an important invertebrate community.

Figure 35: Map of Special Areas of Conservation and Sites of Special Scientific Interest near Llansantffraed.



14. SWOT Analysis

Strengths	Weaknesses
• Survival of rare medieval open field system • Survival of balks • Extensive PROWs Network • Traditional vernacular dwellings • Grade II* listed Church of St. Ffraed • Rubble stone boundary walls • Flora and green infrastructure • Coastal and rural setting	• Amalgamation of slangs • Replacement of balks with fences • Development encroaching into slangs • Inappropriate 20th/21st century development • Lack of information on the area's importance and features • Lack of signage denoting the area's significance • Structures associated with modern farming practices
Opportunities	**Threats**
• Preservation of further rare slangs • Archaeological investigation • Education on historic farming practices • Biodiversity enhancements	• Coastal erosion • Pressure for residential development • Changes in farming practices • Pressure to accommodate parking leading to loss of boundary treatments



Part 2: Conservation Area Management Plan

15. Introduction

15.1. Overview

15.1.1. The aim of this management plan is to address the issues and opportunities identified in the conservation area appraisal by recommending appropriate responses commensurate with the significance of the area.

15.1.2. This management plan seeks to set out realistic proposals for managing the conservation area, taking into account resources and funding opportunities available to support enhancement.

15.1.3. The proposals set out in this document are just recommendations and it is for Ceredigion County Council and relevant stakeholders to determine whether they implement the proposals going forward.

15.1.4. It is advised that further public consultation and adoption through the relevant organisational procedures should occur prior to implementing any of the recommendations set out in this management plan.

16. Supplementary Planning Guidance

16.1. Overview

16.1.1. Planning authorities are involved in the day-to-day management of conservation areas through their role in the planning process. Planning authorities must aim to preserve or enhance the character or appearance of conservation areas and need to scrutinise planning applications closely with these objectives in mind.

16.1.2. Detailed information about particular aspects of the historic built environment can help owners, occupiers, planning agents and planning authorities to decide the best ways of managing positive change and ensure consistency.

16.1.3. Only the policies in the adopted development plan have special status in deciding planning applications. However, Supplementary Planning Guidance (SPG) can be taken into account as a material consideration. This is providing it is derived from, and consistent with, the adopted development plan and has itself been the subject of public consultation.

16.2. Llansantffraed

16.2.1. Policy DM07 of the adopted Ceredigion LDP addresses development within conservation areas. Said policy requires development within conservation areas to demonstrate regard has been had to the relevant conservation area appraisal, where available, and national guidance.

16.2.2. Since its designation, a conservation area appraisal has not been prepared for Llansantffraed. The failure to prepare a conservation area appraisal and adopt it as SPG means there is a lack of information available to decision makers when determining applications which may impact the conservation area. This contributes to the erosion of the conservation area.

16.3. Recommendations

16.3.1. Ceredigion County Council should adopt this conservation area appraisal and management plan as SPG. This will guarantee sufficient information is available to support consistent and transparent decision making to ensure that the character of the conservation area is preserved and enhanced.

17. Boundary Review

17.1. Overview

17.1.1. Planning authorities have a duty to review their conservation areas and formulate and publish proposals for their preservation and enhancement. Part of the review process entails considering whether the existing conservation area boundary is still appropriate and if any areas should be added or excluded.

17.2. Llansantffraed

17.2.1. The current conservation area was designated in 1992, and the boundary has not been altered since. Included within the conservation area boundary is the Grade II* listed Church of St. Ffraed, the historic built core of Llansantffraed, and the medieval open field system known as Morfa Esgob.

17.2.2. Upon designation, it was noted that not all of the 'slangs' present in Llansantffraed and Llanon should be included in the conservation area. It was thought that their inclusion may be 'tokenistic'. The excluded slangs include a group which run north to south, immediately adjacent to the existing boundary, and also some located east of Stryd-y-Fawr. The latter are accompanied by occasional examples of vernacular cottages similar to those along Heol-yr-Esgob.

17.2.3. The slangs excluded from the conservation area have faced pressure for housing development. The significance of these slangs and their contribution to the character of the area should now be recognised. There was a strong consensus from the local community that they should be included within the conservation area.

17.2.4. Members of the community also requested the inclusion of Llanon, to various extents, in the conservation area. A review of Llanon reveals that there are historic structures in the settlement, but these are of various periods. There is no

consistent architectural design or historic period which defines development in Llanon. Moreover, many of the historic structures in Llanon are listed buildings meaning they are already afforded a substantial level of protection and their inclusion in the conservation area would not afford them more.

17.2.5. There are a few areas where properties are similar to those included in the current conservation area, namely along Stryd-y-Capel and Heol Non, where initial checks indicate that the buildings are not listed. These structures are in keeping with the current conservation area as they are examples of vernacular style cottages constructed of rubble stone and their inclusion would contribute towards the group value of the area.

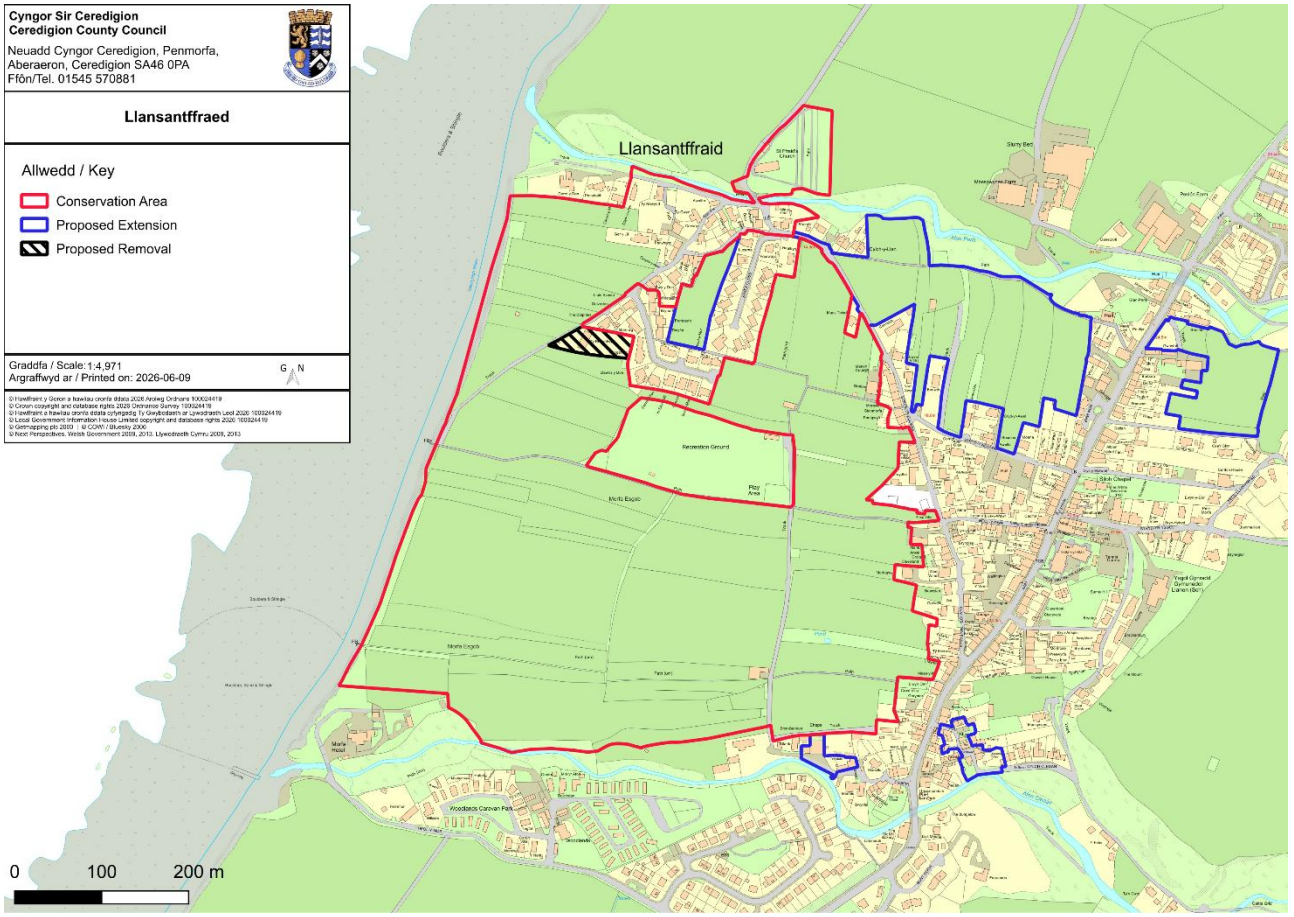
17.3. Recommendations

17.3.1. Ceredigion County Council should consider extending the current conservation area boundary to include the slangs north of Morfa Esgob and east of Stryd-y-Fawr. The extension should also include the built form along Stryd-y-Capel and Heol Non to the south and east. The retention, protection and enhancement of these features through their inclusion within the conservation area would contribute towards the character and understanding of the area.

17.3.2. Ceredigion County Council should consider removing the property referred to as ‘Ty Breuddwyd’ from the conservation area as neither the structure nor its curtilage is considered to be in keeping with the main features that characterise the conservation area.

17.3.3. The full extent of the proposed changes is shown in Figure 36.

Figure 36: Proposed amendments to the Conservation Area boundary.



18. Article 4 Directions

18.1. Overview

18.1.1. Article 4 Directions are a tool available to planning authorities which allows them to remove permitted development rights. Permitted development rights refers to certain works which can be undertaken without the need for planning permission.

18.1.2. The introduction of an Article 4 Direction does not mean that those works are not allowed, it just means that an application for planning permission needs to be submitted to the planning authority. In essence, it is a way for local authorities to regain control over certain developments.

18.1.3. The Town and Country Planning (General Permitted Development etc.) (Amendment) (Wales) Order 2022 introduced two types of direction that can be made:

- a direction with immediate effect; and
- a direction without immediate effect.

18.1.4. Where a planning authority is satisfied that it is expedient that a form of development should not be carried out unless permission is granted beforehand, they may make a direction with immediate effect. The types of development for which directions with immediate effect can be applied to are:

- Part 1 (Development within the curtilage of a dwellinghouse);
- Part 2 (Minor Operations);
- Part 3 (Changes of Use), other than development permitted by paragraphs (b)(i) and (c)(i) of Class I;
- Part 4 (Temporary Buildings and Uses);

- Part 31 (Demolition of Buildings).

18.1.5. Directions with immediate effect last for six months beginning with the date on which it takes effect unless confirmed by the local planning authority following public consultation before the end of the six-month period.

18.1.6. A direction without immediate effect is issued where a planning authority seeks to remove permitted development rights within classes of development other than those identified above. A publicity and consultation period is required before the local planning authority can confirm the Direction.

18.2. Llansantffraed

18.2.1. There is currently no Article 4 Direction in place for the Llansantffraed Conservation Area.

18.2.2. The appraisal has identified that changing farming practices, and the infrastructure, works and structures associated with this, does pose a threat to the slangs and their historic boundaries. Under the current arrangements, extensive agricultural developments can be undertaken without planning permission, although prior notification may be necessary in some cases.

18.2.3. The appraisal demonstrates that traditional boundary walls located along Heol-yr-Esgob have been lost down the years in order to accommodate off-street parking. The traditional stone walls, often limewashed, are an important feature of the conservation area and their complete loss would be detrimental to the character of the area. Under current arrangements, conservation area consent is required to demolish any gate, fence, wall or other means of enclosure where it is 1m or higher next to a highway, or 2m and higher elsewhere.

18.3. Recommendations

18.3.1. Ceredigion County Council should consider exploring opportunities to introduce an Article 4 Direction without immediate effect which seeks to remove certain agricultural permitted development rights. This would allow the planning

authority to have more control over structures and works associated with modern farming practices which may be negatively impacting the historic medieval open field system.

18.3.2. Ceredigion County Council should consider introducing an Article 4 Direction which removes permitted development rights pertaining to the demolition of buildings to prevent the loss of traditional stone boundary walls.

19. Local Listing

19.1. Overview

19.1.1. Planning authorities may choose to identify historic assets of special local interest and maintain a list of them. This is known as 'local listing'. This list should look to include local historic assets which are not already designated as scheduled monuments, listed buildings or registered historic parks and gardens.

19.1.2. The assets identified for inclusion on a 'local list' should make an important contribution to local distinctiveness and have the potential to contribute to public knowledge. Their selection should be based on clear criteria, sound local evidence and consultation.

19.1.3. Where a planning authority chooses to identify historic assets of special local interest, policies for the conservation and enhancement of those assets must be included in the development plan.

19.2. Llansantffraed

19.2.1. At present, there is no list of historic assets of special local interest for Ceredigion. This means there are numerous buildings of local importance, which do not meet the criteria to be designated nationally, which are not afforded a sufficient level of protection. This is despite their historic and architectural value.

19.2.2. The lack of a 'local list' is not unique to Ceredigion with this being a common occurrence across planning authorities in Wales. This prompted the Deputy Minister for Arts and Sport, Dawn Bowden MS, to write to local authorities on the 28 September 2022 encouraging authorities to take up the option of 'local listing'.

19.2.3. In response to the Deputy Minister's letter, Ceredigion County Council has been working on developing a framework against which potential structures of local

interest can be assessed and designated. This work is ongoing but due to resource constraints has been delayed.

19.3. Recommendations

19.3.1. Ceredigion County Council should continue developing a framework for identifying and adopting structures of local interest. This framework should be consulted on and then formally adopted through the relevant procedures.

19.3.2. Ceredigion County Council should engage with the local community and organisations such as Llansantffraed Community Council and Llansantffraed History Society to assist with identifying structures of local interest in the area. Structures could include good examples of vernacular cottages and balks or other slang boundary features which still remain. Examples of some structures that could be designated as assets of local interest include:

- Constant
- Swn-y-Don
- Convoy
- Derwent Dale
- Min y mor
- Seaway, Ty Canol, Morwylfa
- Awelfor
- Pen-y-Banc
- Brig-y-Don
- Hafan
- Galwad-Y-Mor

19.3.3. During the next LDP review, Ceredigion County Council should develop a policy to be included in the Replacement LDP which addresses structures included on a ‘local list’ to ensure they are given the necessary protection when determining planning applications.

20. Planning Enforcement

20.1. Overview

20.1.1. Enforcement has a key role to play in the protection of conservation areas. It is essential to ensure that all owners and occupiers of buildings understand where there are limitations for development, what their permitted development rights are, and that they can approach the planning authority for advice.

20.1.2. Regular monitoring is a more proactive approach for planning authorities which may help to reduce the number of contraventions. Discussion and negotiation with the owner or occupier should be the first action taken in any case, which may lead to a suitable solution without the need for enforcement action.

20.2. Llansantffraed

20.2.1. There is no comprehensive baseline review for Llansantffraed and owners and occupiers may be unaware of their permitted development rights and where there may be restrictions on development.

20.2.2. There is an existing backlog in enforcement cases in Ceredigion due to a historic lack of resources being directed to the Planning Enforcement Service. Ceredigion County Council has however recently agreed to invest £346,000 in the Planning Enforcement Service which would result in new roles including a dedicated legal resource and two specialist enforcement officers, one of which would focus on built heritage.

20.3. Recommendations

20.3.1. Ceredigion County Council should progress the recruiting campaign to hire additional staff in planning enforcement including a specialist in built heritage.

20.3.2. Ceredigion County Council should utilise the photographic survey conducted alongside this appraisal and management plan as baseline information for

enforcement purposes. A follow up photographic survey should be conducted during the next review of the conservation area.

20.3.3. Ceredigion County Council should make a commitment to follow best practice enforcement procedures within its conservation areas.

21. Scheduling

21.1. Overview

21.1.1. Scheduling is the way that a monument or archaeological site of national importance is recognised by law through the Historic Environment (Wales) Act 2023.

21.1.2. The term 'scheduled monument' is wide ranging. It includes not only well-known castles, abbeys and prehistoric burial sites, but also less familiar sites such as limekilns, deserted medieval settlements and the remains of the iron, coal and slate industries in Wales. Some scheduled monuments contain standing buildings or ruins and others have no visible remains above ground, but their buried archaeology is of national importance.

21.1.3. Scheduling is undertaken by Cadw on behalf of the Welsh Ministers. Due to the varied nature of historic monuments, the criteria used to select which sites will be protected for the future is quite varied to allow an element of flexibility. That being said, the main considerations are:

- Period
- Rarity
- Documentation
- Group value
- Survival/condition
- Fragility/vulnerability
- Diversity
- Potential

21.1.4. Works that would directly affect a scheduled monument require the prior consent of the Welsh Ministers. This is in addition to any planning permission required for development. Applications for scheduled monument consent are made to the Welsh Ministers through Cadw. It is a criminal offence to destroy or damage a scheduled monument, to undertake works without scheduled monument consent or not to comply with its conditions.

21.2. Llansantffraed

21.2.1. There are no scheduled monuments located within the Llansantffraed Conservation Area. There is however strong local support, as noted at the public engagement event, for the medieval open field system to be designated as a scheduled monument.

21.2.2. Though the open field system is much reduced, and some surviving elements may not be in perfect condition, it remains a good example of a medieval open field system. The area's condition, surviving features and archaeological potential should be taken into consideration as a reason to schedule the monument.

21.2.3. The reduction in the extent of the open field system, and the ease to which further losses could arise from simple changes in farming practices, speaks volumes about the vulnerability of the slangs. The likelihood of loss is further exacerbated by the pressures arising from coastal erosion and development needs. A vulnerable monument of this nature would particularly benefit from the statutory protection which scheduling offers.

21.2.4. The case for scheduling is reinforced by the rarity of the open field system, not just in a local but a national context. Whilst a similar system exists in Rhossili, Swansea, the slangs at Llansantffraed and Llanon are probably the only surviving example of such a field system in the non-anglicised part of Wales.

21.3. Recommendations

21.3.1. Ceredigion County Council should progress talks with Cadw regarding the scheduling of the medieval open field system at Llansantffraed and Llanon to ensure the rare and vulnerable monument is ensured sufficient protection. Assistance should be provided to Cadw and partners where required to progress scheduling.

22. Education, Interpretation and Celebration

22.1. Overview

22.1.1. Providing opportunities to learn more about a conservation area fosters a deeper understanding and appreciation of an area's unique characteristics and cultural heritage, encouraging stewardship and responsible behaviour among residents and visitors.

22.1.2. Educational initiatives can support local planning goals by building public support for conservation policies and helping people understand the reasons behind development restrictions.

22.1.3. Increased awareness can lead to greater community involvement in preservation efforts, from volunteering to advocacy. Ultimately, informed communities are better equipped to protect the distinct character of their conservation areas for future generations and help to celebrate them.

22.2. Llansantffraed

22.2.1. The historic significance of Llansantffraed, especially the medieval open field system, is well appreciated and highly regarded locally. There is however less of an awareness about the significance of the area beyond the immediate locale.

22.2.2. The public engagement session highlighted there is scope to introduce initiatives to raise awareness of the area amongst residents and visitors. This included exploring opportunities for local schools to conduct projects on the area in association with historical organisations such as Cadw and Heneb. Other proposals also included simple interventions such as improved signage to explain the history and significance of the open field system to visitors.

22.3. Recommendations

22.3.1. Ceredigion County Council should engage in conversations with the local community, education providers and historical organisations such as Cadw and Heneb to explore opportunities to better market, and improve understanding of, the conservation area, particularly the medieval open field system.

23. Monitoring and Review

23.1. Overview

23.1.1. Planning authorities are expected to review conservation areas from time to time. Best practice is generally considered to be every five to ten years. A review should establish progress achieved since the previous appraisal and should confirm or redefine both special interest and critical issues. It should also revise the management plan and provide new recommendations where appropriate.

23.1.2. Monitoring change is essential to be able to evaluate the impact of designation and the success of management strategies in preserving or enhancing the character or appearance of conservation areas. Cadw considers that the baseline for periodic review is a full photographic survey recording buildings from the street, as well as other components of character, including trees, gardens, boundaries and views. There is scope for involving local community groups in carrying out this work.

23.2. Llansantfraed

23.2.1. This is the first review of the conservation area since it was designated. The only existing information available prior to this appraisal and management plan was a brief description and report composed at the time of designation.

23.2.2. The Council has recently appointed a new planning officer with responsibility for conservation and has been able to direct some planning policy resources to built heritage whilst work on the Replacement LDP has been paused due to the impact of nutrients on the Afon Teifi SAC.

23.3. Recommendations

23.3.1. Ceredigion County Council should commit to review the Conservation Area Appraisal and Management Plan at a suitable interval and at least within ten years.

23.3.2. Ceredigion County Council should involve the local community with the monitoring and management of the area and future appraisal reviews, where possible.

23.3.3. Ceredigion County Council should ensure that, within budget constraints, conservation and heritage officers are politically supported and have sufficient resources.

23.3.4. Ceredigion County Council should facilitate partnership working between departments, local businesses and communities to ensure their statutory duty with regards to conservation areas is carried out.



References and Appendecies

24. Appendices

25. References

Articles / Projects

Ings, Mike. *Medieval and early Post-medieval Mills A threat related Assessment*. Dyfed Archaeological Trust, (2012-14).

Schlee, D. Pritchard, H. Page, M. *Turnpike and Pre-Turnpike Roads Medieval and Early Post-Medieval Sites Scheduling Enhancement Project*. Dyfed Archaeological Trust, (2016).

Journals

Davies, W.H. 'The Romans in Cardiganshire.' *Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 4, Nos 2, 1961, pp. 85-94.

Lewis, W.J. 'A Disturbance on Llanrhystud Mountain', *Ceredigion*, Vol, IV, pp.312.

Parkinson, A.J. 'Mills in Cardiganshire.' *Melin*, vol.6, parts 1 and 2, (1990).

Parkinson, A.J. 'Mills in Cardiganshire', *Melin, vol* 7, (1991).

Parkinson, A.J. 'Vitruvian Mills in Cardiganshire', *Melin,* vol 3, (1987).

Thomas, Spencer. 'Land Occupation, Ownership, And Utilisation in the parish of Llansantffraid', *Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 3, nos.2 , (1957), pp.124-155.

Thomas, Spencer. 'The Enumerators' Returns as a source for a period Picture of the Parish of Llansantffraid 1841-1851', *Ceredigion: Journal of the Cardiganshire Antiquarian Society*, Vol. 4, nos. 1-4, (1963),pp.408-421.

Edited Collections

Austin, David. Bezant, Jemma, 'The Medieval Landscapes of Cardiganshire' in *Cardiganshire County History Vol 2: Medieval and Early Modern Cardiganshire*, eds Geraint H. Jenkins et al., (University of Wales Press, 2019),pp. 1–34.

Davies, J.L, 'The Roman Period', in *Cardiganshire County History, Vol 1: From the Earliest Times to the Coming of the Normans'*, eds D.P Kirkby, J.L Davies, Ieuan Gwynedd Jones, (University of Wales Press, 2001),pp.276-317.

Dodgeshon, R.A, 'Early society and economy', in *Cardiganshire County History, Vol 1: From the Earliest Times to the Coming of the Normans*, eds D.P Kirkby, J.L Davies, Ieuan Gwynedd Jones, (University of Wales Press, 2001).

Doherty, Eric and Joyce, *Notes on Llanon / Llansantffraed,(*2008).

Jones, G.R.J, 'Forms and patterns of Medieval settlement in Welsh Wales' in *Medieval Villages: A review of Current Work*, eds Della Hooke, (Oxford,1985).

Morgan, Gerald, 'Agriculture' in *Cardiganshire County History Vol 2*: *Medieval and Early Modern Cardiganshire*, eds Geraint H. Jenkins et al.,(University of Wales Press, 2019), pp. 35–64.

Suggett, Richard 'Medieval Dwellings and Their Successors.' *Cardiganshire County History Vol 2: Medieval and Early Modern Cardiganshire*, eds Richard Suggett et al., (University of Wales Press, 2019), pp.111–74.

Books

Jenkins, G.J, *Maritime Heritage: The Ships and Seamen of Southern Ceredigion* (Llandysul,1982).

Jenkins, G.J, *Welsh Ships and Sailing Men*. (Llanrwst, 2006).

Jones, Caroline and Jones, Frances, *Historic Cardiganshire Homes and their families*. (Pembrokeshire, 2000).

Websites

Black Book of St Davids, - National Library of Wales Archives and Manuscripts website. https://archives.library.wales/index.php/black-book-of-st-davids.

Cadw: Full report for listed buildings, Morgan Enclosure at Church of St. Ffraed. https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=17885.

Coflein searchable Maps from the RCAHMW website: https://coflein.gov.uk/en/map.

Denton, Jeff, et al. 'Taxatio'. The Digital Humanities Institute, (Sheffield, 2014). https://www.dhi.ac.uk/taxatio/benkey?benkey=DA.CG.UA.03.

Harries family History 'The Shipyards', https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjBr4S9oI-

QAxUia0EAHRbAIoYQFnoECBgQAQ&url=http%3A%2F%2Fharriesfamilyhistory.co.uk%2Fhistory.html&usg=AOvVaw1mqMe6e_wnINvltYv-U4Iw&opi=89978449.

Llansanffraed History Society: https://www.llanon.org.uk/index.htm

Survey Details, Historic Landscape, Llannon, Ceredigion, 2008-03-05 'Landmap Portal (naturalresources.wales)':

https://landmapportal.naturalresources.wales/view_survey.php?survey_id=12621.