



**Land at Mounton Road,
Chepstow**

**Appendix 6.1: Heritage
Assessment**

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On behalf of:
**Barwood Development
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Section 1 Introduction

- 1.1 This Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) for Barwood Development Securities Ltd (the 'applicant') in order to inform and support the preparation, submission and determination of an outline planning application covering the development of Land at Mounton Road, Chepstow (hereafter referred to as 'the site').
- 1.2 This report has been commissioned and prepared in light of (and to address) the relevant planning policy context for the conservation and management of the historic environment and thus inform the evaluation and determination of the planning application.
- 1.3 Specifically, its aims are to (1) identify any 'historic assets' which might be affected by the proposed development of the site; (2) describe the significance of those historic assets and any contribution that is made by their wider setting; (3) assess whether, to what extent and in what way(s) proposals for the site's development would have an impact upon the assets' significance and (4) set out any measures that could be implemented to either mitigate or compensate for any adverse or harmful impacts on these historic assets.
- 1.4 With that in mind, it has been prepared in line with best practice guidance, most specifically Cadw's document, *Setting of Historic Assets in Wales* (2017) in respect of indirect impacts arising from the proposed development.

SITE LOCATION, BOUNDARIES AND LAND USE

- 1.5 The site comprises a sub-triangular area of land located on the western edge of the town of Chepstow, where it is centred on National Grid Reference (NGR) ST 524 932.
- 1.6 It is positioned immediately west of the A466 main road, which forms its eastern boundary from the A48 roundabout northwards. The site's western boundary mainly follows the minor road called St. Lawrence Lane, aside from in the far north where it adopts a field boundary separating it from neighbouring residential dwellings. The southern boundary of the site is closed by the A48 running east-west. This arrangement is illustrated on **Plan EDP 1**.
- 1.7 The northern boundary of the site follows the east-west course of Mounton Road for a short length in the north-east, before adopting the property boundaries that separate the adjacent dwellings from the agricultural farmland that makes up the site area.
- 1.8 The land within the site comprises a series of agricultural fields grazed by sheep and sub-divided by a mixture of hedgerows and estate rail fences. The eastern boundary is open on to the western verge of the A466 and is separated from it by a timber fence for much of its length but with a stone wall towards the north-east corner.
- 1.9 The site's western boundary follows the course of St. Lawrence Lane and for the majority of its length this is characterised by a relatively mature woodland plantation.

TOPOGRAPHY

- 1.10 The highest point within the site is in the north-east corner, at the junction of Mounon Road and the A466, where it reaches a height of 96 metres above Ordnance Datum (aOD). The land falls relatively gently from there to both the west and the south, where it reaches lows of c.88 metres and c.77 metres aOD in each case.
- 1.11 The land continues to fall steadily (and relatively gently) beyond the southern boundary and towards the Gwent Levels at Mathern, situated on the south side of the M48 motorway, where the parish church straddles the 15-metre contour.
- 1.12 In contrast, the land falls steeply to the west, beyond St. Lawrence Lane, across agricultural land and into a steep and well-wooded valley running north-south at the isolated hamlet of Mounon. It is positioned at a height of c.20 metres aOD.
- 1.13 The land east of the site (east of the A466) is level for a distance of c.350-400 metres, but then falls steeply into the Wye Valley, occupied by the medieval settlement of Chepstow. The uppermost slopes of the valley are characterised by a mix of 19th century 'villa-style' properties and mid/late 20th century residential housing estates which clearly reflect and result from the outwards expansion of the historic market town.
- 1.14 The land continues to rise, albeit gently, to the north of the site, and to the north of Mounon Road, where the ridge is occupied by an expanse of late 20th century residential dwellings that stretch west from the A466 to dominate the slopes overlooking the hamlet of Mounon. The modern red brick dwellings screen out views northwards away from the site, towards the site of Chepstow Racecourse in particular.

THE PROPOSED DEVELOPMENT

- 1.15 Proposals for development of the land at the site comprise the preparation and submission of an outline planning application for the following:

"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."

Section 2

Relevant Legislative and Planning Policy Context

INTRODUCTION

- 2.1 The following section summarises the key legislation and national/local planning policies which are of relevance to this assessment.

LEGISLATION

- 2.2 The *Historic Environment (Wales) Act 2023* came into force on 04 November 2024, along with the suite of regulations which are necessary to support it, and now sets out the primary legislation for listed buildings and conservation areas across Wales.

Listed Buildings

- 2.3 The *Historic Environment (Wales) Act 2023* reproduces the s16 statutory duty for Listed Building Consent (LBC) in the *Planning (Listed Buildings and Conservation Areas) Act 1990*, but not the s66(1) statutory duty where planning permission is concerned and instead this is picked up in an amendment to the *Town and Country Planning Act*, with paragraph 314A stating the following:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving –

- (a) The listed building,*
- (b) The setting of the building, or*
- (c) Any features of special architectural or historic interest the building possesses.”*

- 2.4 The meaning of the ‘special regard’ duty has previously been tested in the Court of Appeal in terms of the *Planning (Listed Buildings and Conservation Areas) Act (1990)*. This process confirmed that “*considerable importance and weight*” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust (2014) EWCA Civ 137*.

- 2.5 However, it must be recognised that Section 66(1) of the 1990 Act did not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither did it indicate that a development which does not preserve them is unacceptable or should therefore be refused. The statutory duty in the *Town and Country Planning Act* clearly adopts the same approach insofar as the development and the setting of listed buildings is concerned.

- 2.6 This point is made very clearly in paragraph 54 of the judgement regarding *Forest of Dean DC v Secretary of State for Communities and Local Government (2013)*, which identifies that:

“...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”

- 2.7 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in “acceptable change”.

Conservation Areas

- 2.8 Section 160(1) of the 2023 Act states that *“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area”*.
- 2.9 The 2023 Act still does not extend to cover the setting of conservation areas and so instead the setting of conservation areas is addressed still by planning policies and does not enjoy statutory protection.

NATIONAL PLANNING POLICY

- 2.10 Welsh Government published *Future Wales: The National Plan 2040* on 24 February 2021, which highlights in the foreword from the Minister for Housing and Local Government that it forms a *“framework for planning the change and development our country will need over the next two decades”* (WG 2021).
- 2.11 In terms of the Welsh Government’s objectives, Number 6 of ‘Future Wales Outcomes’ on p55 states that:
- “Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.”*
- 2.12 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6: *Distinctive and Natural Places of Planning Policy Wales (PPW) Edition 12*, published in February 2024 (PPW, 2024).

2.13 At paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as “historic assets”.

2.14 At paragraph 6.1.6, the Welsh Government’s objectives for the historic environment are set out, with the following being relevant to the current assessment:

“safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved”.

2.15 At paragraph 6.1.7, it is clearly observed that:

“It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.”

2.16 As such, with regard to decision making, PPW states that: “Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place”.

Listed Buildings

2.17 Regarding listed buildings, PPW 2024 states, at paragraph 6.1.10, that: “...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage” and adds that:

“For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

2.18 Further heritage guidance in Wales is set out in *Technical Advice Note (TAN) 24: The Historic Environment* (see WG 2017).

2.19 TAN 24 (2017) outlines that it provides “guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications.” It clarifies the policies and distinctions in PPW.

2.20 The application of this current Welsh Government guidance to the historic assets at and around the site will be covered further below.

Conservation Areas

2.21 With regard to conservation areas, paragraph 6.1.14 of PPW 12 states that: “There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings”.

2.22 Paragraph 6.1.15 then adds that:

“There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds”.

2.23 This is picked up in paragraph 6.1.16, which advises that:

“Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area”.

2.24 The application of this current Welsh Government guidance to the historic assets at and around the site will be covered further below.

Registered Parks and Gardens

2.25 Paragraph 6.1.18 of PPW Edition 12 (2024) states that:

“Planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales. The register should be taken into account in planning authority decision making. Green Infrastructure Assessments should be used to explore the role of historic parks and gardens and the findings of other landscape character assessments should be fed into historical and cultural assessments to ensure consistency of information”.

2.26 The following paragraph (6.1.19) then adds that *“The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications”.*

2.27 Paragraph 7.2 of TAN 24 (WG 2017) reiterates that:

“Planning Policy Wales identifies that local planning authorities should protect and conserve parks and gardens, and their settings, included in the register of historic parks and gardens in Wales. Whilst inclusion in the register does not introduce any new consent regimes, registered historic parks and gardens, and their settings, may be protected through the planning system”. In the following paragraph it adds that “The Welsh Ministers must be consulted, through Cadw, on planning applications that are likely to affect the site of a registered historic park and garden or its setting which should be a material consideration in the determination of the proposal. Local planning authorities may also consult the Welsh Historic Gardens Trust”.

2.28 However, paragraph 7.4 qualifies and confirms that *“It is for the applicant to show that they understand the significance of the registered park or garden and the impact that the proposal is likely to have on it. It is for the local planning authority to consider if the impact is likely to be unacceptably damaging”.*

LOCAL PLANNING POLICY

Adopted Local Plan Policy

- 2.29 Monmouthshire County Council's (MCC's) *Local Development Plan* (LDP) 2011-2021 was formally adopted on 27 February 2014. It therefore replaced the Monmouthshire Unitary Development Plan (UDP), and thus formed the Development Plan for the county excluding Bannau Brycheiniog National Park (BBNPA).
- 2.30 The 'historic environment' is dealt with in paragraphs 6.5.8 to 6.5.29, but the adopted LDP states that it has no policies for either listed buildings or registered parks and gardens, as these matters are covered in Planning Policy Wales (PPW) and thus it should be consulted for all appropriate guidance.
- 2.31 Policy HE1 covers development 'in' conservation areas and does not include any relevant provisions covering proposals for development in their wider surroundings that could impact upon their setting in isolation.

Emerging Local Plan Policy

- 2.32 The *Monmouthshire Replacement Local Development Plan 2018-2033 Deposit Plan* was published by MCC in October 2025 following a period of consultation.
- 2.33 Policies HE1 and HE2 address development **in** conservation areas and the design of shop fronts in conservation areas in each case, whilst Policy HE3 covers Caerwent Roman town. None of these draft policies are relevant to the site, and elsewhere it is stated that the draft LDP defers to national planning policies as far as listed buildings, the setting of conservation areas and Registered Parks and Gardens are concerned.
- 2.34 More pertinently, the site is a draft allocation for 'residential led mixed used development' under Policy HA3 and with the illustrative masterplan included on page 129. The proposed policy wording set out on pages 127 and 128 detail a number of place-making principles specific to the site and in addition to the general place-making principles which are set out in Policy S8 of the draft Replacement Local Development Plan (or RLDP).
- 2.35 The only site-specific place-making principles in Policy HA3 (on pages 127 and 128) which bear reference to the site's heritage context are the following:
- e) *The commercial uses of the development, which could include a hotel and care home are to be located in the north east focal/gateway point of the site.*
 - f) *An appropriate scale, massing, height and appearance of buildings, in particular the hotel and care-home, to respect the site's location, character and residential amenity impact;*
 - g) *Provision of a publicly accessible Community Parkland, with a parkland character that respects the setting of the Grade II listed St Lawrence House and creates opportunities for recreation and leisure.*

- 2.36 The national and local policies highlighted above have all been appropriately considered in the compilation of the sections that follow.

Section 3

Methodology

- 3.1 This section of the Heritage Assessment outlines the methodology which was employed in the identification and assessment of potential impacts from development.

INTRODUCTION

- 3.2 This assessment report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* which has been issued by the Chartered Institute for Archaeologists (CIfA 2020). These best practice professional guidelines provide a standard for the completion of assessments such as this.

BACKGROUND RESEARCH

- 3.3 The assessment initially involved the consultation of publicly available historical information gathered from relevant documentary sources and maps:
1. The National Monuments Record for Wales (NMRW) maintained by the RCAHMW;
 2. Cadw (accessed through the 'Historic Wales' portal);
 3. Gwent Archives;
 4. The Glamorgan-Gwent Archaeological Trust (GGAT) HER;
 5. The Central Register of Aerial Photography for Wales (CRAPW) at Cardiff; and
 6. Monmouthshire County Council (accessed through its website).
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented with the completion of a site walkover by an experienced member of EDP's Archaeology and Heritage Team in late July 2024.
- 3.5 The site visit was completed in appropriate (and suitable) weather conditions by a member of the team with previous experience of the site and its surroundings and involved visits to each of the assets which might be adversely affected by its proposed development.

ASSESSMENT OF SIGNIFICANCE

- 3.6 The assessment of significance of historic assets within the site or in its surroundings makes due reference (where it is relevant) to the four ‘heritage values’ identified by Cadw within its Conservation Principles document (Cadw 2011). These are the following:
- The asset’s evidential value, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset’s historical value, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset’s aesthetic value, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset’s communal value, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 3.7 The identification and assessment of the contribution (if any) made to the significance of relevant assets by their setting was undertaken in line with published guidance from Cadw, and this is described in the following paragraphs.

SETTING ASSESSMENT METHODOLOGY

- 3.8 In addition to the potential for direct impacts on the fabric of an asset, when assessing the impact of proposals on historic assets, it is important to ascertain whether change within their ‘setting’ would lead to a loss of ‘significance’. This assessment of potential indirect effects (in terms of ‘setting’) is made according to Cadw’s guidance *Setting of Historic Assets in Wales* which was published in May 2017.
- 3.9 In simple terms, the guidance states that setting “*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*”. It must be recognised from the outset that ‘setting’ is not a historic asset and cannot itself be harmed. The guidance states that the importance of setting “*lies in what it contributes to the significance of a historic asset.*”
- 3.10 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would be affected, but rather a question of whether change within the asset’s ‘setting’ would lead to a loss of ‘significance’.
- 3.11 Set within this context, where the objective is to determine the potential for development to have an indirect effect on historic assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question – and the contribution made to that significance by its ‘setting’, in order to establish whether there would be a loss, and therefore harm.

- 3.12 The guidance identifies that change within a historic asset's setting need not necessarily or automatically result in 'harm' to its significance and it could be positive or in fact neutral.
- 3.13 Cadw's guidance (see Cadw, 2017) sets out a four-stage approach to the identification and assessment of setting effects; i.e.:
- Stage 1: Identify the historic assets which might be affected;
 - Stage 2: Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - Stage 3: Evaluate the potential impact of development; and
 - Stage 4: Consider options to mitigate or improve that potential impact.
- 3.14 Therefore, the key issues to be determined are whether, and to what extent, the proposed development would affect the contribution that setting makes to the heritage significance of the asset under consideration, as per Stages 2 and 3 of the Cadw guidance.

Section 4

The Baseline Position

INTRODUCTION

- 4.1 This section of the Assessment details and contextualises any known historic assets within the site and wider surroundings, in the process identifying any assets affected by proposals for residential development of the site directly or through changes to their setting.
- 4.2 The locations and extents of relevant designated historic assets in the surroundings of the site are each depicted on **Plan EDP 1**.
- 4.3 In that respect, the site does not include any designated historic assets and neither does it include any part of a designated historic asset within its boundary. As a result, the proposals for the site's development would not give rise to any direct effects on any designated assets in respect of their physical form and fabric and instead it is a case of whether the proposals could impact upon 'off-site' historic assets within its wider environs through changes within their setting(s).
- 4.4 Indeed, the site does not contain any 'above ground' or 'built' historic assets at all, whether they are designated or non-designated, and the likely impacts of the proposed development on archaeological features and remains are covered in a standalone report. It is referenced as edp6238_r007 and it should be consulted for more detailed information and assessment for the evaluation and determination of the planning application.
- 4.5 In light of the above, it is clear that any impacts arising from the proposed development on historic assets will be indirect and resulting from changes to the contribution their 'setting' makes to their significance. Hence, the following paragraphs will identify the historic assets in the surroundings of the site that might be affected in that respect to define those which warrant more detailed assessment.

STAGE 1 OF CADW (2017)

- 4.6 The completion of a preliminary desk study and a number of site visits over a period of years has demonstrated that the following designated assets might be affected by the proposed development, thus warranting further and more detailed assessment in line with Stage 2 of Cadw (2017):
1. St. Lawrence House Grade II Listed Building (ID 2606);
 2. Wyelands Grade II Registered Park and Garden (PGW(Gt)51(MON));
 3. Mathern Conservation Area; and
 4. Mounon House Grade II* Registered Park and Garden (PGW(Gt)8(MON)).

- 4.7 These assets have been identified on the basis that they possess a mixture of spatial, visual, functional, aesthetic and/or historic relationships with the land at the site. As a result of the relationships between them, it is at least possible that the implementation of the proposals for development could result in changes to the setting and (thus) significance of the assets in a way and/or to an extent that would be considered harmful as a consequence.
- 4.8 Given the nature of the proposed development, as well as the extensively urban form of the landscape adjoining the site to the east and (to a lesser extent) the north; it was determined that assets in these directions beyond the immediate surroundings of the site would be very unlikely to experience a loss of significance from the development proposals.
- 4.9 Instead, it was concluded that the identification and assessment of potential setting effects should focus on historic assets to the west and south, where the landscape of intermittent trees, woodland and hedgerows within the agricultural farmland defines their surroundings, as well as also maintaining their separation from the residential edge of Chepstow further to the east.
- 4.10 In that regard, it should be noted that Wyelands and Mounon House Registered Parks and Gardens (RPG) are designations which overlap with conservation areas that have been designated by the Council (these are Mathern in the case of the former and Mounon in the latter). The conservation area at Mounon covers the village's historic core and land to the north-west and therefore overlaps with the RPG designation, which principally concentrates on the area of designed landscape between the village and Pwllmeyric to the south-east along the A48. In contrast, Mathern Conservation Area covers a large expanse of land around Wyelands, also taking in the two settlements of Newton Green and Mathern.
- 4.11 Whilst this means, therefore, that the Mathern Conservation Area extends north into close proximity with the site across the main road to the north, and thus warrants assessment to establish whether there would be an impact upon its significance as a result of the scheme for development, this is not the case with Mounon Conservation Area. This is because this historic asset is principally focused on the low-lying land flanking the fringes of the Mounon Brook, where it is defined by steeply rising landform and dense, mature woodland cover on its east edge (closest to the site) and where (as a result) there is unlikely to be a relationship with the site that bears upon or contributes to its significance.
- 4.12 Likewise, the overlap with Mounon House RPG (in the centre) means that the likely impact of the proposed residential development of the site can be adequately addressed by virtue of that separate designation. It is highly unlikely that the conservation area would receive additional effects or greater effects than the RPG and the policy context also does not give the setting of the conservation area any heightened status or in fact protection. So, in that case, this designated asset is scoped out of the assessment process because it is unlikely to be affected by the proposals, whereas the RPG is 'scoped in' on the expectation that its closer proximity and rather more extensive footprint identify it as having greater potential to experience an impact.

STAGE 2 OF CADW (2017)

- 4.13 In light of the comments above, the following paragraphs of this Heritage Assessment will define and analyse the four assets' setting to understand how it contributes to their heritage significance and thus determine whether and to what extent they could be affected by the development.
- 4.14 Once again, the locations and extents of the assets taken forward for detailed assessment are depicted on **Plan EDP 1** of this report.

St. Lawrence House Grade II Listed Building

- 4.15 St. Lawrence House is designated a Grade II listed building, and it is located immediately to the north of the site's northern extent.
- 4.16 The location of the listed building and the nature of the landscape around it are illustrated here for this report as **Plan EDP 2**.
- 4.17 St. Lawrence House (ID 2606) was listed on 24 March 1975 on the basis that it constitutes: *"... a late C18 house retaining much of its character"*.
- 4.18 The citation notes that the house dates from the late 18th century and was:

"Built by Thomas Fydell a Chepstow merchant, possibly in the year in which he was sherriff, 1772. Site of an earlier house and the avenue of trees was recognised as a pilot's mark in C17. Range of former service buildings including lodge now modernised and converted to separate private dwellings; parts may pre-date the main house, especially the range with steep-pitched roof with large slates in diminishing courses and wide external stack of narrow bricks. When listed the house was a Youth Hostel, now returned to private ownership".

- 4.19 As far as the listing citation is concerned, the internal interest of St. Lawrence House is not described (presumably because it was inaccessible at the time of the field visit), but the exterior is described as being a:

"Large Georgian house. Walls stucco rendered and painted; hipped slate roof behind high parapet; narrow rendered off-ridge and lateral stacks. Two storeys. Entrance frontage has raised rendered quoins, platband and voussoirs with keystone; blind panels in parapet above 2 bays. Three- window range of small-pane sashes, large and tri-partite to the outer bays. Off centre left is a porch with round arched fanlight with radial glazing set partly within the open pediment. Set back to left a hipped roofed wing. The south elevation was remodelled in the mid C19. The house and associated ranges and gardens are bordered on the roadside by a high stone wall, swept down to a part-railed entrance bay with gate-piers".

- 4.20 In light of this information, it is assessed that the majority of the asset's significance is held in the evidential, historic and aesthetic values of its physical form and fabric and with the smaller (minority) portion drawn from its wider setting.

- 4.21 The house's historic interest is primarily derived from its association with Thomas Fydell, a Chepstow merchant, where he was the sheriff in the 1770s, and its evidential value can be experienced and appreciated from the outside in the scale, its proportions and the ambition of the architectural approach that coalesce to represent a well-appointed and sophisticated country residence for a member of the rural establishment.
- 4.22 St. Lawrence House's aesthetic value is most obviously manifest on the external elevations that are described in the listing citation. The possibility remains that the building may also possess features of architectural and aesthetic interest in its internal spaces and with this not being recorded previously because of a lack of access.
- 4.23 This Grade II listed building is assessed as holding limited communal value because, aside from brief glimpses from the south on the A48, the east on the A466 and to a greater extent from the north on Mounon Road, the house is typically screened from public vantage points and no formal access is possible. The house obviously has some degree of communal value for the people who own/occupy the building, but otherwise the property it is not likely to be a widely known or valued feature of the built environment in this part of Monmouthshire.
- 4.24 Consultation with the Gwent Archives has identified a number of relevant map sources for the site and surrounding area, including an estate map of 1778, and these will be discussed in the following paragraphs in assessing the asset's setting and the relationships which this asset has with the site area.
- 4.25 Photographs showing the form, appearance and wider setting of this Grade II listed building to the north of the site boundary are included as **Images EDP A1.1 to A1.10**. These images should be examined to illustrate the following paragraphs.

The Historic Context

The Late 18th Century

- 4.26 An estate map dated 1778 is reproduced here as **Plan EDP 3a**. This shows the layout and ownership of the land within the site in the late 18th century and illustrates that it comprised undeveloped agricultural farmland at that time.
- 4.27 The 1778 map shows the land within the site sub-divided into five separate land parcels, with the largest being in the centre and north. The central field parcel is labelled as being farmed by George Thomas Esq and is described as 'The Nine Acres', with that adjoining to the north-west being farmed by one Mr. Stokes Esq. These two parcels are shown as being separated by a slightly sinuous, south west-north east orientated boundary.
- 4.28 The boundary dividing the land farmed by Mr. Stokes and that farmed by Mr. Thomas is still evident in the present landscape, in part incorporated into the landscaping of St. Lawrence House at the north-east end, but nevertheless still discernible. However, none of the other field divisions within the site boundary survive through to the present day, although at least one can be identified on the site as a slight and linear earthwork.
- 4.29 The interesting point about this map is that it does not identify or label St. Lawrence House, which is surprising if it was built in c.1772 (as set out above). Of course, one possibility is that the map's purpose was to record land ownership and/or tenancy and not to provide a

more wide-ranging cartographic depiction of the local landscape and therefore there was no need or requirement to depict adjacent houses.

- 4.30 However, on the other hand, other (smaller) buildings are illustrated to the north-east and west of the site boundary, and so it is surprising that such a prominent 'landmark' was not identified on the map, even in sketch or outline form, if it existed at that time, because that would have served to 'anchor' the land divisions illustrated there.
- 4.31 Although the 1778 map does not demonstrate that St. Lawrence House was built later than the listing citation states, it is a surprising omission if it had already been erected, especially in view of the importance of its apparent owner. At the same time, it is noteworthy that the map also does not provide any evidence for the existence of an avenue of trees, which is mentioned in the citation and supposedly associated with St. Lawrence House too.

The Mid-19th Century

- 4.32 The St. Arvans Tithe Map of 1847 is the first surviving and available cartographic source to depict the location and form of St. Lawrence House, located between Mounon Road to the north and the northern site boundary. It is labelled as parcel 271 in the Tithe apportionment that supports the map (**Plan EDP 3b**) and the apportionment notes that the house was both owned and occupied by one Martha Rigden.
- 4.33 The House is shown as being accessed from the east, along an unenclosed and sinuous carriage drive, with the principal entrance being immediately to the west of the existing farm buildings on Mounon Road (they are labelled as parcel 270). The House is depicted as a substantial, almost square-planned building, with projections on the south and east sides and with ranges of outbuildings inside the enclosing wall to the north. An apparent walled garden is depicted, orientated east-west and positioned to the north-west of the house, defining the northern boundary of the proposed development site.
- 4.34 Despite some 'slight' reorganisation, the layout of the agricultural fields remained broadly as it was shown on the 1778 map. Indeed, the only noteworthy change in the three quarters of a century since the previous depiction is the sub-division of the Stokes field into three field parcels; i.e. parcels 272 (north), 273 (centre) and 274 (west).
- 4.35 The three land parcels are described in the apportionment as being owned and occupied by Martha Rigden (the owner of St. Lawrence House). The document describes the land use as follows:
- **Field 272** - Garden;
 - **Field 273** - Front Field (meadow); and
 - **Field 274** - Orchard.
- 4.36 It is noteworthy that three fields within the site; parcels 267, 268 and 269; are described in the apportionment as 'meadow', showing they were still under agricultural management despite their close proximity to St. Lawrence House. In that regard, there is no evidence or indication for there being a designed or at all aesthetic relationship between the three fields and St. Lawrence House at this time.

- 4.37 Indeed, what is interesting is that Martha Rigden is shown in the apportionment as owning and occupying parcels 267 (south) and 268 (east) and occupying parcel 269 in the centre. The parcel was recorded as being owned by a Charles Lewis, who was also apparently the owner of parcel 266 towards the south-eastern corner.
- 4.38 So, as far as the mid-19th century is concerned, there is no evidence or indication that the site comprised ornamental parkland away from the north-western corner, which is depicted as ornamental parkland on the later maps surveyed in the late 19th and early 20th centuries. With the parcels of land in the centre and east of the site under separate ownership to the adjacent house, the available map evidence supports the view that, for the most part, the land at the site was under agricultural management in the middle of the 19th century and it was solely the fields in the north-west corner which possessed a functional connection with St. Lawrence House which might infer that it could have been possible to maintain them as parkland or provide them with ornamental qualities to augment the house.
- 4.39 Otherwise, the only noteworthy feature of the 1847 map is the depiction of a curving path or carriage drive (unenclosed) running south-east from St. Lawrence House to the edge of the site and then ceasing. The purpose of this feature is not identified.

The Late 19th Century

- 4.40 In common with the Tithe map of 1847 (above), the 1882 first edition 25" Ordnance Survey map shows a clear differentiation between the formal elements of the landscape within the site (the north-west) and the more conventional agricultural land in the south and east.
- 4.41 This is clearly marked on **Plan EDP 4a**, which continues to show the triangular garden (238) and orchard (239) in the far north-west of the site and the substantial field to the east that appears to have been planted up with a dispersed scatter of trees.
- 4.42 With regard to the latter, it is notable that the first edition OS map shows the south-eastern edge of this particular field (241) as now being very straight and with a disparate alignment of trees adjacent. The likelihood is that the pre-existing (18th century) field boundary was grubbed up and instead replaced with something more fitting for the location; such as cast-iron railings; and with the mature hedgerow trees retained within a newly created parkland to compliment the house adjacent.
- 4.43 Aside from the north-west corner, where Plot 241 is shown liberally dotted with trees in a parkland context, the landscape within the site boundary remained broadly unchanged from that depicted on the 1847 Tithe map, albeit with the sub-division of parcel 268 into three separate smaller fields. There is no suggestion on the OS map that this was anything other than agricultural farmland distinct from the 'designed' landscape to the north.
- 4.44 In that regard, the 1882 OS map is interesting in that it depicts and labels a 'lodge' at the entrance to St. Lawrence House on Mounton Road, with the sinuous drive then sweeping through an area of broadleaved and coniferous tree planting to reach the southern elevation of the House facing south-south-west on to its parkland (Plot 241). It is clear that this landscape had a markedly different character than that within the site to the south and may probably have consisted of ornamental 'pleasure grounds' in contrast to the fields that made up the majority of the area.

The Early 20th Century

- 4.45 The second edition 25" Ordnance Survey map of 1902 (see **Plan EDP 4b**) illustrates that there was a marked reorganisation of the landscape within the site during the last decades of the 19th century and the first few years of the 20th century.
- 4.46 The arrangement of field boundaries that is first shown on the 1778 map (see above) was swept away completely and instead replaced with a new arrangement of very straight, linear boundaries that sub-divided the bulk of the site into four large areas of land; three arranged south west-north east and the fourth east-west.
- 4.47 The reason for this is not evident. However, whilst it might be 'seen' as an attempt by the landowner to create a formalised ('designed') landscape around St. Lawrence House, this interpretation is rejected because: (1) it still leaves the land sub-divided and not unified, just in a different and more geometric arrangement; (2) there is no apparent suggestion of new planting being added; and (3) there is evidence that this was part of a more wide-ranging reorganisation of the farmland landscape which extended into the surrounding areas to the south of the A48 and likewise to the east of the A466 (see **Plan EDP 4b**).
- 4.48 Indeed, despite this 'reorganisation', it is still reasonably clear that there was a division and differentiation between the farmland landscape in the east and south of the site and the formal parkland/designed landscape in the north-west.
- 4.49 It is suggested that, although the 1902 OS map illustrates a continued differentiation and separation between the parkland in the north-west of the site and the farmland to the east and south, the formal areas immediately adjoining St. Lawrence House were in decline by the early 20th century.
- 4.50 For instance, the orchard in the west was reduced in size by well over half and the triangular garden to the north is shown without internal features on the second edition map. However, interestingly, Gwent Archives holds particulars for the sale of St. Lawrence House, previously owned by the 'late' Rev. J.H. Whiteley, and held in Chepstow on Tuesday 22nd April 1902. A copy is included here as **Appendix EDP 2** and these describe the property as comprising in excess of 38 acres, with the House being:
- "...approached by a winding Carriage Drive through an exceptionally finely timbered Avenue with Entrance Lodge, well arranged Lawns and Pleasure Grounds, Stabling, Productive Kitchen Garden with long, warm Fruit Wall, Glass Houses &, and rich Park-like Land, Orchard, and close of Arable, together with a well designed Range of Convenient Farm Buildings..."*
- 4.51 The vast majority of the land within the site is described as comprising pasture; in other words, Fields 273, 279, 280, 281. The same is also true of Plot 275 immediately before the south-facing elevation of St. Lawrence House, even if the accompanying OS map extract suggests a more 'ornamental' function.

- 4.52 The grounds and gardens, which included a tennis ground (Field 274) projecting southwards south-east of the House, are all depicted and labelled as being concentrated between the northern boundary of the site and the south side of Mounon Road. The lodge and farm buildings (258) are shown at the far eastern end of the building and garden complex, with all these elements clearly identified and also described in the particulars. It is also identified that St. Lawrence House was:

“...most advantageously placed on an eminence dominating its own grounds, facing south, and commanding most delightful views overlooking the estuary of the rivers Severn and Wye and the Bristol Channel”.

- 4.53 It therefore seems reasonable to conclude that the arrangement of fields within the site and management of its land was altered in the last decade or so of the 19th century under the direction of the Rev. J.H. Whiteley, and that the property was disposed of as a consequence of his death in the first years of the 20th century.
- 4.54 The 1921 edition of the 25" Ordnance Survey map shows no significant changes since the preceding 1902 map, and this situation is perpetuated on subsequent pre- and post-war editions too. The 1955 edition 6" map does, however, continue to illustrate the buildings of the military hospital north of Mounon Road, even if those further east and beyond the A466 had been converted and are labelled as the 'Mount Pleasant Hospital'.

The Mid-Late 20th Century

- 4.55 The 1966 edition of the 25" Ordnance Survey map is noteworthy, as it is the first available map source to depict the reorganisation of land in the south of the site, in this case, following construction of the roundabout. This necessitated the realignment of the A466 main road to the east of the site and the A48 to the south.
- 4.56 A small rectangular compound is shown on the west side of the southern field; adjacent to St. Lawrence Lane; on the 1985 25" OS map (**Plan EDP 5a**) and the 6" revision of 1987 is also notable for the way it labels St. Lawrence House as a 'youth hostel'. The same map also continues to show the buildings of the wartime hospital surviving north of Mounon Road even though they are now labelled differently as 'St. Lawrence Hospital'.
- 4.57 Finally, online satellite imagery illustrates that two significant changes took place within and adjacent to the site between 31 December 1999 and 30 June 2004. The first comprised the establishment of the woodland plantation along the western side of the site adjacent to St. Lawrence Lane, whilst the other focused on the residential redevelopment of the former military hospital to the north of Mounon Road into a housing estate (Bayfield).
- 4.58 The most recent revision of the Ordnance Survey map is included as **Plan EDP 5b** and this illustrates the site as existing.

The Contribution Made by the Listed Building's Setting to its Significance

- 4.59 St. Lawrence House occupies the 95 metre aOD contour immediately north of the site, from where the land falls away to both the west and south; in the process making it a prominent feature of the adjacent landscape and doubtless affording fine views towards the Bristol Channel (albeit beyond the Second Severn Crossing).

- 4.60 In that respect, it is notable that the principal elevation of the building is clearly that to the south, where the architecture is arranged with a symmetrical, 'neo-classical' form, in order to command its immediate surroundings and take advantage of the long-distance views, which its elevated position affords through the provision of a double-frontage that flanks a centrally placed pedimented door opening (see **Images EDP A1.5 to A1.7**).
- 4.61 In contrast, the building's northern elevation is rather 'modest' (**Image EDP A1.4**), no doubt reflecting the fact that the formal access was historically along the sinuous carriage drive from the east and with the entrance there well-defined by paired gate piers, in addition to a gate house, in the manner shown in **Image EDP A1.1**, thereafter winding round to finish in front of the main south-facing elevation; rather than to the rear (i.e. north).
- 4.62 The available evidence shows that the north-facing elevation always addressed the ancillary areas of the estate; a position that is underlined by its relationship to a range of outbuildings identified in the 1902 sale particulars and arranged along the inside edge of the high, stone-built enclosure wall flanking Mounon Road (**Images EDP A1.1 and A1.3**).
- 4.63 The listed building's topographic position, in tandem with the architectural treatment of the southern elevation, infers it was intended to be seen from the landscape around it as much as it was intended to command views from the house out into the wider landscape.
- 4.64 Nevertheless, the 19th century treatment of the landscape immediately around the House also indicates that this 'visibility' was not intended to be uniform and was instead controlled, in order to provide the property and its residents with a degree of seclusion, in spite of its relative proximity to the town of Chepstow and the main roads running south west towards Newport and north into the Wye Valley (i.e. the A48 and A466).
- 4.65 In that regard, it is noteworthy that, whilst the 'effect' has been enhanced through the lack of management in the 'formal' gardens adjoining the house, the 'horn' of ornamental trees and planting defining the east side of the tennis courts, and projecting southwards into the boundary of the site, is a feature of each of the 19th and 20th century historic maps and was no doubt intended to limit views and enjoyment of the House from the east in the way that is depicted on **Plans EDP 3 and 4** and also identified in **Appendix EDP 2**.
- 4.66 This 'screening' effect is still evident on-site today, with views of the house being limited to very limited and localised lengths of the A48 main road to the south (c.32 metres) and also the A466 to the east (for roughly 30 metres) in the way illustrated on **Plan EDP 2**, whereas, elsewhere, views are screened out by a combination of the associated landscape planting or the vegetation along the site boundaries.
- 4.67 Interestingly, there are very limited views of St. Lawrence House from along St. Lawrence Lane to the south-west because, for much of its length, it is cut into the natural south-west to north-east slope. The screening effect of the natural topography has been emphasised by the addition of the linear plantation along the south-western edge of the site in the first years of the 21st century, which serves to ensure that the visual relationships of this minor thoroughfare are with the falling ground to the south-west, where Mounon House is situated, and not the rising landscape to the north east.

- 4.68 The available historic maps indicate that the 'formal' gardens of St. Lawrence House were originally concentrated in a relatively narrow east-west band along the southern side of Mounon Road, where the overgrown pleasure grounds and tennis courts etc remain to this day. They also illustrate that the large rectangular field to the south of the house probably performed a more informal 'parkland' function and with a large, triangular orchard located further south west along St. Lawrence Lane.
- 4.69 In contrast, the available maps (see **Plans EDP 3 and 4**) appear to illustrate that the land within the site to the east and south comprised an essentially agricultural arrangement of enclosed fields adopting a pattern that was established in at least the 18th century. There is no suggestion that these fields fulfilled a 'designed' function and were instead farmed for a mixture of livestock and arable crops, as indicated by the sale particulars of 1902, which is reproduced as **Appendix EDP 2** to this assessment.
- 4.70 The use of estate rail fences to separate those new field parcels, which were created by the reorganisation of the landscape within the site in the last decade or so of the 19th century, may further suggest their incorporation into an informal parkland which was focused around St. Lawrence House when it was in the control and occupation of Rev. Whiteley. All the same, it should still be recognised that the sale particulars (1902) make clear that these fields still performed a predominantly agricultural function - for grazing livestock - and there is certainly no suggestion that they were managed for their aesthetic or ornamental qualities.
- 4.71 The differentiation between the land in the north-west of the site and the remainder to the east and south is still evident in the landscape today; so the field in front of St. Lawrence House continues to exhibit a number of mature parkland trees - including remnants from the late 18th century field boundary, which are otherwise entirely absent from all but the edges of the other parcels located within the site area. This disposition within the landscape at is illustrated in **Images EDP A1.5 to A1.9**.
- 4.72 The absence of 'parkland' trees from the east and south of the site is noteworthy and taken as evidence for different management aspirations for these areas, focused on grazing for livestock rather than the establishment or maintenance of ornamental parkland which was intended as a 'designed' setting for the house.
- 4.73 It is clearly apparent that much of the landscape within the site's boundary away from the north-western corner has been denuded of what limited historic character it once held and where these following effects of its lack of management are most notable:
- Partial demolition of the stone boundary walls in the east and west, in order to realign the A466 main road and establish the plantation woodland to screen the site from the wider farmland landscape further west;
 - Collapse/partial removal of the estate rail fences which separate a number of the fields closer into the house; and
 - Partial collapse of the stone-built garden enclosures in the north-western corner due to lack of use and dereliction.

4.74 In the same way, the expansion of Chepstow, in the later 20th and early 21st centuries, has further compromised the setting of the listed building as a result of the following;

- The westwards growth of the residential suburbs to the eastern edge of the A466 that has bound the property into the western fringes of the settlement and diminished the historic separation and seclusion shown on the available maps;
- Construction of the 'uncompromising' two-storey red brick residential dwellings of the Bayfield Estate on what was formerly a WWII military hospital immediately to the north of Mounon Road and dominating the landscape in that area and similarly diminishing the sense of separation and seclusion; and
- The 'improvement' of the local highways network, particularly through the construction of the roundabout on the A48, with this also introducing visual clutter into the environs of the Grade II listed building in the form of gantry signs and overhead lighting.

4.75 In view of the information and assessment above, it is assessed that the following represent the aspects of St. Lawrence House's wider setting that make the biggest contributions to its significance:

1. Its relationships with the ancillary buildings to the north and east (beyond the site) that run in a band alongside Mounon Road due to the fact that these would have fulfilled and performed a range of supportive, ancillary functions from the 19th century at least;
2. Its relationships with the pleasure grounds and denser areas of mature landscaping to both the east of the house and to the west (and north of the site in both cases) in view of the fact they appear to have formed the principal areas of intended and ornamental design around the house from at least the mid-19th century;
3. Its relationship with Mounon Road (to the north), from which it is generally screened and separated by a high and stone-built enclosure wall but which also (a) formed the main point of access for visitors; and (b) afforded access to the service areas via the gated entrance at the rear;
4. Its relationship with the 'designed' parkland in the north-west corner of the site, where the scattered arrangement of trees was doubtless intended to afford an experience of the house as a 'gentlemen's residence' set within an ornamental landscape and not a productive one;
5. To a lesser degree, its relationships with the 'productive' landscape of sheep-grazed pasture in the east and south of the site, which developed as part of the wider estate around the house in the later 19th century or the early years of the 20th century and is understood to have supported its operation and occupation (albeit not anymore); and
6. Its position on the upper reaches of a south-facing slope so that the house forms the main focal-point of the inwards views and where the natural landform also offers long range and commanding views towards the River Severn.

4.76 With that in mind, it is concluded that the land at the site represents a part of the setting of St. Lawrence House which contributes to its significance, with (4). (5) and (6) the elements of the asset's wider setting that could be affected by its proposed development.

4.77 Hence, proposals for the site's development should give due consideration to the following issues within the preparation of the masterplan to avoid or minimise impacts on this listed building's significance as an historic asset:

- Retention and conservation of the walled gardens, orchard and other aspects of the more designed garden landscape to the west of the house and within the boundary of the site and their re-use as part of the open space and landscaping;
- Retention and enhancement of the designed parkland landscape in the north-west of the site and in front of the house and their re-use as part of the open space;
- The concentration of buildings of greater height and mass towards the site's eastern edge and not in front of the main south-facing elevation so that views out over the falling landscape should be maintained from in and around the house;
- The restriction of residential development to two storeys within the site on the falling landform south of the house to maintain its prominence within its surroundings;
- The concentration of lower density (residential) development on the land within the site, south and south-east of the house, to either retain existing views or form new views of/towards the building; and
- The retention and conservation of boundary features wherever possible, specifically including the stone wall on the eastern side.

4.78 Any changes to those contributors as a result of the proposed development coming forward and being implemented are identified and assessed below in **Section 5**.

Wyelands Grade II Registered Park and Garden

4.79 Wyelands Grade II RPG is located entirely to the south of the A48, with the nearest elements located c.150 metres south-west of the site.

4.80 The RPG was designated by Cadw on 1 February 2022, with the associated citation setting out the following reasons:

“Registered for its historic interest as a well-preserved early nineteenth century terrace garden and informal woodland gardens set in contemporary parkland. The park and garden provide the setting for the house and associated estate buildings with which they have important group value.”

- 4.81 The citation also provides a descriptive account of the asset, with the following representing the most pertinent background details:

“Wyelands is situated in rolling lowland to the south-west of Chepstow, between the town and the village of Mathern. The house (LB: 24100; NPRN: 21161) was designed in the early nineteenth century by Robert Lugar for George Buckle, sheriff of the county.

The park is contemporary (c.1820) with the house and survives in its entirety having been little altered. It is of an irregular shape, elongated north-south, and is bounded on the north-west and south-east, where its boundaries are along roads, with stone walling, elsewhere by iron fencing.

There are two entrances at the north and south ends of the park, each with a lodge (to the north Wyelands Lodge LB: 24082; and to the south Mathern Lodge LB: 24108). The north drive is the main drive and winds through the park to the north side of the house. The south drive runs up through woodland, joining the main drive on the north side of the kitchen garden. Most of the park is permanent pasture with scattered isolated ornamental trees, both deciduous and coniferous, including some fine cedars of Lebanon, and some clumps of mixed trees, some possibly contemporary with the creation of the park.

To the north, south-east and east of the house are areas of woodland. That to the north is ornamental, with some fine specimen trees. To the south-east and east the woodland is semi-natural deciduous. To the east of the house, east of the Mathern-St Tewdic lane, is a small wood (East Wood) with a lodge at its entrance (LB: 24091). This semi-natural deciduous woodland is also part of the park and has a winding path through it.

The gardens at Wyelands are contemporary with, or slightly later than, the house. They are situated all around the house and can be divided into three main areas: the woodland approach to the north; the terraced garden to the west and south; and the woodland garden to the east.”

- 4.82 The citation for this asset also states that:

“To the north of the house the main drive to the house winds through an area of open, mixed ornamental woodland, with large, mature beech and also some cedars and sweet chestnuts. Along its north boundary is a screen of evergreens (yews, Portugal laurel and holly). The house is flanked by evergreen hedging, with clipped yew arches over iron gateways into the garden on the west and service area on the east”.

- 4.83 The final comments are then as follows:

“Setting: Wyelands is situated in rolling lowlands to the west of Chepstow.”

“Significant Views: from the garden terraces across the park to the west and to the south.”

- 4.84 The Grade II RPG contains 13 listed buildings, including the Grade II* listed house, the Home Farm, three gate lodges and a number of the garden features such as the walled garden to the north and the terraces to the south.

- 4.85 The vast majority of these listed buildings are located more than 500 metres from the site and are spatially and aesthetically divorced from it by the naturally falling landform and the intervening tree cover. The nearest listed buildings to the site are Wyelands Lodge and the Gatepiers, Gates and Railings at the A48 entrance to Wyelands to the south. Both comprise Grade II listed buildings (IDs 24082 and 24083). The two structures are located 425 metres to the south-west of the site boundary and possess no spatial, visual, functional or historical connections with the land at the site which make a positive contribution to their significance as historic assets.
- 4.86 It is assessed that, insofar as their setting contributes to their significance as historic assets, it is their relationships to Wyelands House, the wider Wyelands Estate associated with it, and the designed parkland landscape around it that make the principal contributions and with the remainder focused on the transport corridor of the A48 running north-east/south-west and providing the main means of access from this direction.
- 4.87 None of these relationships would be affected or changed by the proposals for development of the land at the site, and so as a result it is concluded that they are both highly unlikely to experience a loss of significance and harm. Hence, the two buildings are treated the same as the 11 other listed assets making up Wyelands RPG and excluded from assessment on the basis that proposals for the site's residential development would generate no loss of significance directly or through changes within their wider setting.

The Contribution Made by the RPG's Setting to its Significance

- 4.88 Photographs showing the form, character and setting of this RPG to the south-west of the site boundary are included as **Images EDP A1.13 to A1.26**. They should be reviewed in parallel with the following paragraphs.
- 4.89 It is considered that the majority of the RPG's significance is held in the evidential, historic and aesthetic values of the physical form and fabric of this 19th century landscape. Those values are identified and described in the citation and hence there is no benefit in repeating those values here in this assessment.
- 4.90 It is assessed that the asset possesses low communal value, primarily because; aside from the property's owners, occupiers and people who work there; public experience, enjoyment and appreciation of this historic asset is relatively limited and focuses on the few footpaths which skirt the margins and the roads to the north, south and east.
- 4.91 However, whilst there are views of the parkland from the A48 to the north and the A466 to the south in particular and a public footpath crosses the parkland in the north from Bulwark and Chepstow (to the east), the core area of historic gardens is well-concealed amongst the trees and woodland enclosing the early 19th century house, and is less visible from the wider landscape. As such, whilst Wyelands occupies a well-visited and widely known landscape, it is not on the tourist circuit and offers only tantalising views and glimpses.
- 4.92 The smaller (minority) portion of the asset's significance is derived from its setting and that will be described and assessed below.

- 4.93 For the most part the setting of the RPG is defined by enclosed agricultural farmland on all but the northern side where its setting comprises the A48 main road. This serves to define the clear contrast between the designed parkland landscape of this historic asset and the functional pastureland around its edges, and thus, in doing so, show the distinction between the private areas enclosed purely for the pleasure and enjoyment of the property's owners and their friends/contacts and the working landscape maintained by the farmers from the adjacent villages.
- 4.94 This 'productive' landscape of enclosed fields is covered by the Mathern Conservation Area and is described as being 'open landscape setting' which is bordered by the A48 and the A466 along the northern and eastern fringes. However, the nature of the local landform ensures that outward views from the RPG tend to be focused to the south and the west and with the River Severn being a prominent feature.
- 4.95 The RPG citation does not suggest that there are any important views out to the north of the asset where the site is located, and the Mathern Conservation Area also tends to identify the key views and panoramas as being focused to the south and particularly inwards, rather than outwards to the north.
- 4.96 Overall, it is reasonable to conclude that the 'open landscape setting' character area of the Mathern Conservation Area broadly defines the extents of the RPG's landscape setting, and especially in view of the fact that it extends across the A48 opposite the northern approach and the Grade II listed gate lodge and gates and railings at the A48 entrance to Wyelands, that together dominate this entrance.
- 4.97 As far as the site is concerned, there is little or no relationship with the RPG because of the screening effect of the mature woodland plantation on the junction between the A48 main road and St. Lawrence Lane, as well as the group of buildings north of High Beech Farm on the southern side of the busy thoroughfare.
- 4.98 There are views of Wyelands RPG looking south-west from within the site, but they are very limited, distant and difficult to contextualise. In short, the visual relationship is not sufficient to allow an understanding or appreciation of the significance of this historic asset and really, they provide only distant glimpses of an area of woodland in a contemporary landscape that contains various copses and clumps amongst the mixed farmland. There is nothing in these views that distinguishes them or highlights them as being special and so it is assessed that they make no contribution to the asset's significance.
- 4.99 For similar reasons, the site is not a particular or recognisable feature of the experience of the park in terms of the surrounding landscape. The course of the A48 main road running up towards the High Beech roundabout is a feature of the northern section of the park, but in the main the fields and buildings beyond are screened out by the boundary wall and the trees within the RPG.
- 4.100 The mature plantations within the site around the A48/St. Lawrence Lane junction and the edges of the High Beech roundabout similarly serve to contain and screen the agricultural fields of the site, so much so that there is a distinction and separation between the site and the RPG emphasising that, in spite of the relative proximity, the site does not contribute to the asset's significance despite forming a small and peripheral aspect of its surroundings.

- 4.101 As a result, it is considered to be highly unlikely that Wyelands RPG or the listed buildings which it contains would experience a loss of their significance and therefore harm as a result of the site's proposed development.

Mathern Conservation Area

- 4.102 The northern boundary of the Mathern Conservation Area (designated on 12 January 1976) follows the northern edge of the A48 as far as the south-western corner of the site, at the junction of St Lawrence Lane and the A48. It then runs south-east and obliquely crosses the main road to use High Beech Lane to reach the A466 Wye Valley Turnpike.
- 4.103 The conservation area was most recently subject to an appraisal in 2010 and following the preparation of a number of drafts, it was provided with a Conservation Area Appraisal and Management Plan (CAAMP) by the Council on 23 March 2023. The Council's CAAMP thus forms the basis of the commentary that follows.
- 4.104 This is a large and extensive conservation area, which paragraph 5.2 of the CAAMP defines as follows:
- "Although Mathern is a small village, the Mathern Conservation Area covers a large area to the north of the M48, bounded by the A48 to the north, the A466 running alongside Bulwark to the east and the St Pierre Golf Course and Country Park to the west."*
- 4.105 It then adds that *"The conservation area includes the villages of Mathern (south of the M48) and Newton Green (south of Pwllmeyric), and Wyelands House and its parkland, which is heavily wooded in places, with large areas of open arable and pasture farmland, particularly to the south-eastern part of the conservation area"*.
- 4.106 In this regard, it is worth highlighting that the settlement of Mathern is c.1.85 kilometres to the south of the site and on the opposite side of the M48 motorway, and even the adjacent area of settlement further north at Newton Green is separated from the site area by no less than 1.45 kilometres of agricultural land to the south of Pwllmeyric. For the most part, the site's engagement with the Mathern Conservation Area is as a large expanse of enclosed farmland and a small cluster of farm buildings south of High Beech roundabout.
- 4.107 Set within that context, it is worth repeating paragraph 7.2.1 of the CAAMP (2016) which notes that:

"Mathern Conservation Area comprises three distinct self-contained areas each with their own character. The Wyelands estate with outlying farms and fields covers two-thirds of the conservation area, mostly north of the M48. The small settlement of Newton Green occupying an area north of the M48 motorway has some pockets of historic buildings but is largely characterised by its 20th century housing developments while the historic settlement of Mathern is positioned south of the M48 on the Gwent Levels". Quite evidently, the recognition that circa two-thirds of the conservation area contains no buildings at all is worthy of repetition.

4.108 Paragraph 7.2.4 adds context by noting that *“The landscape character of this conservation area is a key element that distinguishes it from other conservation areas. The designation includes the extensive landscaped parkland setting to Wyelands House. This stretches to the A466 with the edge of Chepstow beyond”*.

4.109 The designed landscape at Wyelands House is of course afforded its own designation in recognition of its significance.

4.110 The Council’s adopted CAAMP (MCC 2016) breaks this large and extensive designation into three character areas. In view of the spatial and topographic separation in between the site and both the village of Mathern and the outlying settlement at Newton Green, there can be no contention that either of these character areas would be in any way affected by proposed development within the site. As a result, these areas will be excluded from the assessment, although it is of course noted that it is the conservation area altogether which would receive any impact from development rather than the specific character areas.

4.111 Character Area 3 is the only character area which could realistically be affected by proposals for the site, and this one is headlined thus:

“Open Landscape Setting”

4.112 Paragraph 7.3.23 of the Council’s adopted CAAMP (MCC 2016) provides this description of this large character area:

“This part of the...area comprises a large area of open rolling lowland grassland, formal parkland, woodland and five important groups of buildings. The groups are: Wyelands House, garden buildings and gate lodges; East Wood to the east; Home Farm within the grounds of the park; St Tewdric with stables and garden wall to the north-east; and High Beech to the north. The parkland to Wyelands, included on Cadw’s Register of Historic Parks and Gardens, covers a large area of land between the A48 and Mathern Road. The park is an irregular shape, elongated north-south with entrances at the north and south with lodges. Roadside boundaries are stone walled with iron railings to other boundaries.”

4.113 The following paragraph (paragraph 7.3.24) then adds further clarification in terms of the architectural interest of this character area:

“The area contains a number of grand buildings built on a large scale in contrast with the small lodge houses. Wyelands is a substantial two-storey classical Regency villa with a low pitched tile roof and wide eaves. Its north lodge (Wyelands Lodge) is a small single-storey lodge, built in the same style as the house. The Jacobean style south lodge (Lower Lodge...) is also a compact single-storey building as is the picturesque style East Wood Lodge opposite. East Wood House on the east side of Mathern Road is a substantial two-storey building comprising a long range and side wings. North of Wyelands is the two-storey, three-bay Home Farmhouse with a series of outbuildings including a large five-bay threshing barn. North-east is the Italianate St Tewdric’s with its four-bay entrance of two-storeys plus a three-storey tower.”

- 4.114 Wyelands House (paragraph 7.3.25) is described as being “*positioned within the parkland*” and “*orientated facing north with the main formal garden lying to the south*” and then the following paragraph observes the following:

“Wyelands and its landscaped gardens with statutory listed garden structures, and the gate lodges form a group of considerable significance and historic and architectural importance. The house has a number of formal gardens contained by walled terraces with stone balustrades. To the north is the single-storey range of stables in a small walled courtyard with cobbled surface. The one acre stone walled kitchen garden is to the north, the stable block incorporated into its south side. There are also glasshouses with red brick plinths and cast iron frames within the walls and stone lean-to gardener’s bothies outside the walls. To the south-east of the house lies a Jacobean style gazebo.”

- 4.115 However, again, Wyelands House possesses its own statutory designation (Grade II* listing) and there is no indication or any evidence to indicate that the site area is within its setting or constitutes a part of that setting which makes any contribution to its significance.
- 4.116 Located closer to the site (and of more relevance), paragraph 7.3.29 states that “*At High Beech Farm to the north there is a stone farmhouse and group of traditional stone outbuildings which form a historic farmstead group*”. The buildings no longer appear to be in agricultural use and instead the collection of structures has been converted into a variety of administrative and commercial premises.
- 4.117 Perhaps unsurprisingly, given the relative paucity of buildings within it, paragraph 7.3.31 of the CAAMP defines the area’s underlying character as follows:

“This character area is defined by its rolling lowland landscape character as much as its buildings. Most of the park is permanent pasture with numerous isolated specimen trees, both coniferous and deciduous, including some good Cedar of Lebanon. Many of the trees are contemporary with the creation of the park in the 19th century. Areas of woodland include planned tree planting to the north with fine specimen trees and a large area of semi-natural deciduous woodland to the east (East Wood). The driveway from the north winds through the parkland and is defined by a variety of mature trees including cedar, sweet chestnut and holm oak. Along the north boundary there is a screen of evergreens including yew, Portugal laurel and holly. The house is flanked by Portugal laurel and euonymus hedging with clipped yew arches over iron gateways. The gardens of Wyelands include formal terraces with walls, stone balustrading, gravel paths and clipped yew.”

- 4.118 Paragraph 7.3.32 is of clear relevance to the exercise at hand when it states that “*The open rolling parkland, mature trees, woodland and hedge lines are all vital to the character of the estate. The farmland beyond the estate boundaries forms part of the essential setting of the parkland. From Wyelands there are almost uninterrupted views south to the River Severn (Fig.43 & Fig.44) with the topography of the land screening the motorway and modern housing estates to the edge of Chepstow from view*”.
- 4.119 In essence, this appears to identify that the inclusion of such a large area of farmland within the conservation area is to provide and protect the setting of Wyelands House at its heart, plus the associated groups of outbuildings and the wider park.

- 4.120 In terms of the character area's relationships with the wider landscape around and outside the conservation area, paragraph 7.3.33 clarifies that:

"...there are numerous views from within the parkland and fields beyond on the south side of Mathern Road. Views include glimpsed views south along the northern driveway from Wyelands Lodge. There are also vistas east, between tree groups on the northern approach driveway. In the south there are views over the fields towards the M48 and village of Mathern. Where Mathern Road narrows, aided by the enclosure with estate boundary walls, views are terminated to the north on the bend of the road looking towards East Wood House. From public footpaths there are views north to St Tewdric's and north to High Beech Farm, which is a prominent landmark for those travelling by car towards Chepstow on the A466."

- 4.121 It is worth highlighting that Plan 6C (Character Area 3 – Open Landscape Setting) does not identify any panoramas or views outwards and north towards the site; whether terminated or glimpsed. Given the nature of the falling topography as the land falls towards the south, in combination with the relatively enclosed northern boundary of Wyelands RPG, it is clearly not surprising that such views as are picked up and identified on Plan 6C of the CAAMP are orientated broadly southwards.

- 4.122 Section 9 of the adopted CAAMP (2016) covers 'key views' for the designation as a whole, in the process confirming that there are no key views or panoramas out towards the site. It is clearly stated in paragraph 9.1.1 that:

"The wider landscape setting to the conservation area is crucial to maintaining the understanding of the evolution and development of the settlements. The riverside mills and proximity to the English border secured its position as a base for the bishops of Llandaff. Today's landscape setting has been radically changed in the late 20th century by the M48 motorway, electricity pylons and the industrial estate to the south-east. Nevertheless, the wider context of the conservation area still retains a buffer of excellent countryside complemented by the attractive parkland to the Wyelands estate."

- 4.123 The southwards focus of views is then highlighted in paragraph 9.2.1 of the CAAMP, which highlights that:

"Some of the views from the A48 south between the High Beech roundabout and Pwllmeyric can be considered of strategic importance. These views take in an extensive portion of the open parkland to the Wyelands estate which defines much of the northern portion of the conservation area. Within the conservation area there are no strongly defined landmarks, which are ever-present or dominant in the landscape or townscape. Wyelands' parkland does however contain planned vistas to the surrounding countryside."

- 4.124 There is no suggestion or inference that the wider landscape to the north of the A48 forms a key element of this conservation area's setting, with all the commentary focused on views to the south and spatial and visual connections with the River Severn in particular.

The Contribution Made by the Conservation Area's Setting to its Significance

- 4.125 Photographs showing the form, character and setting of the conservation area are included here as **Images EDP A1.27 to 34** and they should be reviewed in parallel with the following paragraphs.
- 4.126 For the most part, the significance of the conservation is bound up with the significance of Mathern and Newton Green as settlements and Wyelands as a rural estate based around a country house and its designed landscape setting.
- 4.127 In that sense, the vast majority of the asset's significance is held in the evidential, historic and aesthetic values of the main settlements, key buildings and associated spaces together making up the designated area. It is assessed as possessing a degree of communal value for the occupants of the settlements and key buildings, as well as for those working in the various shops and other businesses.
- 4.128 There is also some degree of communal value drawn from the ability to experience and also appreciate Mathern Conservation Area's heritage significance from the course of the A48 in the north and the A466 further east, albeit for the most part from moving vehicles using these well-trafficked routes. The more historic buildings at Mathern may also attract visitors from further afield, across Wales and beyond, more especially because Chepstow and the Wye Valley together represent an established tourist attraction and have been an attraction for several centuries.
- 4.129 By way of contrast, it is assessed that the setting of the conservation area contributes little or nothing to its significance and with this being drawn from the availability of views to the River Severn and its relationships with that river corridor.
- 4.130 The assessment that the conservation area's setting makes 'little or no contribution' to its total heritage significance should clearly not be surprising when such a large portion of the designation is characterised by the use of the phrase 'open landscape setting'. It would be perverse for an asset to possess a setting that contributes demonstrably to its significance when such a large proportion of the land it includes is defined as being 'special' on the basis that it forms the setting of the buildings and structures which it contains.
- 4.131 The land to the east is now dominated by the A466, which is an elevated road that divides the conservation area from the residential housing estates defining the western side of the town, whilst the A48 main road dominates the land to the north, especially on the eastwards approach to the junction with the A466 from the modern residential edge of Pwllmeyric. The modern houses around the eastern fringe of the village also characterise the setting of the conservation area on its north-west margin.
- 4.132 The adjoining landscape to the west still affords a 'rural' feel, but even there it has still been subjected to modification, modernisation and development as a result of the creation of the St. Pierre Country Club and golf course flanking the south side of the motorway. Therefore, the designation of the conservation area feels much like an attempt to protect a remaining fragment of agricultural landscape as a means to preserve the settings of the historic assets it contains, and (in doing so) provide a buffer against the adjoining land uses.

- 4.133 The setting of the conservation area in the south comprises a mixture the M48 motorway, which at this point is more or less at grade, and the industrial scale distribution sheds which are positioned on the south-western side of the A466 junction.
- 4.134 As far as the site is concerned, there is all but no experience of the land within the boundary from the conservation area as a result of the screening that is provided by the buildings on the north side of High Beech Farm and the mature plantation of trees which marks the junction of St. Lawrence Lane and the A48. The same is true of the experience looking outwards to the south from within the site towards the conservation area.
- 4.135 As such, it is assessed that, insofar as the site is technically within the setting of the Mathern Conservation Area, it forms a part of its setting that makes no particular contribution to its heritage significance, and so hence this asset is very unlikely to be adversely affected by the proposed development of the land within the site's footprint.

Mounton House Grade II* Registered Park and Garden

- 4.136 Mounton House Grade II* RPG is located 450 metres south-west of the site, occupying low ground to the south-west of a minor road leading off the A48 on the north side of the village of Pwllmeyric.
- 4.137 Designated by Cadw on 01 February 2022, the citation for this designated asset provides the following reason for its high grade:

“Registered for its historic interest as an Arts and Crafts layout consisting of approach, formal gardens and wild gardens by Henry Avray Tipping (1855-1933) and providing the setting to Mounton House (Cadw LB: 24061) and the ancillary buildings. Mounton was the second and grandest home of H Avray Tipping who lived in the house from 1912 to 1922, when he gave it to his brother's godson, Major H.C.L Holden of Brasted, and moved to High Glanau near Trellech.”

- 4.138 The citation also provides a descriptive account of the asset, with the following representing the most pertinent background details:

“The integrated layout consisting of Mounton House, the ancillary buildings and gardens, were designed as a whole and constructed in 1910-1912 by H. Avray Tipping in collaboration with the architect Eric Francis (1887-1976). It stands on a level plateau with a precipitous slope below it to the north-west. It is approached by a long drive from the village of Pwllmeyric. Near the house the drive enters a wide approach with wide grass verges between buttressed stone walls, flanked by outbuildings and cottages, in the same style as the house. The house is set back from the approach with a square forecourt and a central grass circle.

The gardens have two main components: the formal gardens, which lie mainly to the south-west and south-east around the house; and the wild gardens in woodland to the south-west of the house and on the steep slope of the gorge to the north-west.

The formal gardens on the north side of the house consist of the approach, forecourt and pergola (Cadw LB: 24081). The stone pergola stands at the north-west end of the approach,

on the edge of the gorge, from which there is a view of the valley below. A winding track leads down the side of the gorge from the pergola.

The formal gardens to the south-west and south-east of the house consist of a series of rectilinear compartments. Immediately in front of the house is a long stone terrace, with a long, grass bowling-green running parallel to the terrace below, surrounded on all but the north-east side by clipped yew hedging. This is rectangular with apsidal ends. To the south-east is the cruciform pergola garden with simple stone piers surrounding a rectangular pool (Cadw LB: 24074). This was a tribute to William Robinson and was originally planted with roses and wisterias trained along the beams of the pergola. In the east corner of this garden is a two-storey timber framed pavilion, called the tea house (Cadw LB:24080) which overlooks a rectangular lawn to the south-east. To the north-east is a raised, stone flagged area called the parterre garden, with walls around it on all but the south-west side. To the south-east of the lawn and parterre garden are two grass tennis courts surrounded by clipped yew hedging."

- 4.139 The focus of the RPG is a tightly grouped cluster of 11 listed buildings located north and south of the main drive (centred on NGR ST 514 930), including Mounon House which is a designated as a Grade II* listed building.
- 4.140 None of these listed buildings can be experienced from the land within the site and, whilst there is no publicly available access to the buildings or their immediate surroundings within the parkland, the expectation is that a combination of natural landform and the trees and woodland characterising the intervening agricultural landscape will certainly restrict, if not curtail, an experience of the land at the site looking outwards from the listed buildings in a similar fashion likewise.
- 4.141 In view of the spatial separation (c.650 metres of intervening farmland) and the absence of any functional or historic relationships between the site and the listed buildings making up the Mounon House RPG, it is assessed that it does not fall within their setting and the land it contains does not make any contribution to their significance. Hence, it is assessed as being highly unlikely that proposals for development of the site will cause a loss of their significance (or 'harm') and so these assets are excluded from the assessment process.

The Contribution Made by the RPG's Setting to its Significance

- 4.142 Photographs showing the form, character and setting of this RPG to the south-west of the site boundary are included as **Images EDP A1.35 to A1.44**. They should be reviewed in parallel with the following paragraphs.
- 4.143 As might be expected, the majority of the RPG's significance as a designated historic asset is bound up in the evidential, historic and aesthetic values of the physical form and fabric of this arts and crafts inspired landscape created in the early 20th century. These values are identified and described in the citation document and there is no merit in repeating them in this assessment.

- 4.144 The asset is assessed as possessing low communal value because, aside from the owners, occupiers and users of the buildings and spaces that make up the historic park and garden, there are very few opportunities to experience or appreciate them from accessible vantage points in the surrounding landscape and there is restricted public access. This is primarily concentrated on the few minor roads and footpaths running around the exterior of the park to the west and south.
- 4.145 The smaller (minority) portion of the asset's significance is derived from its setting and that will be described and assessed below.
- 4.146 The buildings within the RPG are located on a broadly level plateau situated on the upper reaches of a steep-sided, sinuous and north west-south east aligned valley, accessed along a winding approach road from the A48 main road to the south-east. The unobtrusive main entrance is at the north-east end of Pwllmeyric village.
- 4.147 The buildings of the estate comprise a tightly defined and coherent group, situated within dispersed parkland trees but with dense woodland planting surrounding them to the north, east and west in particular.
- 4.148 The main drive is flanked by trees or a narrow belt of woodland along most of its route, separating it from the predominantly open and sheep-grazed pasture on the middle and higher valley slopes to the east/north-east. A substantial area of mature woodland is also located to the east, around the country residence at Brynderwin.
- 4.149 The sinuous main drive enters the hub of the estate from the east/south-east, but the principal orientation of the house, which is situated at the south-west corner and flanked by dense woodland, is north-north east, across an area of formal gardens and out along an avenue of mature trees towards the hamlet of Bayfield.
- 4.150 Aside from this avenue, there is no suggestion that 'views out' across the wider estate to the east or north-east were of significance to either the location or form of the house. Indeed, in both cases it does seem as if the principal objectives were to create a sense of seclusion and isolation from the wider world around, with the immediate setting being very peaceful, despite the asset's relative proximity to the A48 main road.
- 4.151 The house and associated/ancillary buildings make only a very limited impression on the landscape beyond the boundaries of the RPG and conservation area, in this case primarily by virtue of being situated and partially concealed within a dispersed area of trees, but also by virtue of their topographic locations within the sinuous valley with its steep sides and well-enclosed character.
- 4.152 Indeed, the old citation document for the RPG observed that its essential setting comprised the Mounton Valley to the north-west and the woodland and fields located to the west and south-west. There was no suggestion that the essential setting ran to the east of the drive and towards the land within the site boundaries.
- 4.153 The former 'essential setting' has now been incorporated into the RPG designation, and it is no longer of relevance, but all the same it is worth highlighting that the wider setting of this enlarged RPG consists of agricultural farmland to the east and west and the buildings

and spaces forming the village of Pwllmeyric to the south. The setting to the north is made up of woodland along the edges of Mounton and Mounton Brook to the north-west.

- 4.154 The nature and form of the 'designed' landscape around Mounton House does not suggest that views beyond its borders into the surrounding farmland make an important contribution to its significance and instead the features that do are isolation, seclusion and tranquillity from the wider world within a natural landscape of woodland and parkland trees.
- 4.155 In that regard it is noteworthy that any views north-east from the House and wider parkland will now be characterised by the late 20th century red brick residential estate of Bayfield, which dominates the ridgeline north of the site (see **Image EDP A1.17**).
- 4.156 As far as the site is concerned, whilst it is possible to obtain views of the wooded eastern edges of the RPG from the land in the north-western corner, it is noted that these views do not offer an appreciation of the significance of this designated historic asset, are also very distant and from a localised area of the site's edge to the north of the wooded plantations that otherwise characterise and enclose the western fringes.
- 4.157 In the absence of formal access to the private interior of the park, it is necessary to reach a view based on accessible parts of the surrounding landscape to the east and west and the more elevated ground on either edge of the valley; but from doing so it is assessed that the land within the site does not represent part of the asset's setting that makes a contribution to its heritage significance.
- 4.158 As a result, it is considered to be highly unlikely that Mounton House RPG or any of the listed buildings which it contains would experience a loss of their significance and therefore harm as a result of the site's proposed development.

Section 5 Impact Assessment

- 5.1 This section of the Heritage Assessment covers Stages 3 and 4 of the Cadw guidance and seeks to (first) *evaluate the potential impact(s) of the proposed development* on the historic assets described and assessed in **Section 4** and then (second) *consider options to mitigate or improve any potential impact(s)*.

THE PROPOSED DEVELOPMENT

- 5.2 Paragraph 4.77 (above) sets out a number of measures that the masterplan should include to avoid or minimise impacts on St. Lawrence House as a result of changes within its setting, with these listed as follows:

- Retention and conservation of the walled gardens, orchard and other aspects of the more designed garden landscape to the west of the house and within the boundary of the site and their re-use as part of the open space and landscaping;
- Retention and enhancement of the designed parkland landscape in the north-west of the site and in front of the house and their re-use as part of the open space;
- The concentration of buildings of greater height and mass towards the site's eastern edge and not in front of the main south-facing elevation so that views out over the falling landscape should be maintained from in and around the house;
- The restriction of residential development to two storeys within the site on the falling landform south of the house to maintain its prominence within its surroundings;
- The concentration of lower density (residential) development on the land within the site, south and south-east of the house, to either retain existing views or form new views of/towards the building; and
- The retention and conservation of boundary features wherever possible, specifically including the stone wall on the eastern side.

- 5.3 Proposals for development of the site focus on the preparation and submission of an outline planning application which is underpinned by these drawings and documents to inform and supports its positive determination (**Appendix EDP 3**).

- Illustrative Masterplan (reference: AI-M-08 Rev C);
- Parameter Plan Land Use and Access (reference: BL-M-12);
- Parameter Plan Scale (reference: BL-M-13); and
- Parameter Plan Green Infrastructure (reference: BL-M-15).

- 5.4 In return, the proposed development comprises the construction of up to 146 new homes in the south and centre of the site (to be accessed from the east and the A466), with a hotel and a care home positioned in the north-eastern corner.
- 5.5 As well as the one vehicular access (from the A466), the proposals envisage the delivery of three further access points to cater solely for pedestrians/cyclists; with one located in the south, to the west of the High Beech roundabout.
- 5.6 The west and north-west of the site is to be retained as Public Open Space (POS) and there are additional areas of POS running down the western side of the residential development, north-south through the centre of the scheme and at the southern tip close to the A48 main road and roundabout.
- 5.7 The existing (and mature) landscape planting along the western boundary and defining the edges of the High Beech roundabout would be retained and the north-western corner of the site would similarly be subject to the provision of new landscaping in the areas of new POS. In addition, a new Sustainable Drainage System (SUDs) basin is expected to be situated on the south-west of the site and intended to service this development.
- 5.8 In terms of height, the proposals envisage development of up to 9.5 metres across much of the southern and eastern fringes of the site, where it is stated that this would be equivalent to residential houses of up to two storeys in height.
- 5.9 An inverted 'L-shaped' area of development of up to 10.5 metres is proposed for the eastern side of the site facing out on to the A466 and defining the main access in from the east. This is stated to be equivalent to residential buildings of up to 2.5 storeys in height.
- 5.10 Buildings of up to 14.0 metres in height (up to three commercial storeys) are proposed for the far north-east corner to deliver the hotel and the care home. This development is zoned for an area north of the vehicular access and towards the junction of the A466 and Mounon Road running east-west.

STAGE 3: IMPACT ASSESSMENT

St. Lawrence House Grade II Listed Building

- 5.11 Paragraphs 4.75 and 4.76 set out the baseline position in terms of this asset's setting and the role of the site in that respect:

"In view of the information and assessment above, it is assessed that the following represent the aspects of St. Lawrence House's wider setting that make the biggest contributions to its significance:

- 1. Its relationships with the ancillary buildings to the north and east (beyond the site) that run in a band alongside Mounon Road due to the fact that these would have fulfilled and performed a range of supportive, ancillary functions from the 19th century at least;*
- 2. Its relationships with the pleasure grounds and denser areas of mature landscaping to both the east of the house and to the west (and north of the site in both cases) in*

view of the fact they appear to have formed the principal areas of intended and ornamental design around the house from at least the mid 19th century;

3. *Its relationship with Mounon Road (to the north), from which it is generally screened and separated by a high and stone-built enclosure wall but which also (a) formed the main point of access for visitors and (b) afforded access to the service areas via the gated entrance at the rear;*
4. *Its relationship with the 'designed' parkland in the north west corner of the site, where the scattered arrangement of trees was doubtless intended to afford an experience of the house as a 'gentlemen's residence' set within an ornamental landscape and not a productive one;*
5. *To a lesser degree, its relationships with the 'productive' landscape of sheep-grazed pasture in the east and south of the site, which developed as part of the wider estate around the house in the later 19th century or the early years of the 20th century and is understood to have supported its operation and occupation (albeit not anymore); and*
6. *Its position on the upper reaches of a south-facing slope so that the house forms the main focal-point of the inwards views and where the natural landform also offers long range and commanding views towards the River Severn.*

With that in mind, it is concluded that the land at the site represents a part of the setting of St. Lawrence House which contributes to its significance, with (4). (5) and (6) the elements of the asset's wider setting that could be affected by its proposed development."

- 5.12 Implementation of the proposed development would result in a loss of significance from this listed building, but it is assessed that it would be small or limited in the wider context of this asset's significance taken in the round.
- 5.13 First of all, it is assessed that the majority of the asset's significance is held in its built form and fabric and (as that occupies land that is situated beyond the site's northern boundary) that would not be affected or diminished by the implementation of the proposals.
- 5.14 So, as a result, the implementation of the development proposals within the site could only ever cause the loss of the smaller (minority) portion of this asset's significance derived from its landscape setting.
- 5.15 However, the implementation of the proposed development would clearly have no bearing upon the following aspects of its setting which contribute to its significance:
 1. Its relationships with the ancillary buildings to the north and east (beyond the site) that run in a band alongside Mounon Road due to the fact that these would have fulfilled and performed a range of supportive, ancillary functions from the 19th century at least;
 2. Its relationships with the pleasure grounds and denser areas of mature landscaping to both the east of the house and to the west (and north of the site in both cases) in view of the fact they appear to have formed the principal areas of intended and ornamental design around the house from at least the mid-19th century; and

3. Its relationship with Mounon Road (to the north), from which it is generally screened and separated by a high and stone-built enclosure wall, but which also (a) formed the main point of access for visitors; and (b) afforded access to the service areas via the gated entrance at the rear.
- 5.16 In addition, the Concept Plan for the proposed development has evolved in light of a mixture of internal and external consultation (i.e. with Monmouthshire County Council in particular) in order to minimise its impact on St. Lawrence House's heritage significance.
- 5.17 This has resulted in the north-western corner of the site being excluded from the built extent of the proposed development, so that the designed parkland in front of the house's south-facing elevation can be retained and enhanced (by improved management) and then made available and accessible for use and enjoyment by residents and visitors as POS. This would then positively address and preserve a fourth contributor to this historic asset's setting and thus preserve another element of its heritage significance:
1. Its relationship with the 'designed' parkland in the north-west corner of the site, where the scattered arrangement of trees was doubtless intended to afford an experience of the house as a 'gentlemen's residence' set within an ornamental landscape and not a productive one.
- 5.18 So, in view of the proposed development's retention, enhancement and management of the designed parkland areas in the north-west corner in line with (g) in Policy HA3 of the RDLP, it is quite clear that the adverse impacts of the proposed development will focus on the two following contributions to St. Lawrence House's heritage significance:
1. To a lesser degree, its relationships with the 'productive' landscape of sheep-grazed pasture in the east and south of the site, which developed as part of the wider estate around the house in the later 19th century or the early years of the 20th century and is understood to have supported its operation and occupation (albeit not anymore); and
 2. Its position on the upper reaches of a south-facing slope so that the house forms the main focal-point of the inwards views and where the natural landform also offers long range and commanding views towards the River Severn.
- 5.19 The implementation of the proposed development will, with the exception of small areas in the far south and west, would result in the loss of the 'productive' landscape large, sheep-grazed fields associated with the listed building since at least the start of the 20th century based on the available maps and other sources.
- 5.20 In line with (f) of Policy HA3 of the deposit draft RLDP (MCC 2024), buildings of the greatest height and mass would be located in the north-east corner closest to the urban edge of the town, where they would also be screened from the listed building by the mature trees and shrub planting in the historic pleasure grounds occupying its eastern flank.
- 5.21 The residential components of the proposed development would occupy the areas of land within the south and centre of the site, which would be the areas of the development which would be most visible **from** St. Lawrence House and most visible in views **of** the asset from the wider surrounding landscape.

- 5.22 There is little or nothing that can be done to mitigate the changes to the appearance of the productive sheep-grazed fields of the late 19th /early 20th century estate that was historically associated with St. Lawrence House.
- 5.23 This is because it will be transformed from farmland to residential-led development and its associated supporting infrastructure.
- 5.24 All the same, the fields no longer support or are functionally connected to the listed building and so the functional relationship between them is in the past and will always be there in the past regardless of whether the site is developed (or not). As history is inalienable, it can reasonably be concluded that the historic relationship between the site and the asset would not be lost or diminished as a consequence of the development proposals, and the impact is solely the result of changes in the use, form and appearance of the fields.
- 5.25 However, the preparation and then submission of Reserved Matters applications could at least factor in measures to maintain and also enhance views towards and from the building through the detailed layout, storey heights, precise siting and boundaries of the POS and landscaping to deliver new opportunities for the residents and visitors to enjoy views of the asset and understand and appreciate its special interest.
- 5.26 It is also true to say that the retention and enhancement of the designed parkland areas in the north-west corner of the site will maintain and preserve the outwards views south from the principal south-facing elevation of St. Lawrence House. This would similarly maintain its visual and historic connections with the River Severn in the far distance as the built aspects of the development proposals would be positioned further east to the side.
- 5.27 So, in view of the situation above and the measures which have and could be incorporated into the proposals, there is clearly no reason to believe or expect that the loss of significance from St. Lawrence House as a Grade II listed building would be anything other than small or limited because (in contrast) the vast majority of the contributing elements of this historic asset's heritage significance and more important aspects of its setting would be unaffected by the development's approval and subsequent implementation.

Wyelands Grade II Registered Park and Garden

- 5.28 Paragraphs 4.157 and 4.158 (above) identify the following baseline position in terms of the asset's setting and the role of the site in that respect:

"The mature plantations within the site around the A48/St. Lawrence Lane junction and the edges of the High Beech roundabout similarly serve to contain and screen the agricultural fields of the site, so much so that there is a distinction and separation between the site and the RPG emphasising that, in spite of the relative proximity, the site does not contribute to the asset's significance despite forming a small and peripheral aspect of its surroundings.

As a result, it is considered to be highly unlikely that Wyelands RPG or the listed buildings which it contains would experience a loss of their significance and therefore harm as a result of the site's proposed development."

- 5.29 Whilst the site is assessed as representing a part of this historic asset's setting that makes no contribution one way or the other to its heritage significance, proposals for development of the site have still (1) located the buildings that are of the greater height and mass in the areas of the site furthest away from this non-statutory designation; (2) retained the existing landscape planting along the southern boundary from the High Beech roundabout west to its junction with St. Lawrence Lane; and (3) positioned the southernmost residential parcels so that a generous expanse of POS and new planting can be provided in between them and the A48 main road to minimise its impact on this thoroughfare.
- 5.30 Therefore, whilst it is assessed that the implementation of the proposed development would bring about change within the surroundings of this designated asset, it is concluded that it would not represent a harmful loss of significance. This is because the implementation of the proposals would not result in a loss of (or reduction in) the relationships between this historic park and garden and its wider surrounding environment that contribute in a positive way to its overall significance.

Mather Conservation Area

- 5.31 Paragraphs 4.134 and 4.135 (above) identify the following baseline position in terms of the asset's setting and the role of the site in that respect:

"As far as the site is concerned, there is all but no experience of the land within the boundary from the conservation area as a result of the screening that is provided by the buildings on the north side of High Beech Farm and mature plantation of trees which marks the junction of St. Lawrence Lane and the A48. The same is true of the experience looking outwards to the south from within the site towards the conservation area.

As such, it is assessed that, insofar as the site is technically within the setting of the Mather Conservation Area, it forms a part of its setting that makes no particular contribution to its heritage significance and so hence this asset is very unlikely to be adversely affected by the proposed development of the land within the site's footprint."

- 5.32 For similar reasons to those set out above (paragraphs 5.28 to 5.30) in relation to Wyelands RPG (south of the A48 main road corridor), it is determined that the implementation of the proposed development would not give rise to a loss of this designated asset's significance even if it is considered that there would be a change within its setting. This is on the basis that nothing within the site is considered to add to or amplify the aspects of the conservation area that underpin its special interest and justify the designation of this large area of fairly standard and commonplace enclosed farmland around the three historic settlements sited in the centre and south-west.
- 5.33 Even still, proposals for development of the site have (1) located the buildings that are of greatest height and mass in the far north eastern corner, furthest away and located closest to the existing built-up edge of Chepstow; (2) retained the existing landscape planting north of the A48 (focused in the south east around the roundabout and along St. Lawrence Lane); (3) positioned the southernmost residential parcels so that a generous expanse of POS and new planting can be provided at the southern end and hence maintain the character of this well trafficked through-route; and (4) sited the one vehicular access further north along the

A466 so that there is no additional transport paraphernalia on this route, such as overhead lighting, signage or white lines, in the area of the conservation area.

- 5.34 Insofar as the setting of the conservation contributes to its significance, this would be left undiminished and unharmed by proposals for the site's development and as a consequence there is no requirement for further mitigation or compensation measures.

Mounton House Grade II* Registered Park and Garden

- 5.35 Paragraphs 4.157 and 4.158 (above) identify the following baseline position in terms of the asset's setting and the role of the site in that respect:

"In the absence of formal access to the private interior of the park, it is necessary to reach a view based on accessible parts of the surrounding landscape to the east and west and the more elevated ground on either edge of the valley; but from doing so it is assessed that the land within the site does not represent part of the asset's setting that makes a contribution to its heritage significance.

As a result, it is considered to be highly unlikely that Mounton House RPG or any of the listed buildings which it contains would experience a loss of their significance and therefore harm as a result of the site's proposed development."

- 5.36 Proposals for the development of the site concentrate development along the eastern edge of the site and at the southern extent. In addition, the proposed hotel and care home, which represent the buildings of the greatest height and mass, are both sited in the furthest north-eastern corner and hence as far away from this designated asset as possible.
- 5.37 Even so, the proposed development is separated from the western boundary nearest to this historic asset by c.225 metres of retained and enhanced POS in the form of landscaped parkland with intermittent trees. In addition, the development not only retains the existing mature plantation on the boundary with St. Lawrence Lane, it also adds to and strengthens existing boundary features north to the junction with Mounton Road at the site's north-west corner in addition.
- 5.38 It is considered unlikely that the development proposals; which in the centre of the site will comprise typical residential dwellings (and not the hotel or care home) set back beyond not just the boundary plantation, but also the internal hedgerow dividing fields 1 and 2; will form a recognisable or discernible element of Mounton House's setting in the landscape in terms of views out to the east from within its designated extents.
- 5.39 There is certainly no reason to believe or expect that any distant and screened/filtered views of the proposed development which may be achievable would result in a loss of significance from this highly graded asset.
- 5.40 Again, while it is possible that the implementation of the proposed development would give rise to a change within Mounton House RPG's wider setting, there is no reason to believe or expect that this would represent a loss of (or damage to) its significance given the absence of any functional inter-relationships and the limited visual relationship beyond and across a

wide strip of agricultural farmland. It is concluded that there would be no adverse impact and no harm to this asset.

STAGE 4: MITIGATION/COMPENSATION

- 5.41 There are no specific measures which could be brought forward and delivered which would mitigate the small or limited loss of significance expected in respect of St. Lawrence House Grade II listed building.
- 5.42 It is concluded that there would be no loss of significance (and no harm) in terms of any of the other designated historic assets that are identified, described and assessed above and therefore there is no requirement for the identification or application of additional mitigation or compensation as a consequence.

Section 6

Conclusions

- 6.1 This Assessment has been prepared by EDP for Barwood Development Securities Ltd as the applicant in order to inform and support the preparation, submission and determination of planning proposals for Land at Mounton Road, Chepstow insofar as their impact on historic assets is concerned.
- 6.2 It has identified and then assessed the (above ground) built historic assets which could be affected be affected; either directly through changes to their form or fabric or as a result of changes within their setting leading to a loss of their significance indirectly; and concluded that four designated assets warranted more detailed assessment to define whether, in what way and to what extent their heritage significance is likely to be impacted by the proposals for development.
- 6.3 Having completed an assessment in line with the staged Cadw guidance (2017) this process concludes that a single designated historic asset would experience a loss of its significance as a result of the proposals being taken forwards and implemented at the site. This historic asset comprises:
- St. Lawrence House Grade II listed building.
- 6.4 None of the other three historic assets deemed to be capable of being affected by proposals for the development of the site were ultimately assessed as including the site as an aspect of their setting that makes a positive contribution to their significance or as being impacted by the implementation of the outline planning application:
- Wyelands Grade II RPG;
 - Mathern Conservation Area; and
 - Mounton House Grade II* RPG.
- 6.5 It is assessed that the loss of significance from the Grade II listed St. Lawrence House would be no greater than small or limited due to the fact that the vast majority of the contributors to its overall significance would be either untouched or undiminished as a consequence of these proposals coming forward and then being implemented. The impact of the proposals on the remaining aspects of its significance could also to some extent be further minimised through the RM process and the imposition of well-worded conditions and hence there is no reason to believe or expect that these development proposals would not preserve the vast majority of this listed building's special interest.
- 6.6 As far as this impact to St. Lawrence House is concerned, and following the previous primary legislation in s66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* of 1990, Paragraph 314A of the (amended) *Town and Country Planning Act* (1990) still requires that a decision maker must give 'special regard' to the 'desirability' of preserving a listed building and/or its setting and this approach is also adopted in PPW Edition 12 and TAN 24. MCC's LDP defers to the national planning policies and the emerging (draft) RLDP (2025) adopts

the same approach. There is a large body of case law regarding the 'special regard' duty set out in s66(1) of the 1990 Act and it is safe to say that the relevant national and local plan policies do not offer or advise an alternative position.

- 6.7 It is clear from current legislation and national and local planning policy that development that does not preserve the special architectural or historic interest of a listed building is not automatically or necessarily unacceptable and (instead) it is a case of whether the benefits that the development would bring forward and deliver outweigh the harm that would arise because of its implementation.
- 6.8 It is for the decision-maker to weigh the benefits and the harms resulting from the proposals, but there is nothing intrinsic in the legislation or in the planning policy which prevents MCC treating this outline planning application positively and granting it permission when it comes in front of them for evaluation and then determination.

Section 7

References and Bibliography

Cadw 2011 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales

Cadw 2017 Setting of Historic Assets in Wales

Chartered Institute for Archaeologists (CIfA) 2020 Standard and Guidance for Historic Environment Desk-Based Assessment

Monmouthshire County Council (MCC) 2014 Adopted Local Development Plan 2011-2021

Monmouthshire County Council (MCC) 2016 Mathern Conservation Area Appraisal and Management Proposals

Monmouthshire County Council (MCC) 2025 Monmouthshire Replacement Local Development Plan 2018-2033 Deposit Plan

Welsh Government 2017 Technical Advice Note 24 The Historic Environment

Welsh Government 2021 Future Wales: The National Plan 2040

Welsh Government 2024 Planning Policy Wales Edition 12

Appendix EDP 1 Images



Image EDP A1.1: View west along Mounton Road showing the gate house which marks the start of the carriage drive of St. Lawrence House.



Image EDP A1.2: View of the (converted) outbuildings to the east of St. Lawrence House looking north-east from Field 3 within the site.



Image EDP A1.3: View looking east along Mounon Road past the north gate into the grounds of St. Lawrence House and showing the high stone wall that encloses the house, outbuildings and pleasure grounds and separates them from the road.



Image EDP A1.4: View south from Mounton Road showing the north-facing elevation of the Grade II listed St. Lawrence and its relationship with this minor road.



Image EDP A1.5: View of the southern frontage of the Grade II listed St. Lawrence House looking north-east from within the site.



Image EDP A1.6: View of the southern frontage of the Grade II listed St. Lawrence House looking north-west from within the site.



Image EDP A1.7: View of St. Lawrence House from within the site to the south-west (Field 1) and showing the relationship with the parkland trees in the foreground (within Field 2).



Image EDP A1.8: View of St. Lawrence House from within the site to the south-east (Field 4) and showing the relationship with the parkland trees in the foreground (Field 1).



Image EDP A1.9: View of St. Lawrence House from the eastern fringe of the site (Field 5) and showing the relationship between the listed building and the sheep-grazed fields beyond its immediate parkland setting.



Image EDP A1.10: View of the Grade II listed St. Lawrence House looking north across the site from the pavement on the north side of the A48 main road, west of High Breech roundabout.



Image EDP A1.11: View of the Grade II listed St. Lawrence House looking north-west across the site from the pavement on the west side of the A466 Wye Valley Turnpike, here showing the experience from north of the hedgerow between Fields 5 and 6.



Image EDP A1.12: View towards the Grade II listed St. Lawrence House from slightly further north along the west side of the A466 Wye Valley Turnpike and in this case illustrating the screening effect of the mature trees and shrubs in the pleasure grounds on its eastern flank.



Image EDP A1.13: The northern entrance to Wyelands Grade II RPG, here viewed from the A48 main road and showing the entrance lodge and gates, gate piers and railing closing off access.



Image EDP A1.14: View of the Grade II RPG at Wyelands from the A48 and here showing the character of the parkland planting and the stone boundary wall.



Image EDP A1.15: Representative view of the parkland planting within the early 19th century Grade II RPG at Wyelands.



Image EDP A1.16: View looking north from within the Grade II RPG at Wyelands and looking towards the Grade II listed gate lodge on the A48 in the distance.



Image EDP A1.17: View looking south from the public footpath that crosses the entrance drive within Wyelands Grade II RPG and here showing the maturity and density of the tree planting that encloses the early 19th century house at its centre.



Image EDP A1.18: View of the Grade II Registered Park and Garden at Wyelands looking south-east from the north-west corner and showing the form and character of the tree planting.



Image EDP A1.19: View looking south-west across the parkland in the north and east of the Wyelands Grade II RPG towards the listed buildings of the Home Farm complex and in this case again showing the sense of separation and enclosure created by the mature woodland planting around the house.



Image EDP A1.20: View looking south-west from just beyond the west side of the Wyelands Grade II RPG, in this case illustrating the extent and breadth of the views in this direction resulting from the naturally sloping landform.



Image EDP A1.21: View looking south across the A48 just west of the High Beech roundabout and illustrating the extent and breadth of views in this direction from within Wyelands Grade II RPG because of the falling landform.



Image EDP A1.22: View looking west-south-west from the north-western edge of Wyelands Grade II RPG, here illustrating the views available in that direction.



Image EDP A1.23: View looking north-west from the north-west edge of the Wyelands Grade II RPG and here showing the proximity of the modern built extents of the village of Pwllmeyric.



Image EDP A1.24: View of the Grade II RPG at Wyelands and in this case replicating the experience looking inwards across the agricultural fields between the eastern boundary and the A466.



Image EDP A1.25: Representative view looking north-north-east out of the Grade II RPG at Wyelands and illustrating the experience of the site from within this designated historic asset.



Image EDP A1.26: View looking south-west from within Field 6 at the site and illustrating the experience of the Grade II RPG at Wyelands which is available from the site's southern boundary.

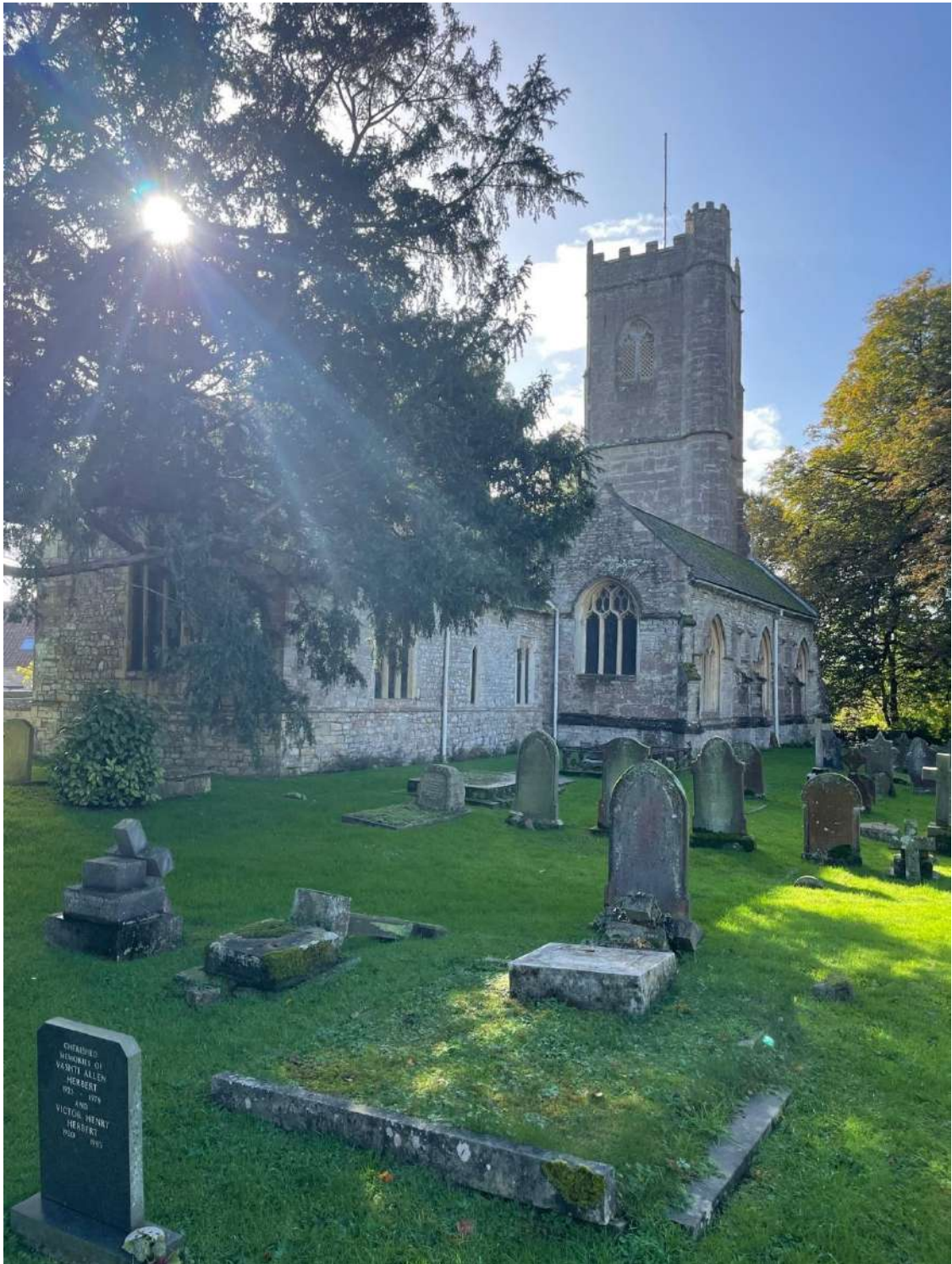


Image EDP A1.27: View of the Grade I listed Church of St. Tewdric looking west and showing this key feature within the Mathern Conservation Area.

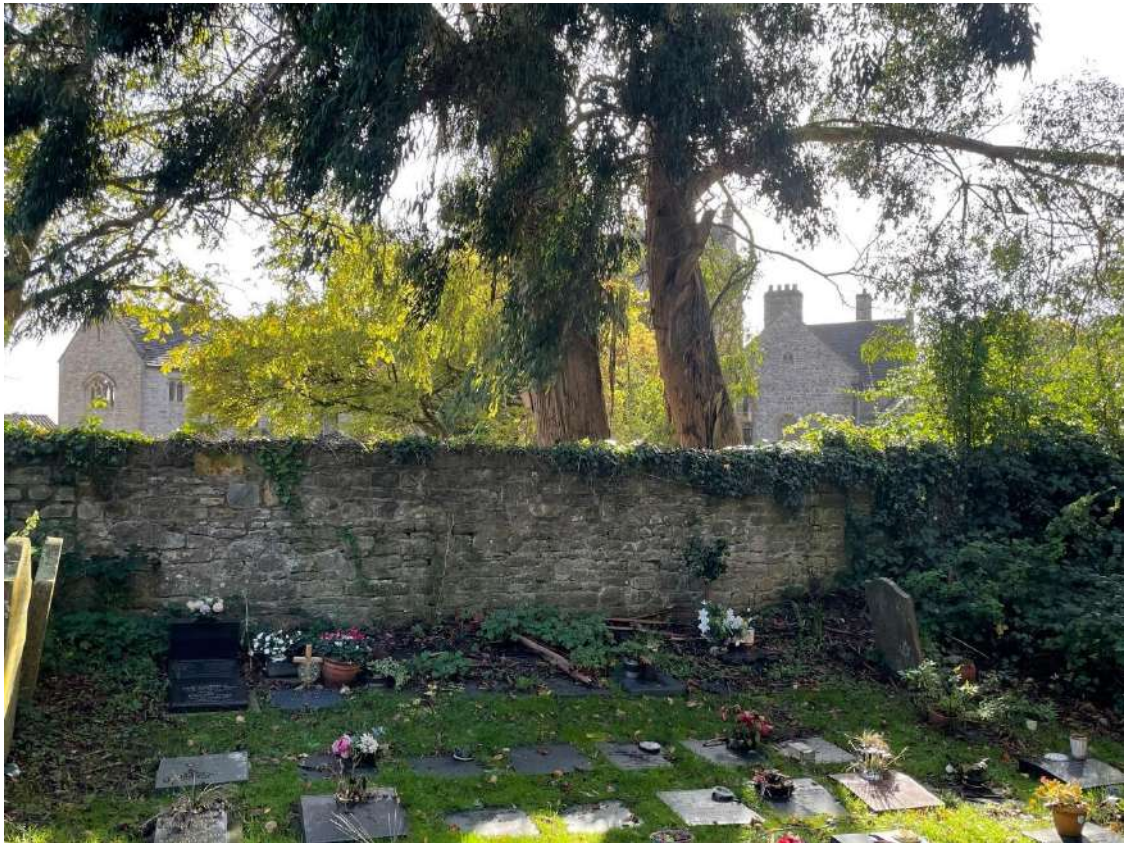


Image EDP A1.28: View of the Grade I listed Mathern Palace and associated outbuildings looking out from the churchyard and illustrating their relationship with the adjacent church.



Image EDP A1.29: View looking south-east along the road through Newton Green, showing the form and character of this settlement area.



Image EDP A1.30: View looking north-east from Mathern Road and showing the appearance of Wyelands House and its associated parkland landscape.



Image EDP A1.31: View looking north along the A466 Wye Valley Turnpike towards the High Beech roundabout and illustrating the setting of the Mathern Conservation Area at the north-eastern corner closest to the site.



Image EDP A1.32: View from adjacent to the south-western corner of the site looking south-east along High Beech Lane, which marks the north-eastern boundary of the Mathern Conservation Area, and in this case illustrating the setting of this designated asset in proximity to the site.



Image EDP A1.33: View looking south from Field 6 within the site and here illustrating the experience of the Mathern Conservation Area which is available from this southern end of the site closest to the designated asset.



Image EDP A1.34: View looking east from the north-eastern corner of the Mathern Conservation Area and here illustrating this designated asset's setting in this location, which in this case is characterised by the elevated section of the A466 main road.



Image EDP A1.35: View of the main entrance to Mounton House Grade II* RPG, in this case looking west from beside the minor road at its junction with the A48 main road as it passes through Pwllmeyric.



Image EDP A1.36: View of the fields on the northern flank of the typically and generally well-wooded Mounton House Grade II* RPG.



Image EDP A1.37: View looking east from the north end of the Grade II* RPG and showing the well-wooded slopes rising east away from the valley of the Mounon Brook which enclose the space and restrict views outwards to the landscape beyond.



Image EDP A1.38: Representative view showing the southern edge of Mounton House Grade II* RPG and in this case illustrating the nature of the natural topography and the sense of enclosure and seclusion is creates within the valley bottom.



Image EDP A1.39: View looking north-west from the south-eastern section of the Mounton House Grade II* RPG, in this case illustrating the form and character of the parkland landscape that characterises this designated historic asset.



Image EDP A1.40: View looking north over the Mounton House Grade II* RPG from the minor road that flanks the designated historic asset and illustrating the positions of the main buildings in the background.



Image EDP A1.41: View of the Grade II* RPG at Mounton House from the minor road that runs along the southern fringe, here illustrating the form and character of the parkland landscape, as well as the sense of enclosure from the wider landscape.



Image EDP A1.42: View looking west towards Mounton House Grade II* RPG and here showing the nature of the topography and extent and depth of the woodland tree planting on the eastern flank nearest the site.



Image EDP A1.43: View looking north-east from the minor road which defines the southern edge of the Grade II* RPG at Mounton House, in this instance illustrating the asset's relationship with the village at Pwllmeyric.



Image EDP A1.44: View looking west from Field 1 in the north-western corner of the site and illustrating the extremely limited experience of the Grade II* RPG at Mounton House in the distance.

Appendix EDP 2
Copy of Particulars for the Sale of St. Lawrence House

Tuesday, April 22nd, 1902.

EVANS & EVILL 7418

ST. LAWRENCE
RESIDENTIAL
PROPERTY
CHEPSTOW MON.

Solicitors :

MESSRS. MORGAN, FRANCIS, STANTON, & PARNALL, CHEPSTOW, MON.

Auctioneers :

MESSRS. GEO. NICHOLS, HOWES, YOUNG, ALDER & CO., 49, BROAD STREET, BRISTOL.

IN CONJUNCTION WITH

MESSRS. NEWLAND, DAVIS, & HUNT, NEWPORT AND CHEPSTOW, MON.

Monmouthshire . . .



within one mile of the picturesque town of Chepstow

Plan, Particulars and Conditions of Sale of the
Beautifully situated . . .

Freehold Residential Property

KNOWN AS

ST. LAWRENCE

(Formerly the Residence of the late Rev. J. H. WHITELEY)

WITH THE WELL ARRANGED

Lawns and Pleasure Grounds, Stabling, Kitchen
Garden, Glass Houses, &c., Park-like Pasture Land,
Orchard, and Close of Arable, together with
convenient Farm Buildings



the whole comprising an area of

38 ACRES

being entirely within a ring fence and bounded by the main road from Newport to Chepstow, which

Geo. Nichols, Howes, Young, Alder & Co.

In conjunction with NEWLAND, DAVIS & HUNT

Have received instructions to SELL BY AUCTION at the

Beaufort Arms Hotel, Chepstow on Tuesday, April 22nd, 1902

at THREE o'clock in the Afternoon precisely.

Cards to view and Particulars with Plan and Conditions of Sale may be obtained of GEO.
NICHOLS, HOWES, YOUNG, ALDER & Co., 49, Broad Street, Bristol; NEWLAND,
DAVIS & HUNT, Newport and Chepstow, Mon.; or of

Messrs. MORGAN, FRANCIS, STANTON & PARNALL,

Solicitors, Chepstow, Mon.



THE DRIVE.

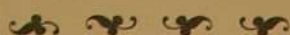
Lavers & Co., Bristol.



ST. LAWRENCE, CHEPSTOW, MON.

Lavers & Co., Bristol.

PARTICULARS.



The attractive and choice

Freehold Residential Property

KNOWN AS

"ST. LAWRENCE"

approached by a winding Carriage Drive through an exceptionally finely timbered Avenue with Entrance Lodge, well arranged Lawns and Pleasure Grounds, Stabling, Productive Kitchen Garden with long warm Fruit Wall, Glass Houses, &c., and rich Park-like Land, Orchard, and Close of Arable, together with a well designed Range of Convenient Farm Buildings, the whole containing an area of about

38a. 2r. 15p.

according to the recent Ordnance Survey as per Schedule.

PARISH OF ST. ARVANS.

No. on Ordnance Survey. (1902)	Description.	Quantity—Acres.
255	Garden	'378
256	do.	'344
257	House and Gardens	2'683
258	Farm Buildings	1'089
273	Pasture	4'434
274	Tennis Ground	'487
275	Pasture	6'218
276	Orchard	1'351
278	Arable	1'692
279	Pasture	4'441
280	do.	8'373
281	do.	6'016
PARISH OF MATHERN.		
45	Pasture	1'088
		A. 38'594

Lying entirely within a ring fence and bounded by the main road from Newport to Chepstow.

The Residence

which is in perfect decorative repair, and was till recently occupied by the late Rev. J. H. Whiteley, is most advantageously placed on an eminence dominating its own grounds, facing south, and commanding most delightful views overlooking the estuary of the rivers Severn and Wye and the Bristol Channel.

The Parish Churches of Chepstow and St. Arvans are respectively one and two miles distant, and Tintern Abbey, Caldicot and Raglan Castles are within easy driving distance.

The House

contains on the Ground Floor—spacious Entrance Hall with Dome Light and heated by hot water, Dining-room 21ft. 6in. x 16ft. 8in. (exclusive of bay), well proportioned and lofty, with grey marble Chimney Piece, Drawing-room 19ft. 6in. x 16ft. 9in. with bay window and handsome Sicilian marble Chimney Piece and Curb, Morning-room 19ft. x 16ft. 6in. with square bay window, large and well lighted Kitchen, Back Kitchen supplied with hot, cold and soft water, Pantries and Store Closets. On the First Floor—6 Principal Bedrooms, Housemaid's Closet, Bath-room with hot and cold water supply, w.c., Hot Linen Cupboard, &c. On the Second Floor—2 Servants' Bedrooms, Tank-room and 2 Box and Store-rooms. There are very extensive arched Wine and other Cellars, and separate staircase to the servants' bedrooms.

The Stabling & Outbuildings

consist of commodious 3-stall Stable, 2 Loose Boxes with Loft and Corn-room over, Paved Yard, Coach-house with room over, Coachman's-house containing 5 rooms; Harness-room, Boot-room, Wash-house, Workshop, Coal-shed, w.c., &c.

The Gardens & Pleasure Grounds

are beautifully studded with handsome ornamental Trees and Shrubs, including a Cedar of Lebanon and other stately Timber with Tennis Lawn, &c. There is a productive Kitchen Garden with a long warm Fruit Wall, Conservatory, 2 Vineries, Melon-house, Fernery, &c., all of which are heated by one pressure system.

The Farm Buildings

are of a most substantial character, are of comparatively recent construction, and comprise a range of well designed and convenient Cow-houses for 9 cattle, 3 Calf-cots, Root-house, large Barn, Loose Horse-box, open Cow-shed, 3-stall Stable and Cart-shed, Feeding-shed for 6 cattle, Fold-yard with Water-tank, Poultry-house and runs, &c.

The Premises are supplied with water from the Chepstow Water Company, and the Drainage is believed to be perfect.

This Estate being outside the boundaries of the Chepstow Urban district, is not subject to the Chepstow rates, but nevertheless has the advantages of water supply, etc.

Plan of "ST. LAWRENCE," CHEPSTOW.

Monmouthshire.

TO BE SOLD BY AUCTION, BY
GEO. NICHOLS, HOWES, YOUNG, ALDER & Co.,
in conjunction with
NEWLAND, DAVIS & HUNT,
AT THE DUKE OF BEAUFORT HOTEL, CHEPSTOW,
ON TUESDAY, APRIL 22nd, 1902.



NOTE—This Plan is prepared from the Ordnance Survey Map, and whilst believed to be correct its accuracy is not guaranteed.

Appendix EDP 3 Development Proposals



LEGEND

Application boundary

Proposed buildings

Proposed primary street

Proposed secondary streets

Private amenity space

Public open space

Retained trees

Retained hedgerow

Fallen trees, potentially to be retained

Green amenity spaces

Proposed new play spaces

Proposed primary ped-cycle path

Proposed mown path

Potential ped-cycle connection

Proposed swale

Proposed verge

Proposed trees in open space

Proposed orchard

Proposed street trees

Proposed trees in parking areas

Proposed drainage basin
Occ. including standing water

Project

Mounton Road, Chepstow

Drawing Title

Illustrative Masterplan

Date

28.11.2024

Scale

1:2,500 @A3

Drawn by

LP

Check by

AT

Project No

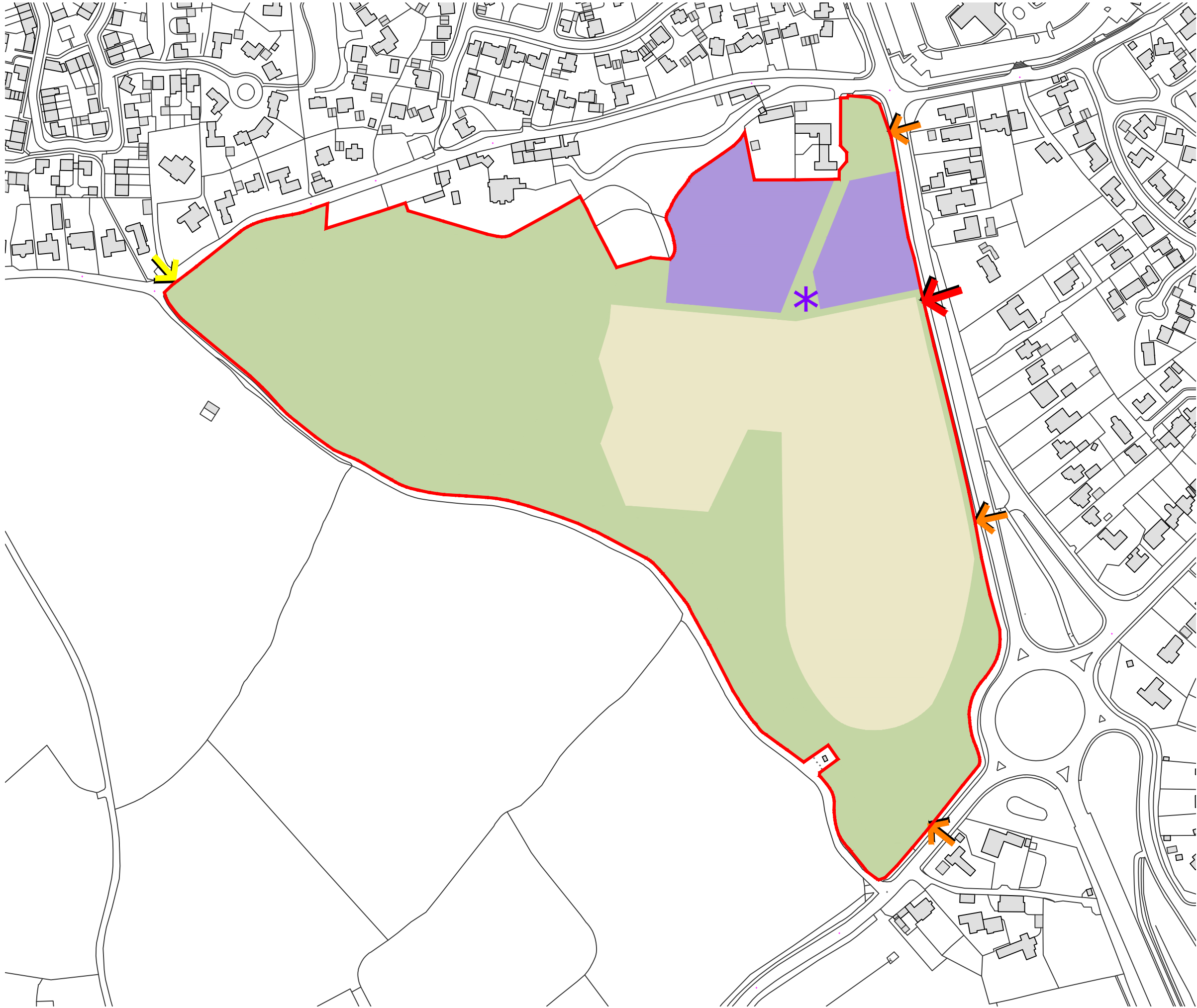
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Drawing No

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Revision

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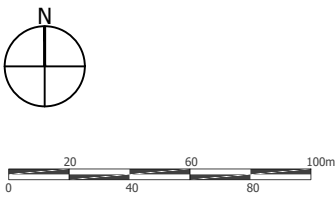
The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
B	03.11.25	KT	AT

- Application Boundary
- Vehicular/Pedestrian and Cycle access
- Pedestrian/Cycle access
- Potential Pedestrian / Cycle Access (location subject to detailed design)
- Residential Development (including, as required: access, drainage, landscaping, parking, pedestrian/cycle links and associated infrastructure)
- Commercial Uses: Hotel and Residential Care Hon (including use classes C1 Hotel and C2 Residential Care Home, plu access, drainage, landscaping, parking and associated infrastru
- Public Open Space (including retained vegetation, landscaping, play facilities, pedestrian and cycle links, drainage features, and necessary infrastructure)
- Location for Mobility Hub

Note:-

All features and areas subject to a tolerance of 3m, allowing for flexibility during detailed design.



Project
Mounton Road, Chepstow

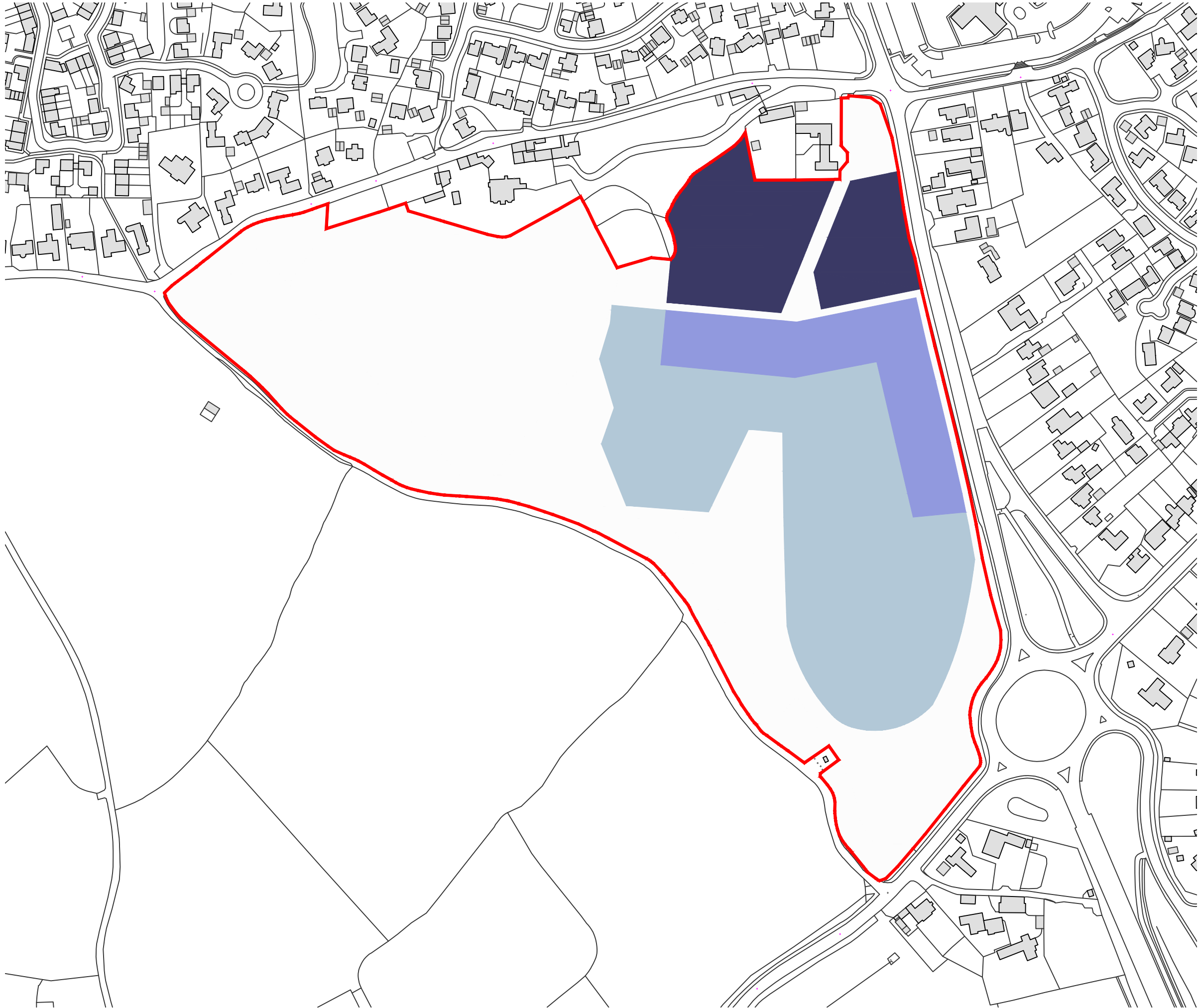
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Area Measurements

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Project No	Drawing No	Revision	
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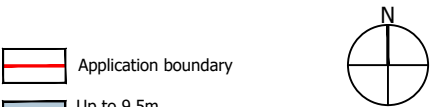
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The scaling of this drawing cannot be assured

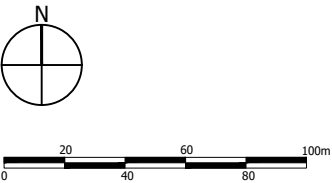
Revision	Date	Drm	Ckd
B	03.11.25	KT	AT



- Application boundary
- Up to 9.5m
(2 storey residential buildings)
- Up to 10.5m
(2.5 storey residential buildings)
- Up to 14m
(3 storey commercial buildings)

Notes:-

- Heights are measured from the highest adjacent finished ground level to the ridge of the roof. Incidental elements such as chimneys may exceed the ridge by up to 1.5m.
- Some re-modelling of the existing ground levels will be necessary to achieve appropriate development platforms.
- All features and areas subject to a tolerance of 3m (except for vertical building heights), allowing for flexibility during detailed design.



Project
Mounton Road, Chepstow

Drawing Title
Parameter Plan
Scale

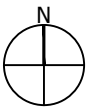
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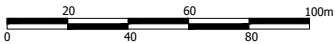
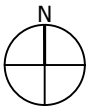


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- Application boundary
- Green Infrastructure
(including public open space, retained vegetation, landscaping, play facilities, pedestrian and cycle links, drainage features, and necessary infrastructure.)
- Hedgerow Enhancement Planting
- Existing Trees and hedgerows to be retained
- Trees, Hedgerow or Vegetation to be Removed
- General Location of Landscaped Surface Water SuDS Features
- General Location of Local Equipped Area of Play

Note:-
All features and areas subject to a tolerance of 3m, allowing for flexibility during detailed design.



Project
Mounton Road, Chepstow

Drawing Title
Parameter Plan
Green Infrastructure

Date	Scale	Drawn by	Check by
22.11.24	1:2500@A3	KT	AT
Project No	Drawing No	Revision	
333100472	BL-M-15	B	



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Plans

Plan EDP 1: Designated Heritage Assets

(edp6238_d016b 31 October 2025 JFr/ACr)

Plan EDP 2: St Lawrence House and the Adjacent Site Context

(edp6238_d031b 31 October 2025 JFr/ACr)

Plan EDP 3: Historic Maps

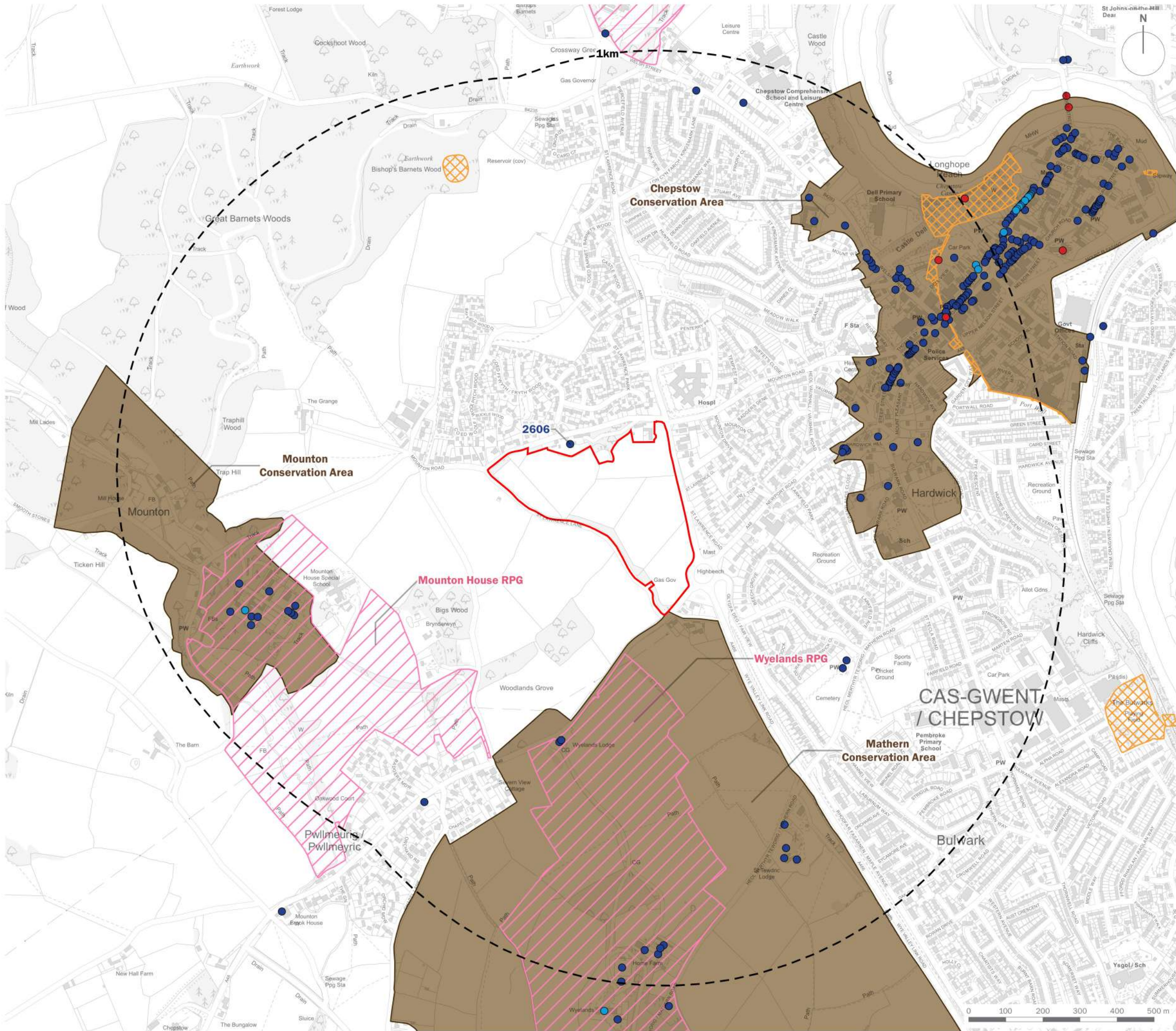
(edp6238_d020b 31 October 2025 JFr/ACr)

Plan EDP 4: Historic Maps (1887 and 1902 Ordnance Survey)

(edp6238_d032b 31 October 2025 DJo/ACr)

Plan EDP 5: Historic Maps

(edp6238_d021b 31 October 2025 JFr/ACr)



- Site Boundary
- 1km Study Area
- Registered Park and Garden
- Scheduled Monument
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

client
Barwood Development Securities Ltd

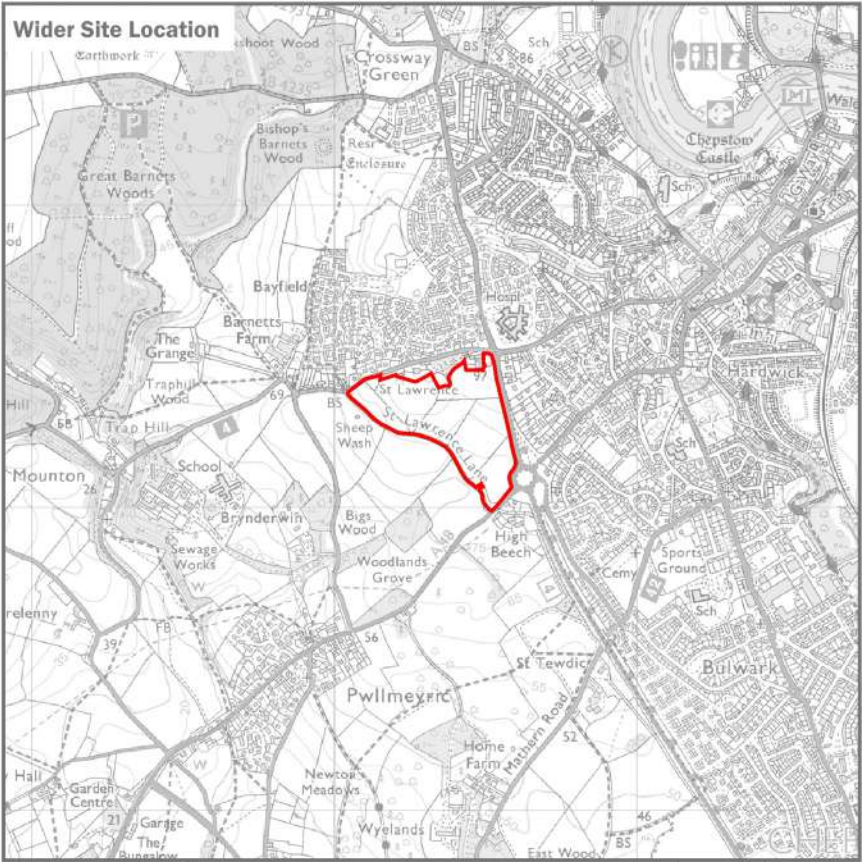
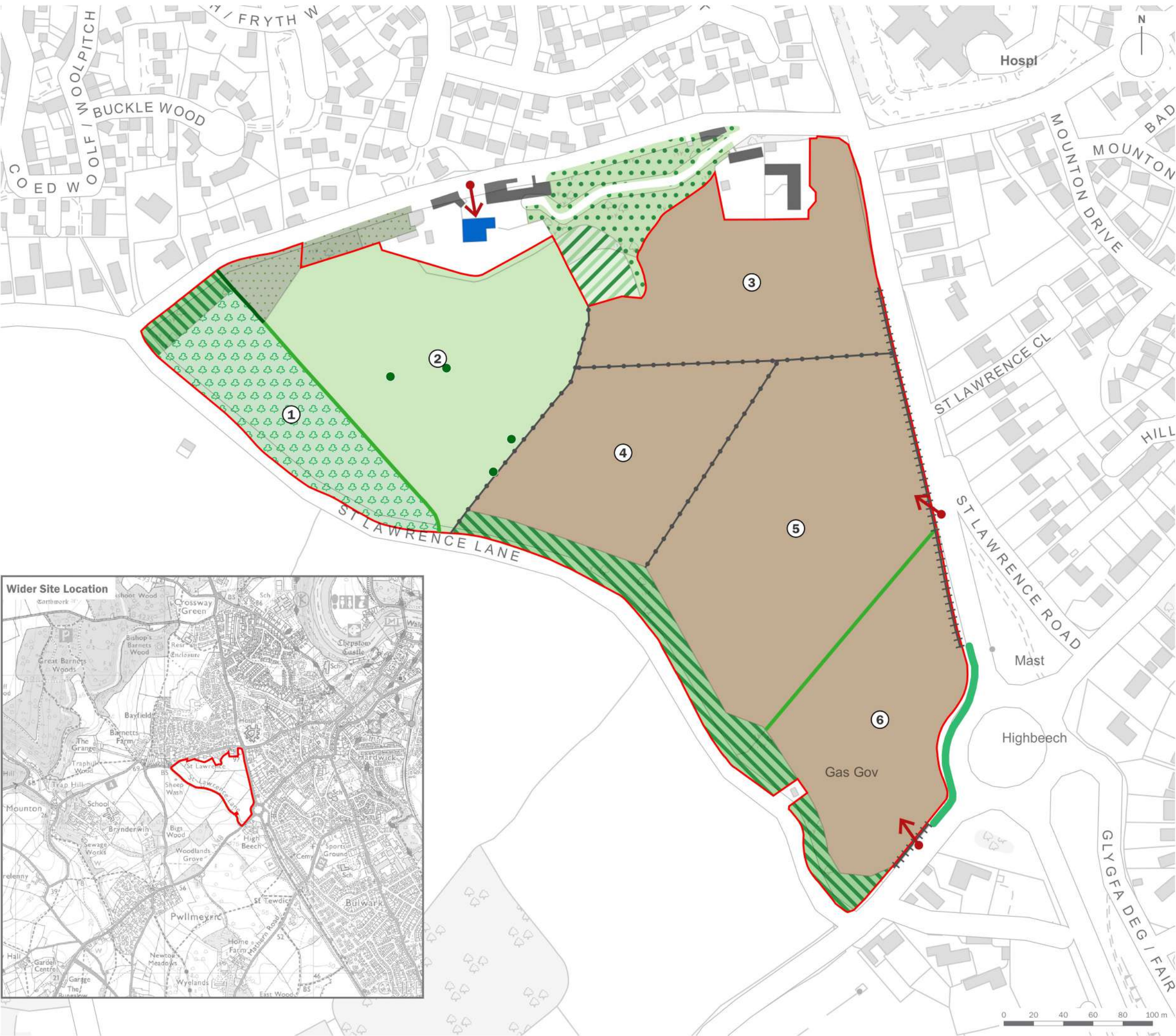
project title
Land at Mounon Road, Chepstow

drawing title
Designated Historic Assets

date	31 OCTOBER 2025	drawn by	GYo
drawing number	edp6238_d016b	checked	MBa
scale	1:10,000 @ A3	QA	DJo



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- Site Boundary
- Farmland
- Former Parkland
- Former Orchard
- Early 21st Century Plantation Woodland
- Overgrown Pleasure Grounds
- Former Walled Garden
- Mixed Trees and Scrub
- Built Structure
- St. Lawrence House (Grade II)
- Evergreen Hedgerow
- Broadleaved Hedgerow
- Estate Rail Fencing
- Timber Fencing
- Landscape Buffer
- Parkland Tree
- Public View of St. Lawrence House
- Field Number

client	Barwood Development Securities Ltd		
project title	Land at Mounon Road, Chepstow		
drawing title	St. Lawrence House and the Adjacent Site Context		
date	31 OCTOBER 2025	drawn by	JFr
drawing number	edp6238_d031b	checked	ACr
scale	1:2,500 @ A3	QA	DJo

1778 Map of an Estate in the Parish of St. Lawrence

The Eight Acres

The Nine Acres

The Great Piece Beyond the House

The Road from Poolmoreich to Chappin

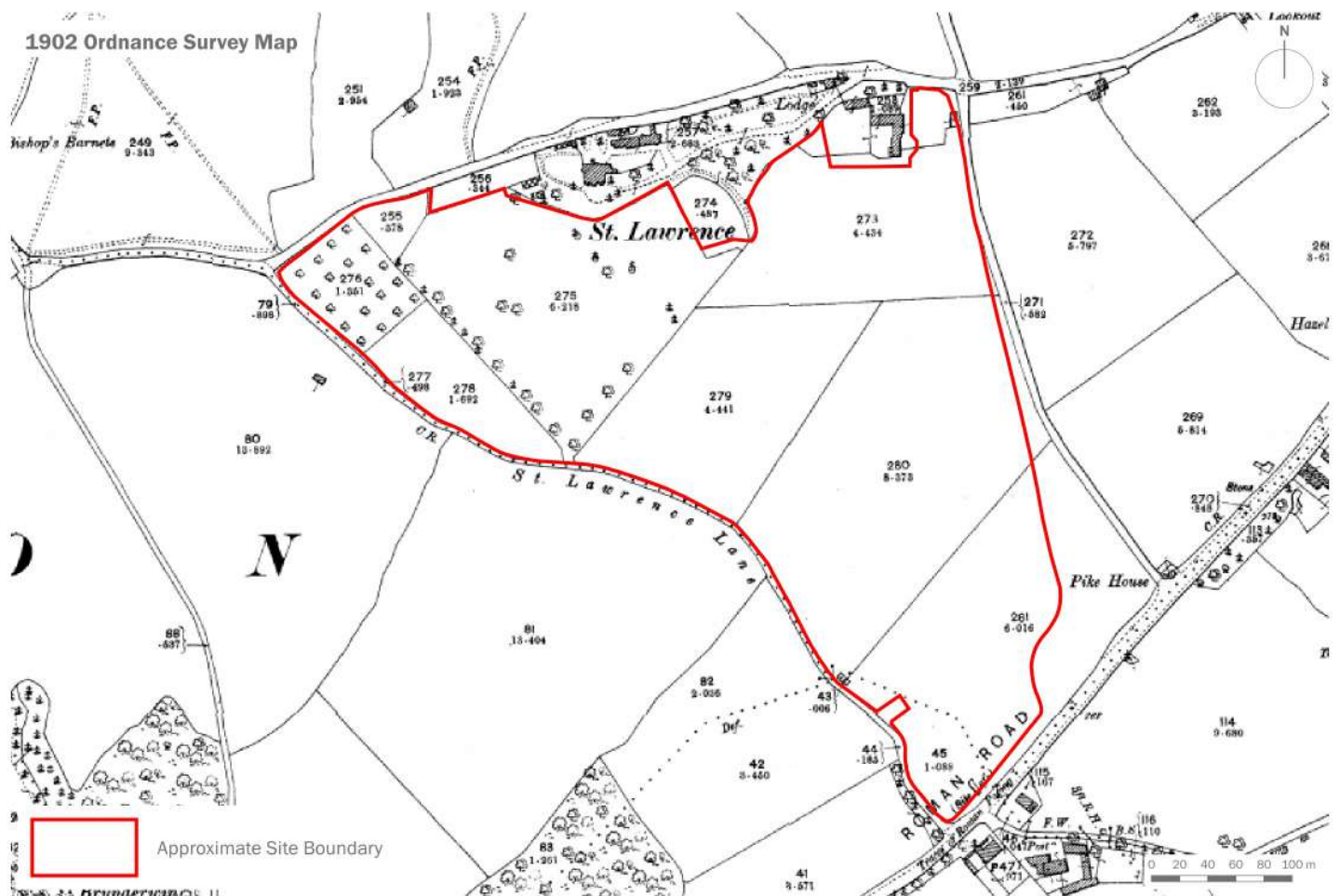
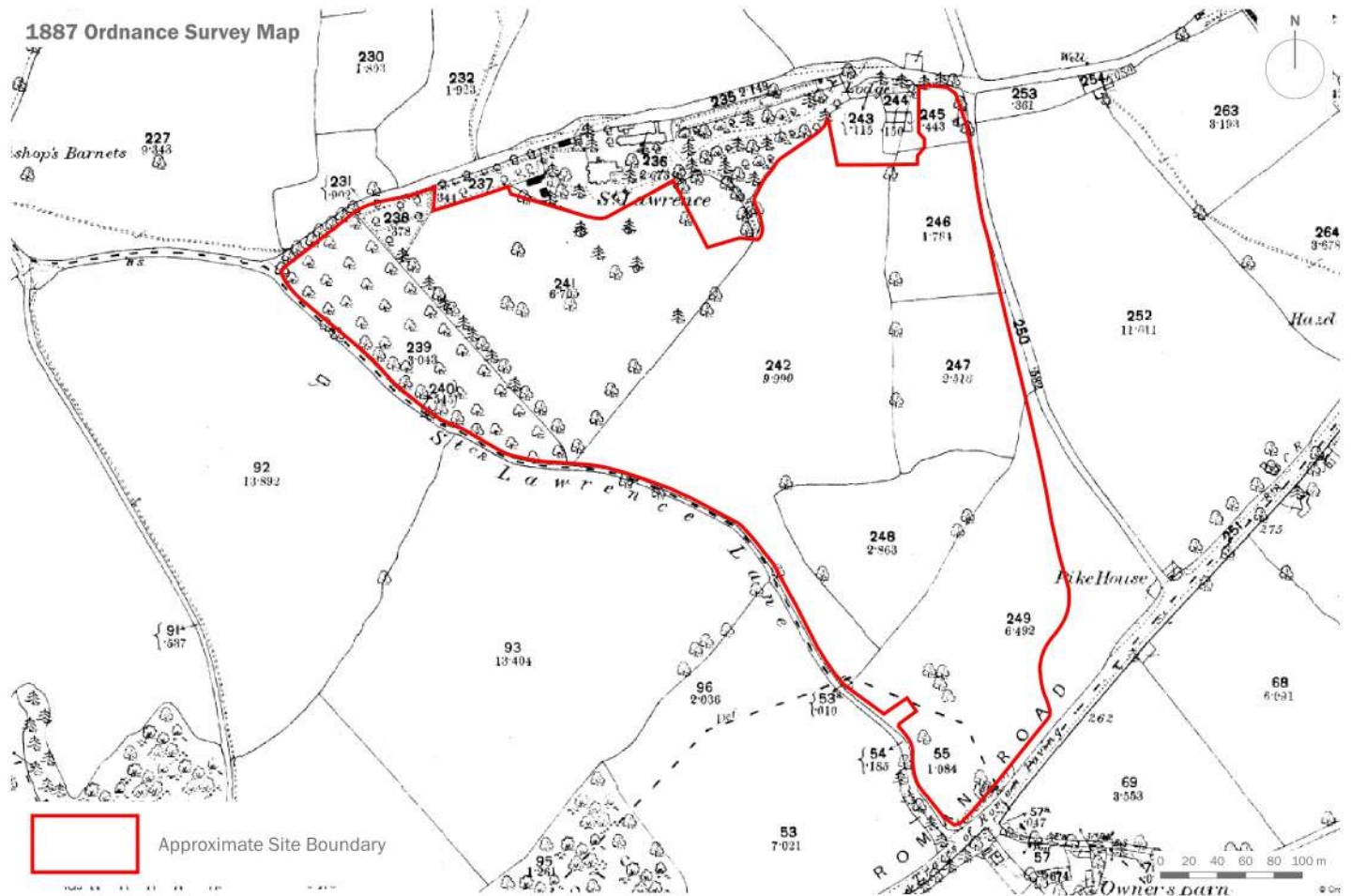
Approximate Site Boundary

0 20 40 60 80 100 m

1847 St. Arvans Parish Tithe Map

Approximate Site Boundary

0 20 40 60 80 100m

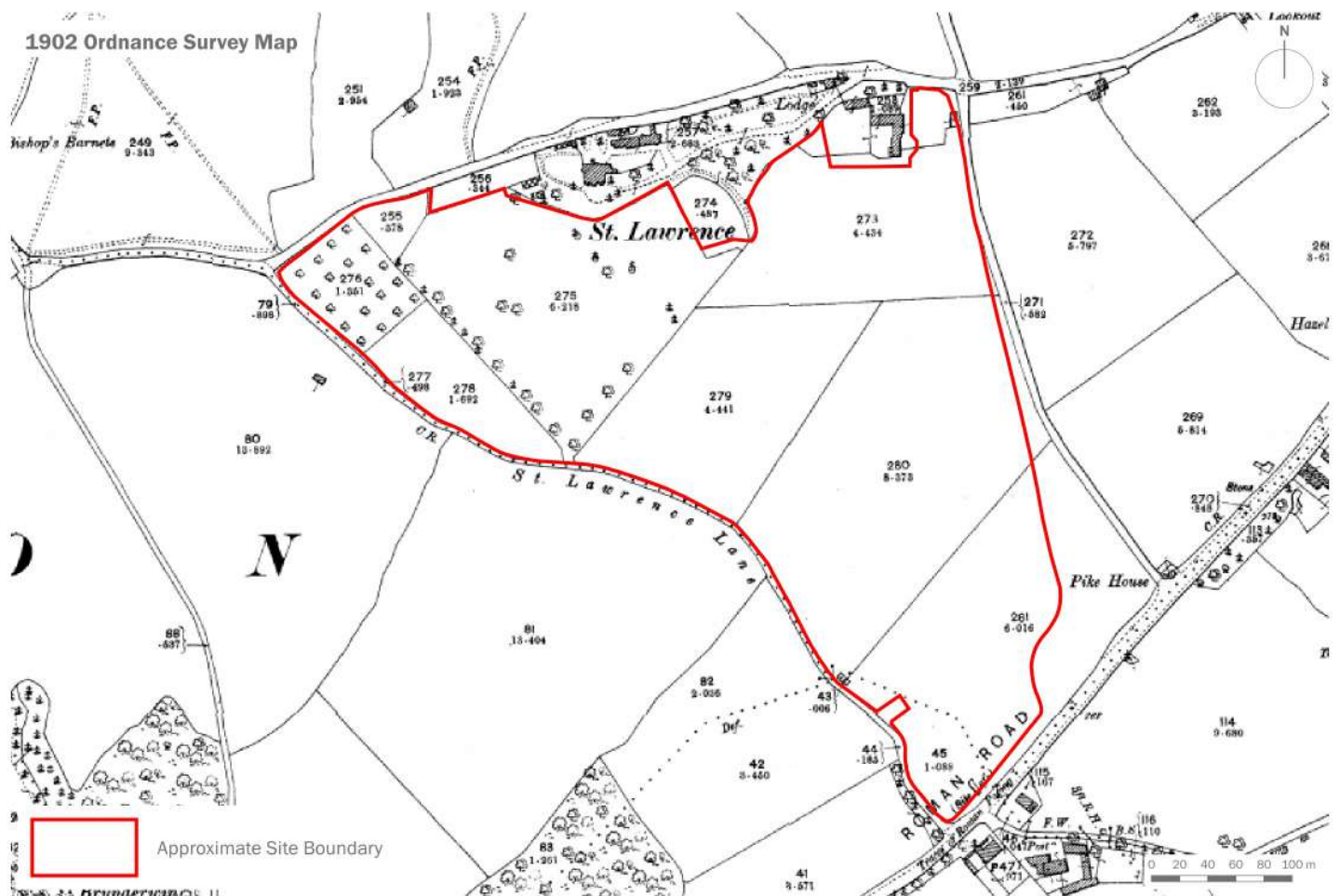
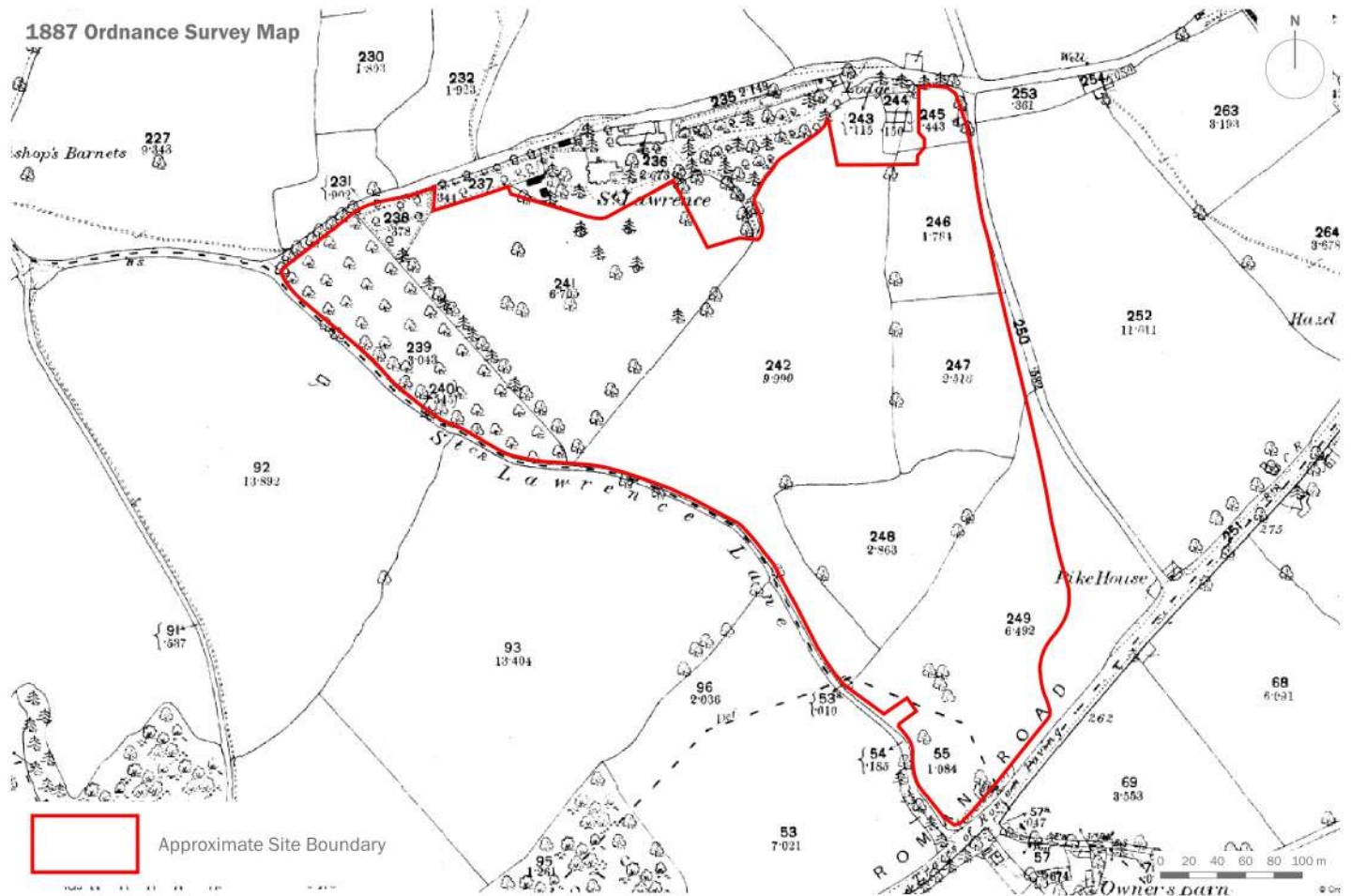


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date 31 OCTOBER 2025
drawing number edp6238_d020b
scale 1:5,000 @ A4
drawn by JFr
checked ACr
QA DJo

client
Barwood Development Securities Ltd
project title
Land at Mounston Road, Chepstow
drawing title
Historic Maps (Sheet 2 of 2)



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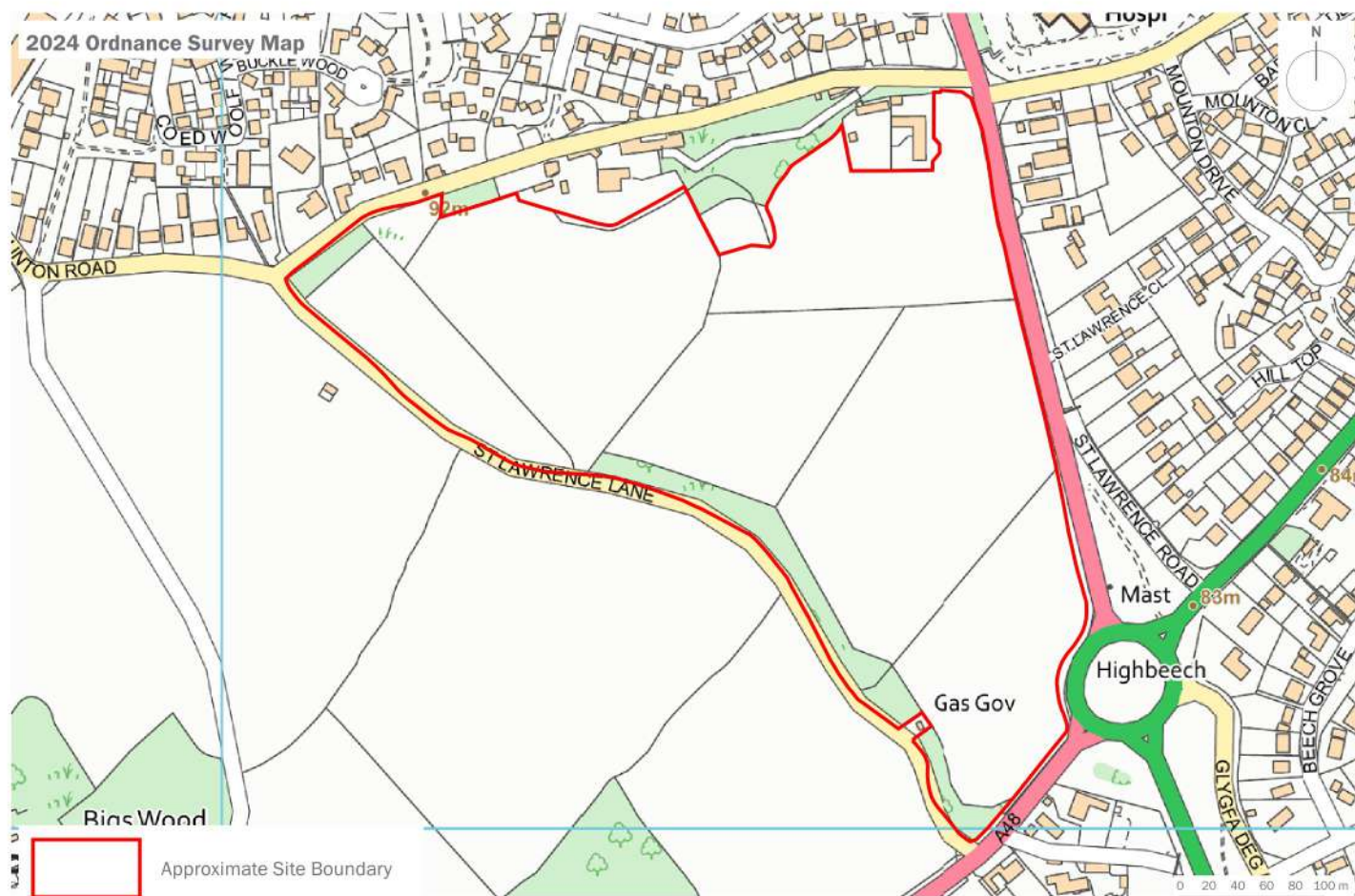
date 31 OCTOBER 2025
drawing number edp6238_d032b
scale 1:5,000 @ A4
drawn by DJo
checked ACr
QA GYo

client
Barwood Development Securities Ltd
project title
Land at Mounston Road, Chepstow
drawing title
Historic Maps (1887 and 1902 Ordnance Survey)

Site Boundary

0 20 40 60 80 100

0 20 40 60 80 100 m



Approximate Site Boundary



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**URBAN
DESIGN
GROUP** REGISTERED PRACTICE



**Landscape
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