

EV-0900 — Archaeology: 1990 GGAT evaluation and 1994 excavation

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Catalogue entry **EV-0900** of the Great House Farm evidence register, carried over from the Legal Wiki evidence page last modified on 2026-10-23. The same record is published at research.bucklerfamily.estate, and this version is also a [PDF](#) in the wayback archive.

1 Release notes

1.1 This release (version 1.0.0)

- **2026-Oct-23** - Carried over to the docs library from Legal Wiki page 8427 (last modified 2026-10-23 12:18:00 UTC). The page text, dates and references are as on the wiki. Links to wiki pages lead to the same page on research.bucklerfamily.estate; images are links to their files on the wiki.

1.2 Older versions

None yet.

2 Record

EV ID	EV-0900
Title	Archaeology: 1990 GGAT evaluation and 1994 excavation
Date of document	c.1880 to 2014 (timeline); records and the 1992 planning file read 21 Oct 2026
Type	timeline of heritage records, planning records, report and journal
Evidence label	OFFICIAL RECORD (HER, Coflein, ADS, online) · PRIMARY DOCUMENT HELD (1990 report, EV-0126) · PUBLISHED REPORT (Medieval Archaeology 49, 2005, full text read)
Repository / reference	Heneb HER GGATE003872 · GGATE000877 · 02038s · Coflein NPRN 20182 · NMR ref. 6524751 · Holbrook & Thomas 2005 · Morgannwg 38 (1994) , Archaeological notes, p.123 (the Llandough early-medieval cemetery: Bii amphorae c. AD 475–550; out of use by the 11th–12th century)
Status	HELD (the 1990 report: EV-0126 , transcription ; online records read 21 Oct 2026)
Related evidence	EV-0126 · EV-0113 · EV-0114 · EV-0124 · EV-0128 · EV-0131 · EV-0132 · EV-0293 · EV-0301 · Archaeology and Heritage · Master Timeline

2.1 The 1990 report

“Land at Great House Farm, Llandough: An Archaeological Assessment”, Glamorgan-Gwent Archaeological Trust, August 1990. Holbrook & Thomas (2005) list it as an unpublished report: it was never printed. A copy is held here ([EV-0126](#), 16 pages, with a [full transcription](#)). The National Monuments Record of Wales holds it as NMR ref. 6524751, and the Heneb HER cites it as the source of events GGATE003872 and GGATE000877.

- Commissioned by BP Properties Ltd after the demolition of December 1988, through its agents Debenham Tewson.
- Required by the outline permission of 13 March 1990: “no development shall take place until a field evaluation survey and archaeological assessment report has been carried out by a qualified archaeologist to the satisfaction of the Local Planning Authority.”
- GGAT advised the council and BP at the same time. The report calls this a “dual role”.
- 8 trenches. Human bone in trenches 3 and 4 (“numerous human bones, most of which seemed to be disarticulated”). The north-east corner of the house, probably the dairy, in trench 7.
- It names the Disused Burial Grounds (Amendment) Act 1981 and “recommends that before any decision on the options given above is taken, advice should be sought by B P Properties Ltd on any legal requirements which may pertain to the human skeletal remains.”
- Recommendations: watching briefs; around trenches 3 and 4 and east of the churchyard, raise the ground level to avoid disturbance, or excavate and record before building.

2.2 Timeline

Date	Event	Source
c.1880	‘Armour’ reported found under the floor of the rear wing of Great House; thought to be the medieval ironwork from Llandough now at the National Museum.	Heneb HER 02038s (Suggett, RCAHMW, Dec 1988)
1962–3	5. 10. Beare recovers sherds of 13th- or 14th-century pottery on the slope immediately north-east of Great House Farm, north of the church.	Holbrook & Thomas 2005, n.183
1963	Barry and Vale Archaeological Group excavates south of the church: the corner of a 12th- or 13th-century house and a gully with three human skeletons of possible 13th-century date.	Holbrook & Thomas 2005
1979	GGAT excavates south of the church: a possible late Iron Age roundhouse and a Roman villa (2nd–4th century), published 1988.	Coflein NPRN 400051 ; Holbrook & Thomas 2005
6 Dec 1988	BP Properties Ltd demolishes the farmhouse and farm buildings. HER: “suddenly and completely demolished ... amid considerable local controversy.” RCAHMW records sherds of 12th- to early 14th-century pottery on the slope north-east of the house.	Heneb HER 02038s ; Coflein NPRN 20182

8 Nov 1989	Outline application 89/01396/OUT (residential development) received by the Vale of Glamorgan Borough Council. GGAT comments on the application.	EV-0124; EV-0113
13 Mar 1990	Outline permission granted. Condition: "no development shall take place until a field evaluation survey and archaeological assessment report has been carried out by a qualified archaeologist to the satisfaction of the Local Planning Authority."	EV-0114; condition quoted in the 1990 report (EV-0126)
1990	GGAT digs 8 trial trenches, commissioned by BP Properties Ltd through its agents Debenham Tewson. GGAT advised both the council and BP (the report calls this a "dual role"). Human remains in trenches 3 and 4; the dairy corner of the house in trench 7.	Heneb HER events GGATE003872 and GGATE000877
Aug 1990	GGAT report "Land at Great House Farm, Llandough: An Archaeological Assessment". Area by the churchyard wall rated medium-high potential. It flags the Disused Burial Grounds (Amendment) Act 1981 and recommends that BP Properties Ltd take legal advice on the human remains before deciding how to build. Short note in Archaeology in Wales 30 (1990), 66.	EV-0126 (scan) and transcription; NMR ref. 6524751
Mar–May 1992	Ideal Homes Wales applies for approval of reserved matters, 92/00671/RES (20 detached houses), under the 1990 outline permission. Layout drawings dated March 1992.	Planning file 92/00671, application form and drawings
27 Jul 1992	GGAT to the council: the 1990 assessment "demonstrated conclusively that significant archaeological deposits exist within the proposed development area ... including a quantity of human bone". GGAT urges excavation to "preserve by record" before development. Page 2 of the letter is missing from the file.	Planning file 92/00671, archaeology responses p.4
3 Sep 1992	The council's Chief Planning and Development Officer approves 92/00671/RES. No additional archaeological condition is imposed. Holbrook & Thomas (2005) and the developer's 1994 preliminary report call this "full planning permission" in "March 1992".	Planning file 92/00671 (approval stamp; archaeology responses pp.24–25, 29)
3 Dec 1993	BP Properties Ltd to Ideal Homes Wales (title WA231076).	Master Timeline
13 & 15 Dec 1993	Building has started. GGAT, the council's archaeological adviser, writes that condition 18 "has not been fulfilled and cannot be discharged by your Authority" and recommends "a Breach of Condition notice is issued immediately".	Planning file 92/00671, archaeology responses pp.1–2; EV-0131
4 Feb 1994	After a site meeting on 18 Jan 1994, the developer's agent cites the developer's counsel's opinion that condition 18 "has been discharged and that the approval of the detailed plans and the notice issued by your council are decisive as to that".	Planning file 92/00671, archaeology responses pp.24–25

Mar 1994	Cotswold Archaeological Trust commissioned (by Wyn Thomas & Partners for Ideal Homes Wales Ltd) to excavate about 0.1 ha. Home Office burial licence granted 21 Mar 1994. GGAT's letter of 18 May 1994 says it expired on 21 Apr 1994 and had not been renewed by 3 May; the agent's note of 5 May says it runs to 20 Jul 1994.	Heneb HER GGATE003875; Holbrook & Thomas 2005; Planning file 92/00671, archaeology responses pp.38–40
4 May 1994	Meeting of the council's Director and planning officer, GGAT, Ideal Homes and the excavators. The agent's note records conditions 17 and 18 as discharged (council letters of 15 Oct 1990 and 15 Feb 1994), that the council does not intend work to stop, and that the excavation is "on a voluntary basis".	Planning file 92/00671, archaeology responses pp.41–43
18 May 1994	GGAT to the council: condition 16 "can now effectively be discharged"; Cadw may consider "spot scheduling this rare and important site of national significance"; no development until the site is "archaeologically cleared to the highest professional standards".	Planning file 92/00671, archaeology responses pp.38–40
1994	"At an early stage it became clear that the site contained numerous burials that continued beyond the bounds of the agreed excavation area." Excavation extended to 0.22 ha: 1,026 burials. Work ceased September 1994. (The HER event record gives 858 inhumations.)	Holbrook & Thomas 2005; Heneb HER GGATE003875, GGAT02272s
1994	Building work outside the excavation area disturbed "probably at least 30" burials; two were recovered by salvage recording.	Holbrook & Thomas 2005
28 Jul 1994	Finds donated to Amgueddfa Cymru (accession 95.56H) by Ideal Homes Wales Ltd.	EV-0293
2005	Holbrook & Thomas, "An Early-medieval Monastic Cemetery at Llandough, Glamorgan: Excavations in 1994", Medieval Archaeology 49, 1–92. Free eprint at the Archaeology Data Service; 1994 datasets doi 10.5284/1000252.	Medieval Archaeology 49 (2005)
9 Jun 2014	RCAHMW splits the cemetery out of the farm record as Coflein NPRN 802090 (Cotswold Archaeology project archive, NMRW CA017).	Coflein NPRN 802090

2.3 Record numbers

Record	What it is
Heneb HER event GGATE003872	"Land at Great House Farm, Llandough", Evaluation, 1990
Heneb HER event GGATE000877	"Great House Farm", Trial excavation, 1990
Heneb HER 02038s	Great House Farm (farmhouse; demolition 6 Dec 1988)
Heneb HER 03586s / 02272s	Cemetery north of St Dochdwy's (1994)
Heneb HER event GGATE003875	1994 excavation
Coflein NPRN 20182	Ty Mawr; Great House Farm

2 Record

Coflein NPRN 802090	Cemetery, Great House Farm
NMR ref. 6524751	GGAT 1990 assessment (National Monuments Record of Wales)
ADS record (RCAHMW)	Ty Mawr; Great House Farm
ADS record (Glamorgan-Gwent HER)	GREAT HOUSE FARM (demolition)
ADS record (Glamorgan-Gwent HER)	GREAT HOUSE FARM, LLANDOUGH (1990 evaluation / 1994 excavation)
ADS eprint	Holbrook & Thomas 2005
ADS dataset	1994 excavation data
Planning	89/01396/OUT (outline, 13 Mar 1990)
Planning	92/00671/RES (reserved matters, 1992)

The 1992 consent was approval of reserved matters (92/00671/RES) under the 1990 outline permission, granted on 3 September 1992, 38 days after GGAT's letter of 27 July 1992. The "March 1992" in Holbrook & Thomas (2005) first appears in the developer's 1994 preliminary report; the layout drawings are dated March 1992. The Vale's online planning register starts in 1996, so neither application is online.