

Land at

MOUNTON ROAD

TIR WRTH FFORD MOUNTON, GAS-GWENT



BARWOOD
LAND



Design and Access Statement
November 2025



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1.1 SUMMARY OF THE PROPOSAL

This Design and Access Statement (DAS) has been produced in support of an outline planning application for a mixed use development at Mounon Road, on the western perimeter of Chepstow.

The document outlines how this site will deliver an inclusive, sustainable, integrated and economically active place, in line with the main objectives of Monmouthshire County Council's Replacement Local Development Plan 2018-2033.

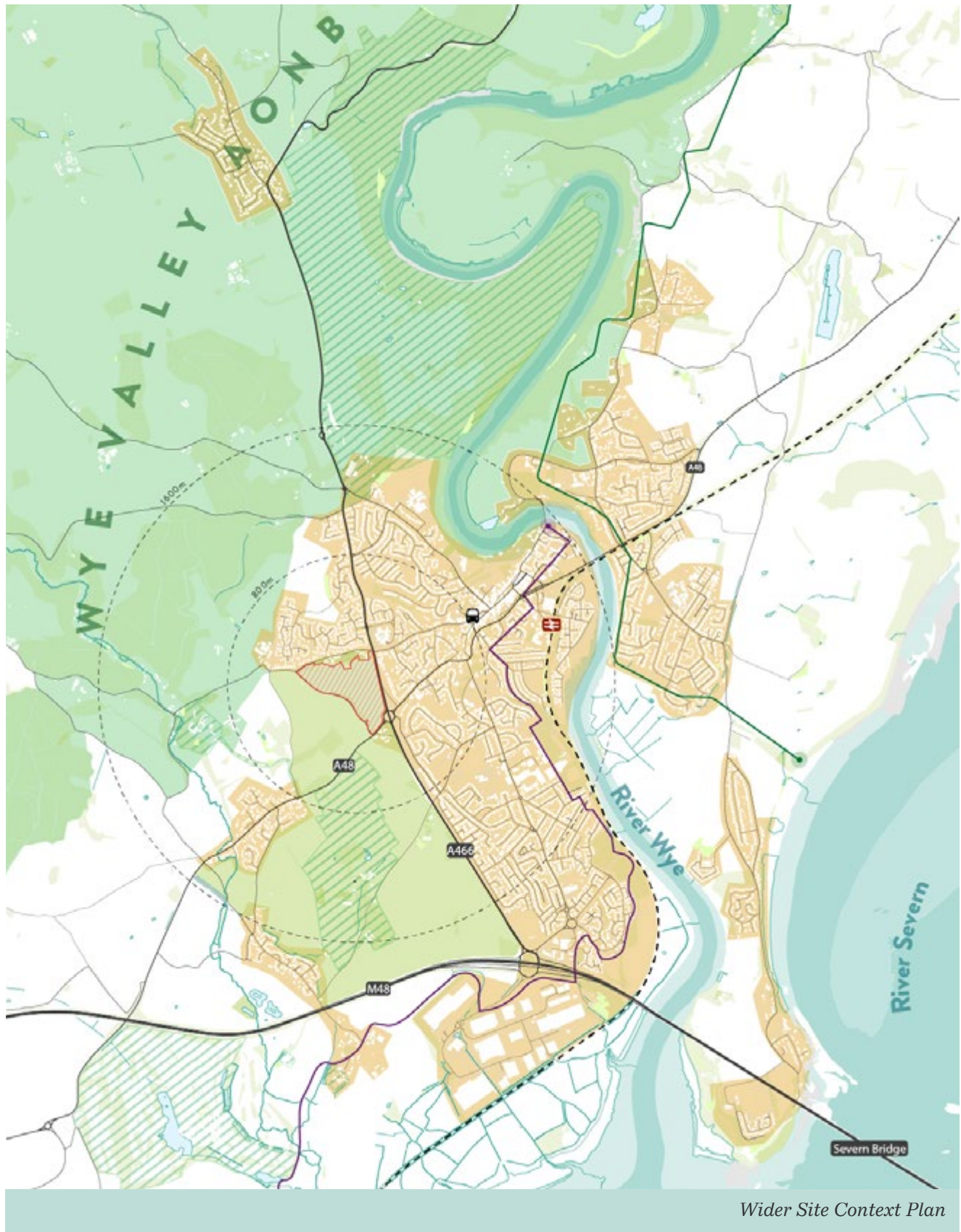
Proposals include residential development for up to 146 new homes, an 80 bed hotel, 60 bed residential care home, new connections and an accessible mobility hub. These uses will be located within a diverse network of public open spaces, including a large community park located on the western part of the site.

Description of Development

Outline planning application, with all matters reserved except access for the development of up to 146 dwellings together with a hotel, residential care home, mobility hub, highway access, provision of green infrastructure, open space, on site play provision, drainage attenuation and infrastructure works



Artist's impression of the proposals from a bird's eye view



1.2 VISION

Our vision for the Mounton Road site in Chepstow is inspired by its strategic gateway location, offering unique placemaking and lifestyle opportunities. This site will meet diverse housing needs and stimulate the local economy in a way that is locally distinctive, connected, and integrated. It will be a sustainable and resilient community, cherished by residents and visitors alike for generations to come.



LOCALLY CONNECTED & INTEGRATED

A cohesive place with characterful homes and public spaces, excellent connectivity, and a range of uses that will enhance the Chepstow area, for the benefit of the whole community.



SUSTAINABLE & RESILIENT

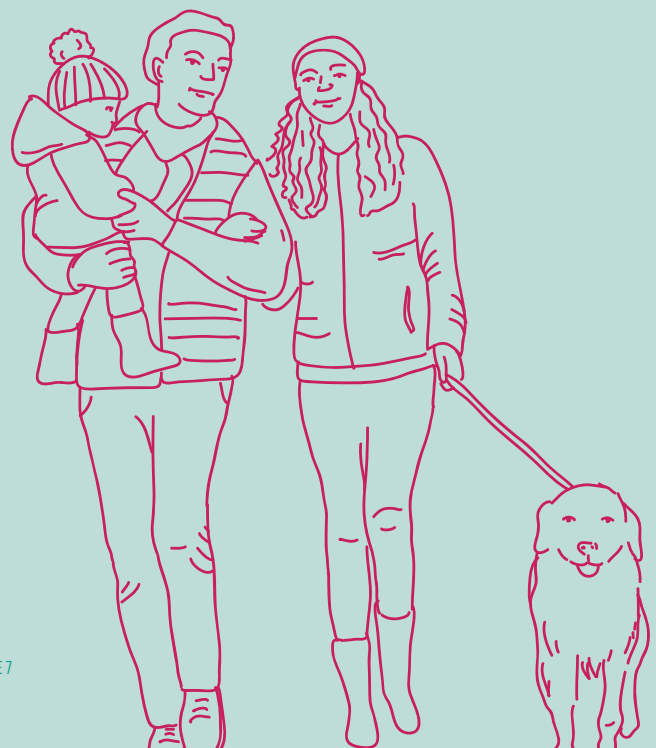
A place that delivers enduring opportunities for its residents, whilst tackling the challenges of climate change through an adaptable range of socio-economic, physical, and environmental measures, safeguarding the wellbeing of current and future generations.





A CHERISHED PLACE TO LIVE

*A vibrant, natural, and
beautiful place to live, work
and play, and a welcoming
and memorable gateway to
Chepstow.*



1.3 THE SITE AND CONTEXT

The site is located on the western edge of Chepstow, approximately 800m from the town centre. It currently comprises grazed grassland covering an area of approximately 12.8ha, with field boundary hedgerows and a small collection of parkland trees, which are found south west of St Lawrence House.

The site is bounded to the north by Mounton Road, existing residential properties including the Grade II Listed St Lawrence House, and a block of woodland. The A466 (Wye Valley Link Road) abuts the site to the east, while the A48 and Highbeech roundabout are located to the south. The western boundary is formed by St Lawrence Lane, which is lined with a wooded belt and hedgerow.

The land within the site slopes relatively gently from north to south and east to west, from a high point of approximately 97m above Ordnance Datum (AOD) in the far north east corner, to a low point of approximately 76m AOD in the south and 82m AOD to the far west. Owing to this landform, there are views from the site looking south to the Severn Estuary, and West, towards surrounding countryside.

The site is uniquely positioned at the convergence of important arrival points to Chepstow from the north, south and west. It also has a harmonious relationship with the existing settlement pattern, being surrounded by development on all but one side.

This location and context presents the opportunity to create a distinctive and memorable new gateway to the town; a place that signifies arrival to Chepstow and the popular leisure and tourism destinations that lay in the surrounding areas, such as the Wye Valley.



View northward along the A466, showing the eastern edge of the site



Cyclists on NCN Route 4, Mounton Road



Site Boundary on aerial photo with photo location markers (see left)

2.1 CULTURE AND COMMUNITY

The proposals must take into consideration the cultural and socio-economic context of Chepstow, notably the planning context of the site, surrounding uses and how they are structured, as well as the market conditions of the area.

PLANNING CONTEXT - NATIONAL

National Planning Policy in Wales is guided by three key documents:

- Future Wales – The National Plan (FW)
- Planning Policy Wales Edition 12 (PPW)
- Technical Advice Note 12 – Design (TAN 12)

These set out the Welsh Government's goals for sustainable development, good design, and placemaking, aligned with the Well-being of Future Generations (Wales) Act 2015.

Future Wales Policy 2 promotes urban growth and regeneration through strategic placemaking, encouraging:

- Mixed-use developments
- Diverse housing options
- Walkable neighbourhoods
- Higher urban densities
- Connected street networks
- Opportunities for small-scale and self-build projects
- Integration of green infrastructure

PPW defines placemaking as a holistic approach to planning that fosters prosperity, health, and well-being. It emphasizes creating places that are attractive, sociable, and accessible, with design considering both built and natural environments.

Good design, according to PPW, goes beyond aesthetics to include social, economic, environmental, and cultural factors, ensuring developments support sustainable living.

FW also includes an Integrated Impact Assessment Diagram (Figure A, page 9) showing how the Well-being Act principles are embedded in planning policy.

Welsh Government Technical Advice Note (TAN) 12: Design advocates a process model for design drawing from a contextual analysis of the surroundings of a development to achieve a well-designed, flexible and adaptable development.

The key aspects are:

- Character (Amount, Layout, Scale, Appearance, Landscaping);
- Access;
- Movement;
- Environmental Sustainability; and
- Community Safety.

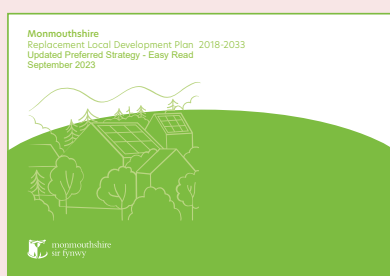
It also identifies the objectives of good design as:

- Sustaining or enhancing local character and promoting legible development; successful relations between public and private space; quality, choice and variety; and innovative design;
- Ensuring ease of access for all;
- Promoting sustainable travel;
- Achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change; and
- Ensuring attractive, safe & secure public spaces through natural surveillance.

In addition to the above, the Well-Being of Future Generations Act (2015) places a duty on public bodies such as the Monmouthshire County Council to carry out sustainable development.



Wellbeing of Future Wales Act - Wellbeing Goals



Monmouthshire Replacement Local Development Plan



Draft Allocation HA3 Plan

PLANNING CONTEXT - LOCAL

The main policy which governs the future development of the site is included within the Monmouthshire County Council Submission Draft Replacement Local Development Plan (RLDP) which was submitted to PEDW for examination on XXX.

Within the RLDP, Land at Mounton Road is identified as a Strategic Site Allocation under Policy HA3 for a residential led mixed use development to provide approximately 146 homes and commercial uses such as Class C1 hotel and Class C2 residential care home.

Strategic Policy S8 sets out a number of placemaking principles which all strategic sites must adhere to whilst Strategic Site Allocation Policy HA3, as currently worded within the RLDP, outlines a number of parameters, placement principles and development requirements which seeks to ensure that future land uses and infrastructure will be developed and integrated in a co-ordinated manner within any development scheme for the site. The development proposals have therefore been developed and designed to conform to these criterion.

In addition to RLDP Policies S8 and HA3, Strategic Policy S3 (Sustainable Placemaking & High-Quality Design) and Policy PM1 (Creating Well-Designed Places) have also been adhered to in the design evolution of the site in order to ensure the development proposal create attractive, sustainable places that support well-being, promoting high quality design whilst reflecting Monmouthshire's character.



SURROUNDING USES

The Site lies outside the Wye Valley National Landscape, which is located to the North and West of Chepstow. This natural asset draws many tourists and nature enthusiasts to the area. Chepstow is a particularly popular destination as it is home of Chepstow Castle, Chepstow Racecourse, and the start and end point of two major hikes in Wales: Offa's Dyke and the Wales Coast Path.

More locally, surrounding land uses to the north and east of the site comprise residential dwellings. A cluster of farm buildings have also been converted to residential use to the south of the A48, with a modern interpretation forming the site of a veterinary business. Chepstow Community Hospital is located to the northeast of the site, within 100m of Mounton Road.

Open fields and woodland blocks are characteristic of the land located further south and west.

NEIGHBOURHOOD STRUCTURE

There are a wide range of services and facilities within Chepstow, which are accessible within a 20-minute walk of the site when taking account of rising and falling gradients within the town.

The Facilities Plan opposite shows where the services and facilities are located in relation to the site, and highlights three key routes that give access to most of these uses by foot, cycle or wheeling.

Two routes lead to Chepstow town centre and its many facilities, including public transport hubs that facilitate sustainable travel further afield. A third route, which is more gradual in its gradient, provides access to Bulwark neighbourhood centre, where a further set of facilities is available.

In combination, the existing settlement has a rounded offer for residents and visitors alike, including food stores and other local shops and businesses, commercial and industrial areas offering services and jobs, primary and secondary education, health care, sports and recreational facilities, and leisure and cultural attractions.



Facilities Plan



SOCIO-ECONOMICS & MARKET ANALYSIS

Hotel Use

Analysis of the site has revealed that there is strong potential for a new hotel due to its strategic gateway location and a shortage of quality branded hotels in surrounding Monmouthshire. On the A466, the site is easily accessible, close to major routes and offers scenic views while also being close to Chepstow town centre.

There is demand for a hotel, driven by leisure tourism, access to commercial centres at nearby cities, and transient demand due to motorway proximity. Initial scoping has revealed that mid-market operators would be attracted to the site, with a hotel offering 60-80 rooms plus associated facilities.

There would be potential for approximately 20-30 new jobs and additional employment in the supply chain, contributing positively to the local economy. Furthermore, the hotel is anticipated to deliver wider economic benefits by enhancing the tourism offer in Chepstow and supporting local businesses.

Residential Care Home

Consideration has also been given to the potential for a residential care home on the site. An assessment of the local market demonstrates a significant shortfall in care home beds in the local area. This is expected to increase due to the growing elderly population and higher dependency levels.

Therefore, there is strong demand for the development of new care homes to meet this rising need, and to improve the quality of care in accommodation. Site proposals include a 60-bed purpose-built care home for elderly care, including nursing, personal, and dementia care.

This use is expected to generate permanent employment opportunities in the care industry as well as management and ancillary services, thereby supporting the local economy and healthcare infrastructure.

CONSULTATION AND ENGAGEMENT

The project team has been engaging with Officers from Monmouthshire County Council around the form, use and amount of development since 2020. As part of this process, the design team were invited to meet with the Design Commission for Wales, Officers and Town Councillors in October 2023.

The Commission offered feedback regarding which land uses and concept designs were most appropriate for the site and the team has responded by incorporating feedback into future iterations of the design.

Further pre-Application engagement was held in Spring/Summer 2025, and an overview can be found in Section 4 of this Design and Access Statement, which explains how the design has developed over time.



2.2 BUILT FORM

The current-day built form of Chepstow began to take shape in the 11th Century. Today, the town is divided into a historic core to the north east, a postwar extension to the South at Bulwark, and a series of 19-20th century suburban extensions.

HERITAGE

The site does not contain any designated historic assets or lie within a designated area. However, there are nearby heritage assets that require consideration in respect of their setting. These designated assets include:

- St. Lawrence House (Grade II listed) located on the northern boundary of the site;
- Wyelands (Grade II Registered Park and Garden) located south of the site;
- Mathern Conservation Area at the nearby village of Mathern; and
- Mounton House (Grade II* Registered Park and Garden) located west of the site.

A heritage assessment has concluded that the proposed development is unlikely to have a bearing on the Registered Park and Gardens, nor Mathern Conservation Area. This is due to their limited and peripheral relationships with the site, natural screening, and topography.

However, the site does form part of the setting of St. Lawrence House, contributing to its value in heritage terms. The site occupies much of the estate built up around the House, including designed parkland south of the building. Careful planning and design will help preserve the parkland characteristics of the site while introducing a compatible development form on the eastern site area.

ARCHAEOLOGY

Recorded evidence of archaeological remains on the site is mainly limited to the Roman road from Gloucester to Cardiff, in the field north of the A48.

Other archaeological interest is minimal, focusing on former field boundaries and traces of cultivation from the post-medieval period. The Roman Road earthwork is expected to be preserved in open space, while other archaeological resources will undergo further investigation and mitigation as needed, but are unlikely to require in situ conservation or hinder the proposed development.



*View of St. Lawrence House
(Grade II listed) from the site*



Chepstow Castle is one of the oldest surviving stone castles in Britain, and forms part of Chepstow's history and identity.

SETTLEMENT EVOLUTION

The historic core of Chepstow dates back to the introduction of Chepstow Castle in 1067, potentially the oldest surviving stone castle in Britain. Known in the Middle Ages for its imports of wine and exports of timber from the Wye Valley and Forest of Dean, Chepstow has a rich history as a merchant town, hence its name meaning ‘marketplace’ in Old English. During this period of prosperity, Chepstow grew to over 300 burgage plots, aligned with the current day A48.

The Chepstow Iron Bridge across the River Wye was built in 1816 and served as the main link between England and South Wales until the Chepstow Railway Bridge was added in 1852 and, later, the Severn Bridge was completed in 1966.

In the early 20th Century, Chepstow expanded southward into areas known as Hardwick and Bulwark. Bulwark Garden Suburb was introduced to house workers at the National Shipyard, located south-east of the railway line. During the second world war, these dwellings were converted into accommodation for prisoners of war, and then into the industrial estate that exists today.

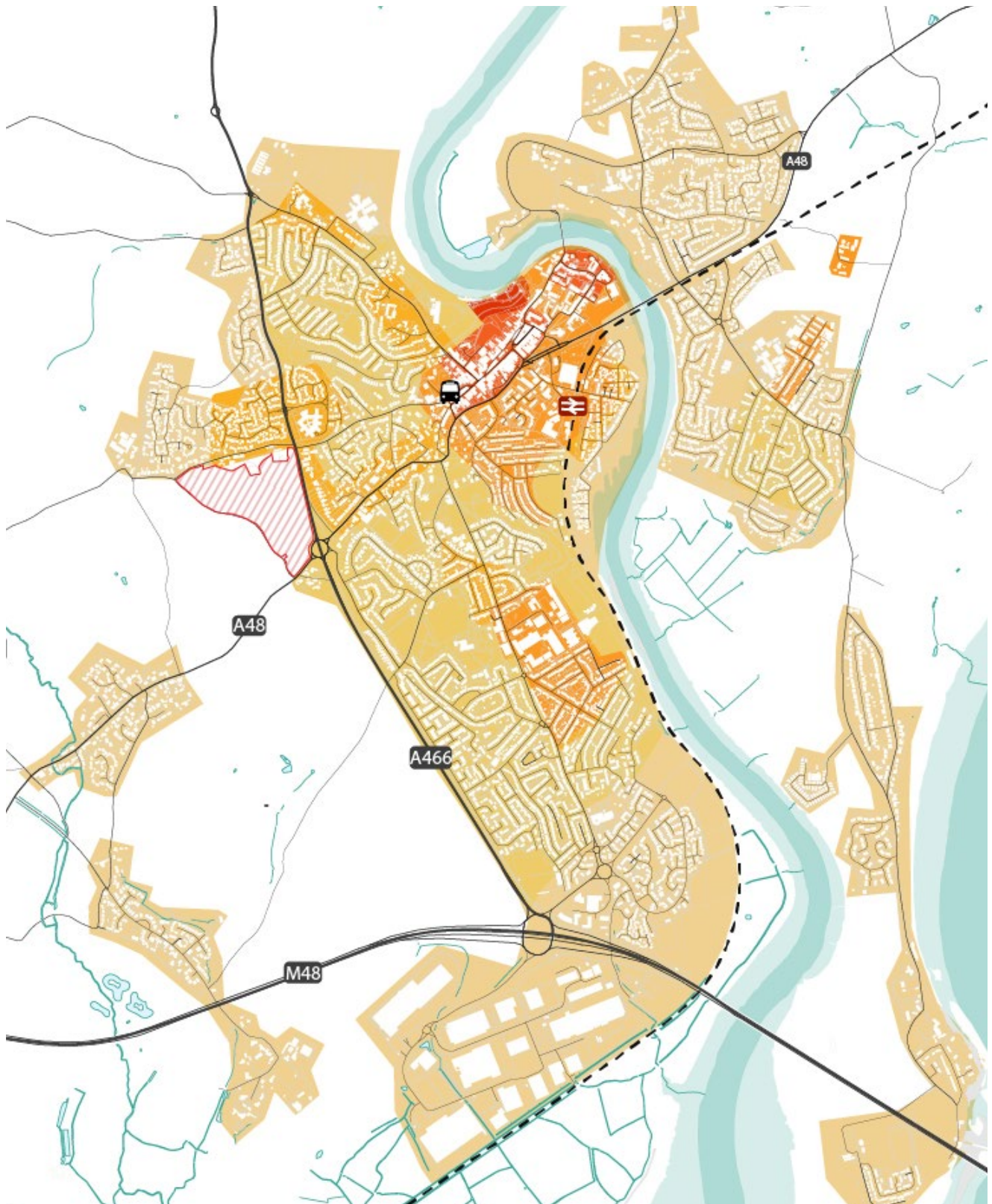
Council houses were built in the wider Bulwark neighbourhood in the 1930s to house residents moved out of the Thomas Street area of the town centre. Development in the area continued until the area between the Wye River and the A466 was fully developed. Development then continued southwards into Thornwell. Today, Bulwark and Thornwell account for half of the population of Chepstow.

URBAN FORM

Dwellings opposite the A466 face on to the road, and therefore onto the eastern edge of the site. To the north east, the Hospital faces onto Mounton Road. It is set back from the road and its surroundings, which are highly planted with tall trees, making it broadly invisible from most of the street. A property on the northern edge of the site boundary faces onto Mounton Road, but habitable rooms also face onto the site. St Lawrence House is a grand detached property surrounded by its estate. It faces onto Mounton Road although it is also visible from the site. Dwellings to the north of the site face onto Mounton Road, however they are not visible from the site due to the woodland and hedgerow planting located on the northern boundary. In summary, most properties surrounding the site front onto it, but many are not visible from the site and/or have little impact on it.

BUILDING SCALE, HEIGHT AND DENSITY

The properties on the eastern side of the A466 are single storey bungalows with large front gardens occasionally including planting. Whilst the hospital is a building of significant scale in the vicinity of the site, it is not visible from the site and therefore has little impact on the site.

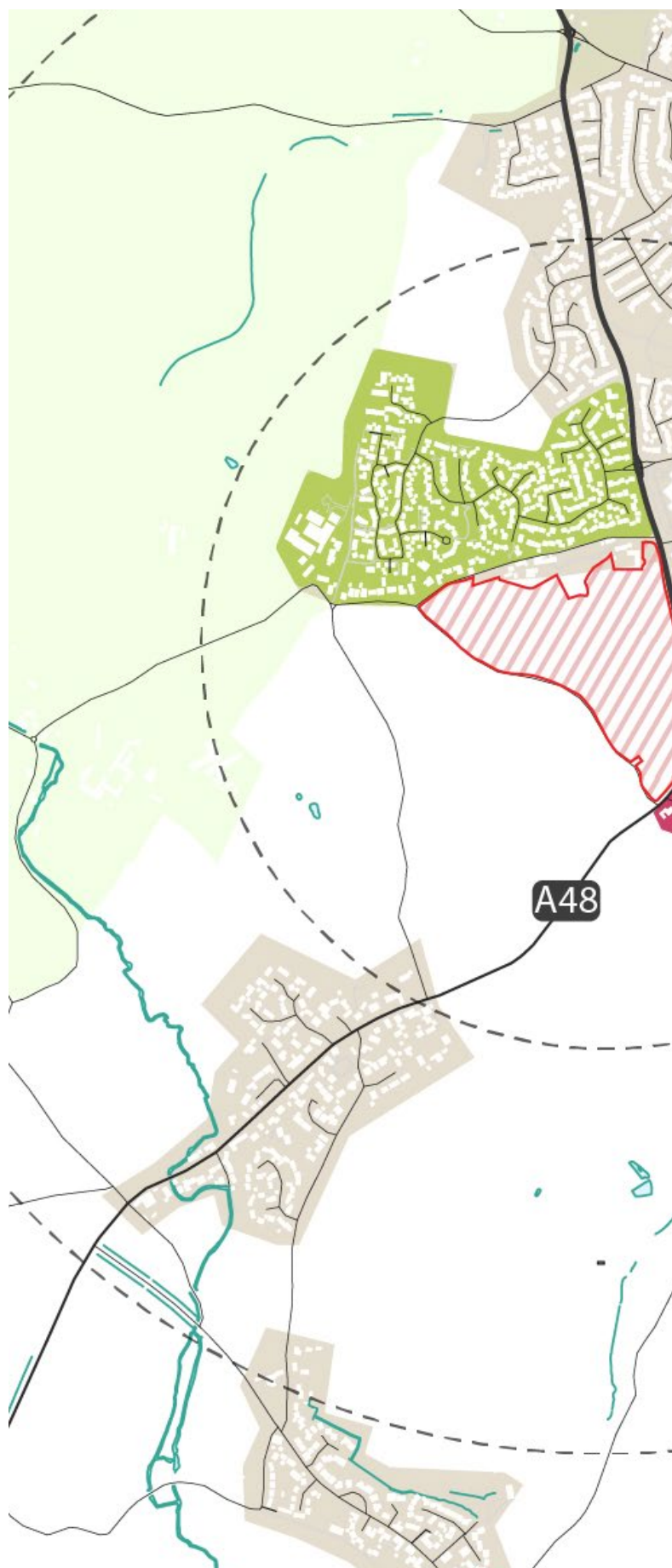


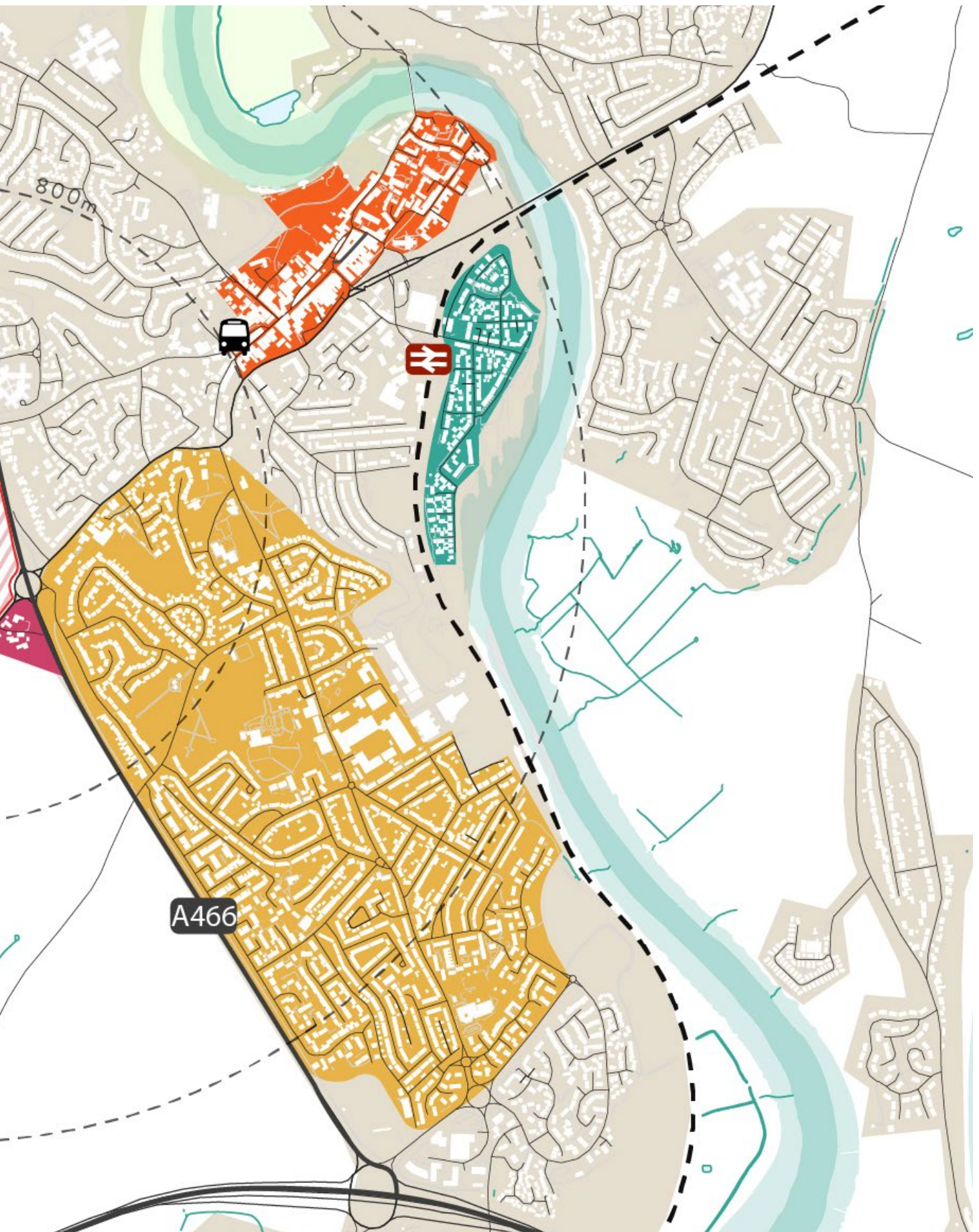
Settlement Evolution Plan



LOCAL CHARACTER ANALYSIS

A character analysis has been undertaken to understand the key attributes that define various parts of Chepstow. Some of these characteristics have been identified as potential 'character generators', to inform our proposals at Mounton Road.





HISTORIC CORE

Chepstow town centre: the historic market hub dating back to the Middle Ages and beyond.

Urban form

- High density town centre containing commercial, mixed use and residential properties
- Strong, continuous linear form along the high street with connecting residential streets

Built Form

- Mainly 2, 2.5, and 3 storey buildings
- Staggered roof line
- Staggered buildings to address steep gradient changes
- Predominantly terraced housing
- Strong frontage onto roads
- Consistent and continuous building line
- Narrow enclosure along the high street
- Most buildings have no set back from the street
- When present, front gardens are enclosed by low walls or fences with hedgerow

Car Parking

- Few parking opportunities
- Where parking is provided, front facing garages and driveways usually integrated or adjacent to the house
- A car park is located near Chepstow Castle

Open Space and Landscaping

- Minimal landscaping
- Occasional trees along the high street
- Paved squares with seating
- Large green POS surrounding Chepstow Castle, allowing the community to enjoy the historic space

Materials

- Coloured render
- Red brick
- Grey, yellow and red stone
- Light brown / yellow brick
- White PVC windows

Details

- Victorian detailing
- Prominent chimneys
- Brick detailing around windows and doors
- Boxed eaves and hatches
- Pastel coloured rendering
- Dormer windows
- Double bay windows
- Painted brick



Character Generators

- The historic character is emphasised by the Victorian architecture and Chepstow Castle
- Bright and pastel colour palette
- Details such as chimneys, dormer windows, and brick detailing



BULWARK

Garden suburb and early 20th century development, serving as a large southern extension to Chepstow.

Urban form

- Medium density suburban area, with abundant local amenities such as a supermarket, pharmacy and community centre
- Varied urban form, ranging from an organised and connected grid layout in the east to meandering roads and cul-de-sacs in the west

Built Form

- Predominantly 2 storey with occasional 1 and 3 storey buildings
- Mainly terraced housing with occasional semi-detached, detached bungalows, and an apartment building
- The building line varies across Bulwark, with a strong linear building line to the east and a disjointed building line to the west.
- The roof line follows a similar pattern, linear in the east and staggered to the west
- The majority of frontage faces onto the street, with occasional back of housing fronting onto streets along Burnt Barn Road and St George Road
- St George Road fronts onto the Bulwark Park, presumably for views and security, as it contains a play area.
- The majority of boundary treatments are low brick walls or fences with hedgerow.
- Large setbacks from the street
- The apartment building is situated near local facilities
- The perimeter of Bulwark runs along the A466, with a densely landscaped green verge creating a

hard barrier between the residential area and the main road.

Car Parking

- Mainly roadside parking with minimal front facing garages
- Burnt Barn Road and St George Road have vehicular access from the backs of properties
- Occasional parking courtyard with housing fronting onto it

Open Space and Landscaping

- In the south, Chepstow Rugby Football Club provides a large green open space with play area and outdoor sports apparatus
- In the north Bulwark Park provides a large green open space with play areas and sports facilities
- Residential streets often have green verges with occasional trees

Materials

- Coloured render
- Red brick

Details

- Prominent chimneys
- Occasional circle windows in the centre of dwellings
- Bay porches
- Occasional brick detailing



Character Generators

- Back access road, with fronts of properties on one side and backs on the other (Burnt Barn Road and St George Road)
- Details such as bays, pale render, small circular windows
- Organised, legible, and well connected streets in east Bulwark
- Bulwark Road has a large hub of local services, providing a closer alternative to the high street in the historic core

