

**Land at the Piercefield
St Arvans
Monmouthshire**

Heritage Statement



Report prepared for:
Marston's Estates Ltd

CA Project: CR1606

CA Report: CR1606_1

January 2024



Land at the Piercefield St Arvans Monmouthshire

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CA Report: CR1606_1

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SUMMARY

Project Name: Land at the Piercefield
Location: St Arvans, near Chepstow, Monmouthshire
NGR: ST 51854 96309

In December 2023 Cotswold Archaeology was commissioned by Marston's Estates Ltd to undertake a Heritage Statement in respect of a site to the south of the Piercefield Public House in St Arvans, Monmouthshire. The site is being promoted in the replacement Monmouthshire Local Development plan 2018-33 which is currently under review. The site lies adjacent to the Grade I Listed Piercefield and the Wyndcliff Registered Park and Garden. Cadw have requested this assessment in order to understand any potential effects of the development of the site on the significance of the Grade I asset.

The Registered Park and Garden is an important example of a sublime Picturesque landscape created in the mid-18th century towards the height of popularity of the genre of landscape design. It includes both natural and man-made features which take advantage of the dramatic local scenery associated with the cliffs and valleys of the River Wye. The former parkland element of the designed landscape is now occupied by Chepstow Racecourse and its associated infrastructure whilst Piercefield Park, the main house, and its stables are ruinous.

The assessment has examined the significance of the Registered Park and Garden and undertaken a settings assessment as guided by Cadw's publication *The Setting of Historic Assets* (2017b). This has concluded that many elements of the setting of the historic asset continue to contribute to its significance and its experience; these include the undeveloped river landscape to the east, which features in long views from the Wyndcliff, and the overall rural landscape surrounding it. St Arvans is a positive attribute to significance, being a former estate village which retains an historic character and physical and spatial links with the assets. Some elements of the setting, associated with Chepstow Racecourse and the modern expansion of Chepstow, do not contribute to its significance.

The site, which is currently scrubland associated with a former nursery and lies within the built boundary of the village, has not been found to contribute to the significance of the Registered Park and Garden. Its potential development with residential buildings would bring about change to the villagescape, and it has been found that the associated change would have no impact on the significance, experience, understanding or appreciation of the Registered Park and Garden.

1. INTRODUCTION

1.1. In December 2023 Cotswold Archaeology was commissioned by Marston's Estates Ltd to undertake a Heritage Statement in respect of land at St Arvans near Chepstow in Monmouthshire (Fig. 1, NGR ST 51854 96309). The land (hereafter 'the site') is currently being promoted for development as part of the Monmouthshire Local Development Plan Review 2018-33. It lies adjacent to the boundary of the Piercefield and the Wyndcliff Grade I Listed Registered Park and Garden (Cadw ref PGW(Gt)40(MON)).

1.2. The Heritage Statement is required to understand whether the potential development of the site with circa 16 dwellings may have any harmful effects on the significance of the Grade I Listed Park and Garden. This is to inform decision making with regard to the allocation of the site in the emerging Local Plan. Cadw has requested the assessment thus:

'Candidate site is located some 15m west of PGW(Gt)40(MON) Piercefield and the Wyndcliff and visible from it. The impact of any development in this candidate site on the registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19). Thus before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on PGW(Gt)40(MON) Piercefield and the Wyndcliff historic park and garden which should be prepared by a competent and qualified historic environment expert.'

1.3. In light of the above, and for the avoidance of doubt, this Statement will only examine the potential for any effects to the Piercefield and Wyndcliff Park and Garden, and no other historic assets are included in the assessment.

Statute, policy and guidance context

1.4. The Site is located in the local authority of Monmouthshire County Council. The local development plan is the Local Development Plan 2011-2021 with a Replacement Local Plan 2018-33 currently under review.

1.5. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Historic Environment (Wales) Act 2016	An Act passed by the National Assembly for Wales on 9 February 2016 which became law on 21 March 2016. The Act amends the above two pieces of legislation. It also contains new stand-alone provisions for matters such as historic place names and historic environment records.
Technical Advice Note (TAN) 24: The Historic Environment	The TAN provides guidance on how aspects of the historic environment should be considered. It has replaced the former Welsh Office Circulars 60/96, 61/96 and 1/98.
Planning Policy Wales (Edition 10, November 2018)	Provides the Welsh Government's planning policies and describes how these are expected to be applied within the planning system. The Historic Environment is subject to Chapter 6 (page 123).
Cadw Best Practice Guidance	The first titles on an intended series of best-practice guides have been published. These augment the provisions of the Historic Environment (Wales) Act. This includes the Setting of Historic Assets in Wales 2017,
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
Levelling-up and Regeneration Act 2023	Sets out duties of regard to certain heritage assets (comprising Scheduled Monuments, Registered parks and Gardens, Protected Wrecks, and World Heritage Sites) where development may affect a relevant heritage asset or its setting.
Monmouthshire Local Development Plan 2011-21	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority.. Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed.

Table 1.1 Key statute, policy and guidance



 Site



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PROJECT TITLE
Land at the Piercefield, St Arvans,
Chepstow

FIGURE TITLE
Site Location Plan

0 1 km

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DRAWN BY	HS	PROJECT NO.	CR1606
CHECKED BY	SH	DATE	10/01/2024
APPROVED BY	SH	SCALE @ A4	1:25,000

FIGURE NO.

1

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the significance of the Grade I Listed Registered Park and Garden, and any potential effects stemming from the potential development of the promoted site. The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
Cadw	Designated historic assets, namely Scheduled Monuments, Listed Buildings, and Historic Parks and Gardens
Coflein	The online catalogue of archaeological sites, buildings, industrial and maritime heritage in Wales
National Monuments Record of Wales (NMRW)	Archaeological sites and events records, historic building records, and other spatial data held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)
The Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)	Additional site records, supplied in digital format.
Online sources	Providing grey literature and information on the history of St Arvans and the Piercefield and Wyndcliff Park and Garden.
Genealogist, Envirocheck & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.

Table 2.1 Key data sources

Site visit and Piercefield estate walkover

- 2.2. The site and its environs, including the Registered Park and Garden, were visited by Sacha Hunter, Senior Historic Buildings Consultant on 3 January 2024. This enabled adequate assessment of the site's village context, including its association with the adjacent Registered Park and Garden.

Assessment of heritage significance

- 2.3. Determination of significance has been undertaken according to the industry standard guidance on assessing heritage value in Wales, provided within 'Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment in Wales' (Cadw 2011). This approach considers heritage significance to derive from a combination of discrete heritage values: i) evidential

(archaeological) value, **ii**) historic (illustrative and associative) value, **iii**) aesthetic value, **iv**) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Cadw, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.4. The present report sets out, in detail, the ways in which the Registered Park and Garden might be affected by the proposed development, as well as the anticipated extent of any such effects.. With regard to non-physical effects or ‘settings assessment’, this has been undertaken in accordance with the approach outlined in the guidance the Welsh Governments Setting of Historic Assets in Wales document (Cadw 2017b) (presented in greater detail in Appendix 1).
- 2.5. The ‘Conservation Principles’ states that: ‘The assessment of the degree of harm to an historic asset needs to consider the impact of any proposal on its heritage values’ (Cadw 2011, 31). ‘Heritage Impact Assessment in Wales’ states that: ‘Your heritage impact statement will need to demonstrate that you have considered the potential impact of your preferred approach. You will need to show how your proposed work will sustain or enhance the significance of your historic asset, including potential benefits and any harm’ (Cadw 2019, 9). Planning Policy Wales states that: ‘The greater the significance and/or impact then the greater the benefit needed to justify any harm’ (para. 6.5.1).
- 2.6. The above planning note provides guidance on setting and development management, including the assessment of the implications of the proposed development. Quoting the Cadw settings guidance, this reiterates that ‘the setting of a historic asset is the surroundings in which a historic asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’. In accordance with the guidance, the extent of the setting of a historic asset is not fixed and can evolve periodically.
- 2.7. All historic assets have a setting and features of a setting may make a positive or negative contribution to significance, affecting the appreciation of the asset, or they can remain neutral. The extent and importance of setting is often expressed by reference to visual considerations but can also comprise other elements which contribute to the ways in which a historic asset is experienced, including factors such

as noise, vibrations, dust or other pollutants; spatial associations; the rarity of comparable survivals of setting, and associative relationships between historic assets.

2.8. The methodology for the assessment of the setting of historic assets employed by Cotswold Archaeology has been informed by this guidance, which has been widely adopted by local planning authorities in Wales. A staged approach is recommended for assessing the implications of development proposals, comprising:

- Stage 1: Identify the historic assets;
- Stage 2: Define and analyse the setting;
- Stage 3: Evaluate the potential impact of change or development; and
- Stage 4: Consider options to mitigate the impact of a proposed change or development.

2.9. These stages have been discussed further in Section 4. The settings assessment presented in this report includes consideration of Stage 1 to 3, which are the steps normally undertaken to inform the planning process. Stage 3 considers potential impacts for a generic residential development.

Limitations of the assessment

2.10. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. It was not considered necessary to consult with the Glamorgan Archives on the basis of the wealth of information available online in relation to the Piercefield and Wyndcliff Park and Garden, and the information gathered from an extensive walkover during the site visit.

2.11. This is a focussed statement which examines the potential effects of development of the site on the Registered Park and Garden only. It does not examine other potentially affected assets or archaeological remains. It is designed to inform discussions in relation to site allocation and is not suitable for submission with a planning application.

3. HISTORICAL BACKGROUND

Historical development of St Arvans

- 3.1. St Arvans is a village situated within the Wye Valley National Landscape area (hereafter ‘the Wye Valley area’), with the River Wye to the east, and is approximately 1.25km north-west of Chepstow.
- 3.2. The Wye Valley area comprises a landscape of limestone cliffs, gorges and rolling hills clad with ancient forests and has been shaped and moulded by people exploiting the rich mineral resources of the area since the Iron Age. A unique pattern of land use was created over hundreds of years to form intricate fields interspersed with small settlements, defensive structures, secluded churches, reclusive monasteries, pioneering industrial communities and landscaped viewpoints¹.
- 3.3. The area around St Arvans has been inhabited since prehistoric times as evidenced by archaeological finds including Mesolithic implements, Bronze Age lithic scatters, and a late Bronze Age axe hoard². There was a significant period of activity beginning in the Iron Age when the area was inhabited by the Celtic Silurian tribes who constructed the hill fort at Gaer Hill³ to the north of the present village. Two Iron Age enclosures within Piercefield Park are designated as a Scheduled Monument (Pierce Wood Camps⁴) and Iron Age finds such as a linchpin⁵ and a gold coin of the Dobunnii tribe⁶ have been discovered in the area which evidence a thriving community.
- 3.4. Following an extended period of conflict the area was occupied by the Romans who constructed military roads in the area including one which crossed the River Wye near Piercefield Park and ran through the area of the village towards Monmouth. A former Roman villa complex is located to the north-east of the village known as the Wyndcliff Roman Site which is now a Scheduled Monument⁷. The Romans also introduced Christianity to the area⁸.

¹ <https://www.wyevalley-nl.org.uk/exploring-wye-valley-aonb/landscape/>

² <https://www.monmouthshire.gov.uk/app/uploads/2016/04/St-Arvans-CA-Appraisal.pdf>

³ <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=2346>

⁴ <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=598>

⁵ <https://www.peoplescollection.wales/items/11550>

⁶ <https://www.peoplescollection.wales/items/11554>

⁷ <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=1296>

⁸ http://www.starvanscouncil.co.uk/History_44534.aspx

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- 3.5. A settlement was established at St Arvans in the early medieval period with 6th to 7th-century AD metal finds discovered in the village and a 10th-century AD 'Gwent style' Celtic cross which was probably a tomb or churchyard cross, and is now displayed inside St Arvans Church⁹. The church is dedicated to St Arvan who, according to local legend, was a 9th-century AD Hermit who supported himself by coracle fishing for salmon in the River Wye and drowned when his coracle capsized². The churchyard is circular in shape which in Wales is indicative of an early Christian (i.e. pre-Norman) site¹⁰. The current Church is Norman in origin but was largely rebuilt in the 19th century including the octagonal tower which was paid for as a gift from Nathaniel Wells of Piercefield Park (See Paragraph 3.17). The Church belonged to the Monastery of Kingsmark by 1254, and nearby Rogerstone Grange was one of Tintern Abbey's most important arable granges in the medieval period.
- 3.6. During the 18th century the area around St Arvans drew visitors taking part in the 'Wye Tour', a two-day boat trip along the Wye from Ross to Chepstow which included walks in 'Picturesque' landscapes¹¹. The Picturesque was an aesthetic genre invented by the Reverend William Gilpin in the 18th century (Picturesque meaning literally a scene which would make a painting) and was most often used in relation to designed landscapes, becoming popular with 18th-century estate owners¹². Piercefield Park had a Picturesque landscape which was created by Valentine Morris in the late 18th century and was a popular destination on the Wye Tour. The inns in St Arvans were stopping off points for tourist coaches which travelled on to Tintern Abbey.
- 3.7. In the 19th century St Arvans was still a modest settlement with a church, school, hotel, beer retailers, blacksmith, boot and shoe maker, wheelwright and carpenter, butcher, and farmers. The majority of the population worked on the Piercefield estate.
- 3.8. The Tithe Map of 1845 (Fig. 2) illustrates the site as a parcel of land labelled in the associated apportionment as Piercefield Inn Orchard. It is owned by Nathaniel Wells of Piercefield Park. It depicts the village as a linear settlement largely lining the Devauden Road.

⁹ <https://starvanschurch.org.uk/history/>

¹⁰ <https://www.caringforgodsacre.org.uk/churchyard-boundaries/>

¹¹ https://www.wyevalleyaonb.org.uk/wp-content/uploads/Picturesque_Piercefield.pdf_-1.pdf

¹² <https://www.nationaltrust.org.uk/discover/history/gardens-landscapes/what-is-the-picturesque>

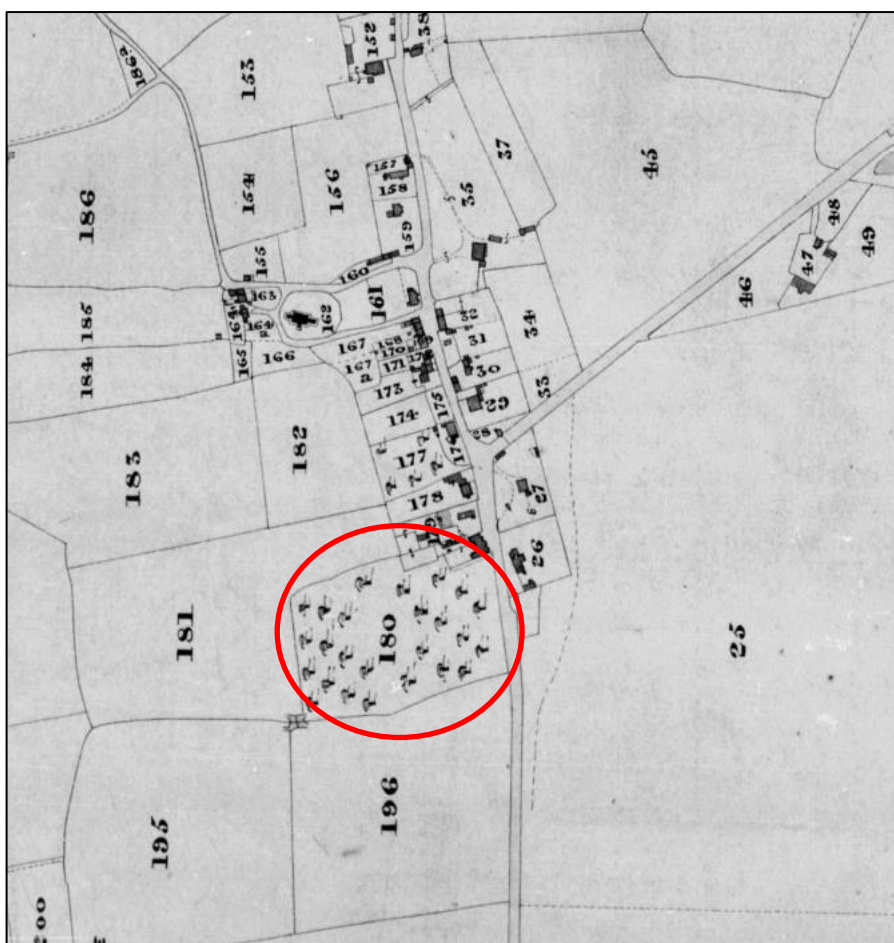


Fig. 2 The 1845 Tithe Map (courtesy of the Genealogist)

- 3.9. The 1888 Ordnance Survey map (Fig. 3) shows the site as an orchard field to the south-east of the building that was then called the Piercefield Hotel. The land to the north-east, east and south-east of Wyndcliff Villa and St Arvan's Lodge is part of the Piercefield estate. A portion of the wooded Picturesque estate walk can be seen in the north-east corner where the path meets the carriage road to Tintern (see Paragraph 3.14). St Arvans appears as a small, linear settlement focused around Devauden Road/A466 with a number of orchards and surrounded by agricultural land to the south and west.

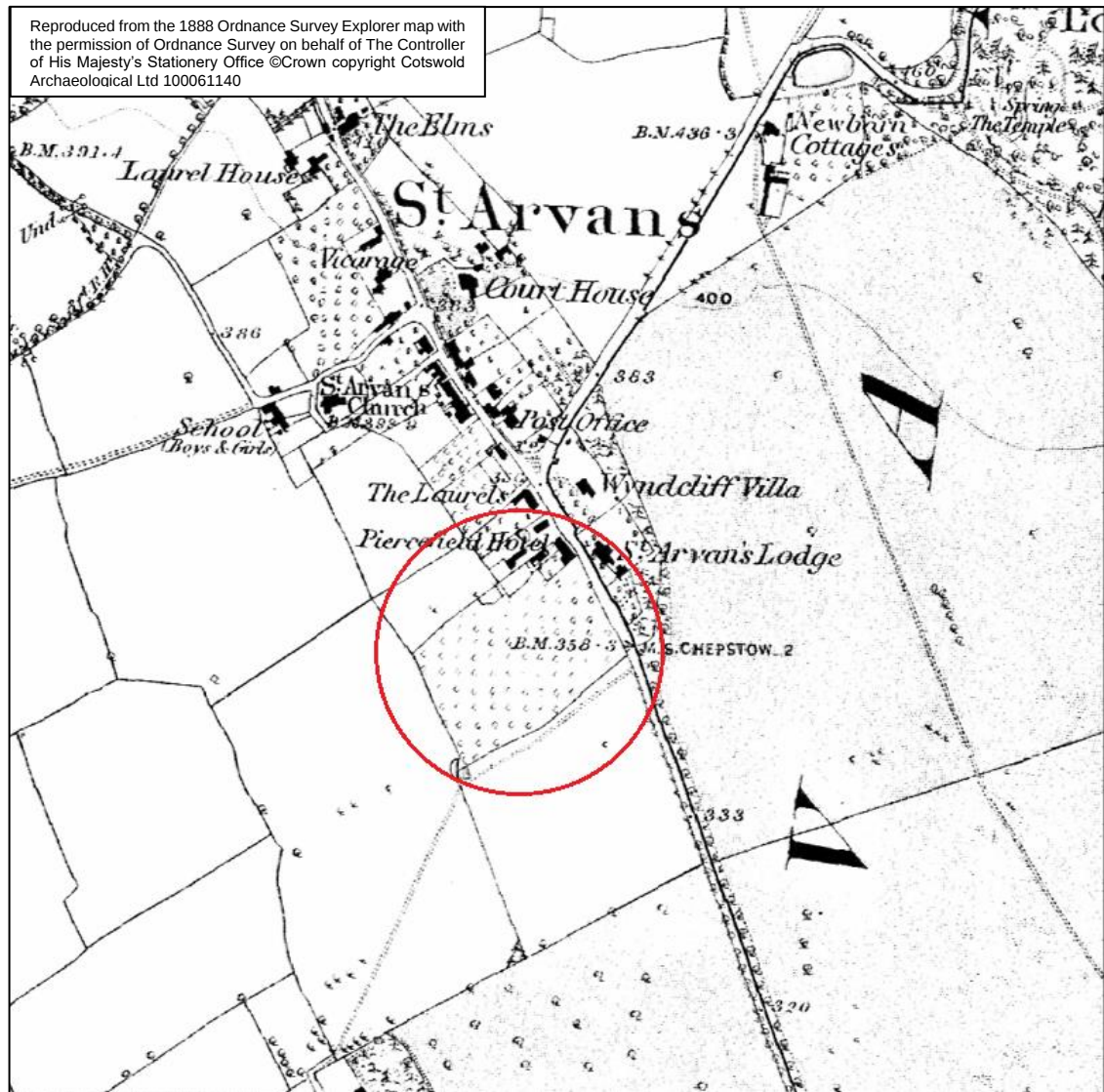


Fig. 3 1:10,560 1888 OS map of Gloucestershire

- 3.10. The Piercefield Estate was sold to the Chepstow Racecourse Company in 1923 which severed the ownership link between St Arvans and the estate. The 1955 OS map (Fig. 4) illustrates the addition of the Chepstow racecourse within Piercefield Park which dominates the landscape to the south-west of the village. The site appears largely unchanged since the late 19th century and retains some orchard planting. The pattern and size of the St Arvans settlement is also relatively unchanged apart from a small number of new dwellings and some reduction in the orchards around the settlement.

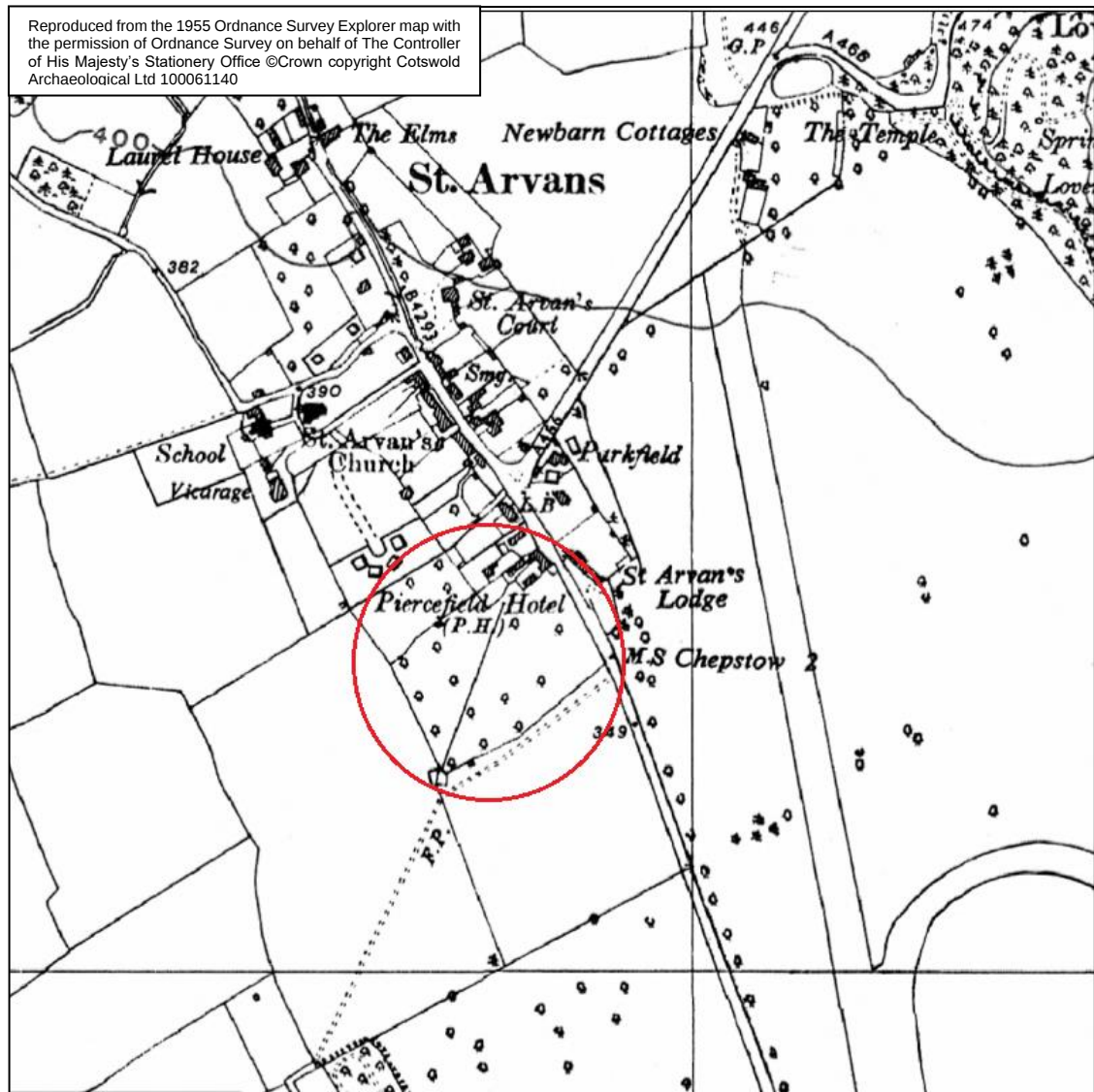


Fig. 4 1:10,000 1955 OS Illustration of St Arvans

- 3.11. The opening of the first Severn Bridge in 1966 attracted new residents which prompted additional housing built in the 20th century and a corresponding increase in the population. The 1981 OS Map (Fig.5) illustrates the development infill of new housing in St Arvans, particularly on the western side, which increased the density of the settlement, although there is limited sprawl and the core linear pattern is still discernible. The enclosure that contained the site had reduced in size with the development of the northern sector of the field for residential gardens, and the western end of the field had become a separate plot, labelled as a nursery. The Piercefield estate appears to be largely unchanged and unaffected by the 20th century development of the village.

- 3.12. St Arvans is now largely a dormitory settlement for commuters to Chepstow, Bristol and South Wales², and the Chepstow racecourse along with the Piercefield estate and scenic river walk still draw tourists to the area.

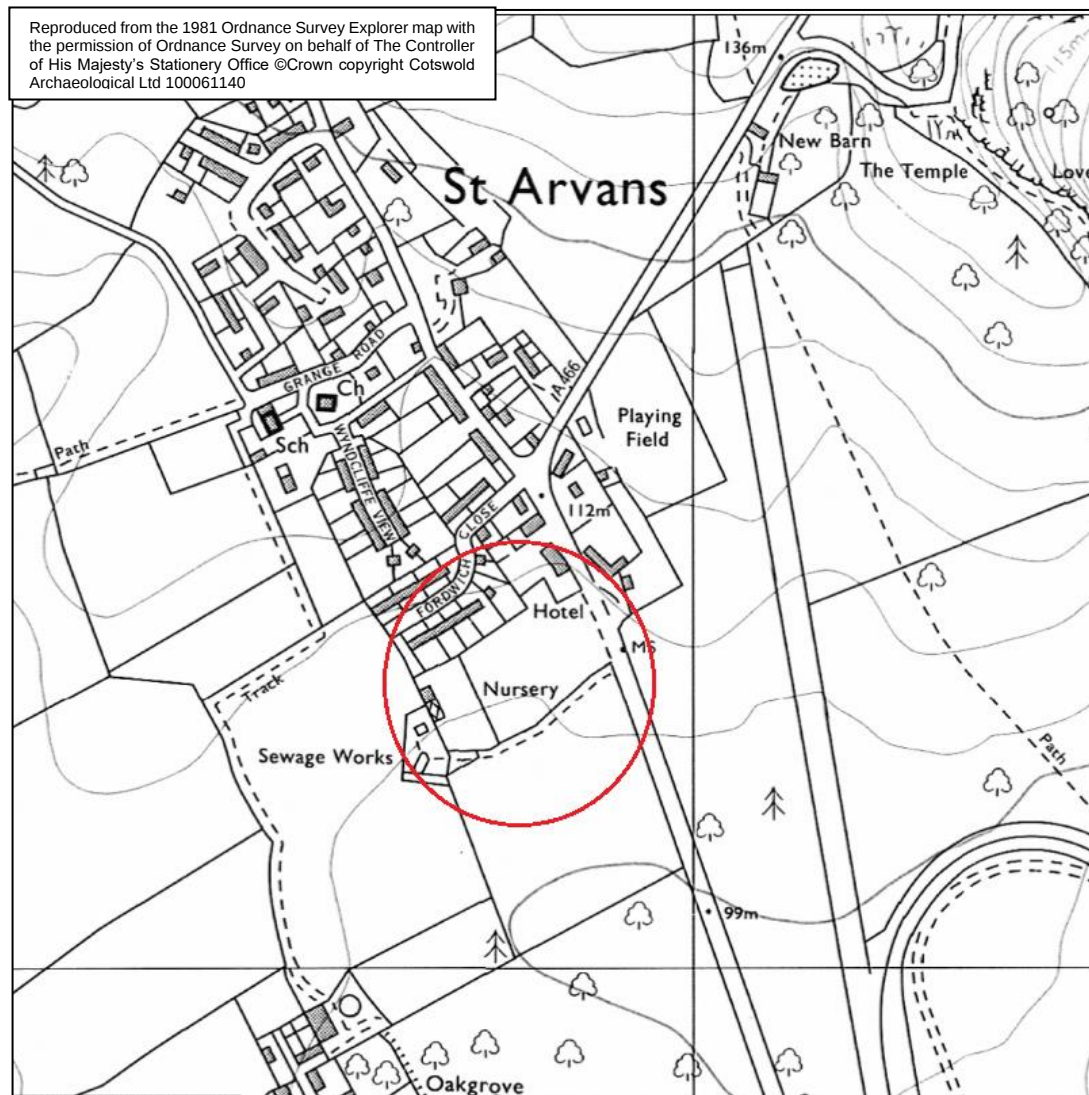


Fig. 5 1:10,000 1981 OS Illustration of St Arvans

Historical development of Piercefield Park and the Wyndcliff

- 3.13. There has been a house on the site of the Piercefield Estate since at least the early 14th century and it was held for several generations by the Walter family until 1727. The 18th-century phases of development of the house and estate is closely associated with wealth built on slavery, and it has the unique history of having been owned successively by two unconnected men from 'nabob' families, the second of whom was born enslaved himself (see Paragraph 3.17). West Indian 'nabobs' were

the conspicuously wealthy men who had made their fortunes in the Caribbean¹³. The first nabob owner was Valentine Morris the elder who purchased the c.300 acre estate in 1736. He was born in Antigua to a slave owner and sugar planter who owned estates in the Caribbean and also had family connections in North America. His son Valentine Morris the younger inherited the estate and moved in with his wife c.1753 after which he embarked on a years-long project which transformed and enlarged the estate to about 2130 acres¹⁴.

- 3.14. The park is gently rolling except for the eastern edge where the densely wooded ground drops away, with cliffs in places rising to several hundred feet above the River Wye. The river loops in two large bends along the eastern boundary and this naturally dramatic scenery, on both sides of the river, led to the fame of Piercefield in the 18th and early 19th centuries.
- 3.15. During Valentine Morris's ownership the estate was transformed by planting additional trees and creating a large number of viewpoints, grottos and buildings. These became features of the Picturesque estate walk, a three miles long route which ran between the 'Lower Lawn' and the carriage road to Tintern, north-east of St Arvans, which includes the 'Wyndcliff', the steep limestone cliff rising above the western bank of the River Wye. The Wyndcliff was the highest point on the walk with the grandest view¹¹. The western side of the park was largely open grassland, known as the 'Upper Lawn' (the northern end) and the 'Lower Lawn' (the southern end, in front of the house), with scattered trees and clumps. At the southern end is a small deciduous wood called Park Grove, along the western boundary a narrow strip of large mature deciduous trees, and the eastern side of the park along the Wye valley is largely wooded with semi-natural woodland.
- 3.16. Due largely to Valentine Morris's efforts the Piercefield Estate became a popular and much-admired destination for 18th-century tourists taking part in the 'Wye Tour' (see Paragraph 3.6). Debts forced him to sell the estate to a George Smith in 1784.
- 3.17. George Smith commissioned Sir John Soane to design a new house and had most of the old house demolished. Although the new house was not built to Soane's designs it was similar to Soane's Shotesham Hall in Norfolk. Smith in turn sold the estate in 1794 to Colonel Mark Wood, who pulled down the rest of the old house and

¹³ <https://rcahmw.gov.uk/black-history-month-piercefield-house-the-story-of-a-plantation-owner-the-son-of-an-enslaved-person-and-a-picturesque-mansion-in-monmouthshire/>

¹⁴ <https://coflein.gov.uk/media/17/473/cpg298.pdf>

extended and finished the new one, using the architect Joseph Bonomi, who designed the twin pavilions that flank the central block, the curving central Doric portico (now gone) and the lavish interiors¹⁴.

- 3.18. Nathaniel Wells was the second of the nabob family owners of Piercefield Park having purchased the estate in 1802 for £90,000. Wells is a notable historical figure who, having been born enslaved, rose to a position of wealth and power through familial inheritance and was one of very few wealthy black landowners in Britain during the 18th and 19th centuries. He was born as the illegitimate son of William Wells, a St Kitts sugar planter and merchant, and an enslaved woman named Juggy (likely a pet form of Judith). Both he and his mother were freed by his father and Nathaniel was educated in London from the age of 10; he inherited the bulk of his father's estate aged 15 as his only surviving son. Nathaniel Wells continued to own plantations and slaves and was paid compensation after Emancipation in 1837 for the slaves on his St Kitt's estates.
- 3.19. Wells increased the estate to almost 3,000 acres and maintained the house and estate as they had been in the late 18th century, with the estate walks continuing to be a draw for visitors. Wells himself was a respectable landowner and held various county offices: in 1806 he was appointed a justice of the peace and on 24 January 1818 he became Britain's first black sheriff when he was appointed sheriff of Monmouthshire¹⁵. He was later commissioned as a lieutenant in the Chepstow Troop of the Yeomanry Cavalry of Gloucestershire and Monmouth, only the second black commissioned officer in the armed forces and probably the last until almost a century later. He was appointed churchwarden of St Arvans in 1804 and held the position for 40 years¹⁶, paying for the octagonal tower to be added in 1820, and was buried there after he died in 1852.
- 3.20. Piercefield House and estate passed through a number of hands until Henry Clay became the last person to live in the property until his death in 1921. The estate was sold to the Chepstow Racecourse Company in 1923 and the new racecourse was constructed within the estate in 1926. From that point on the house was effectively abandoned and having fallen into disrepair is now in a ruinous state with only the principal walls of the main house left standing.

¹⁵ <https://www.nationalarchives.gov.uk/education/resources/georgian-britain-age-modernity/first-black-sheriff/>

¹⁶ <https://www.ucl.ac.uk/lbs/person/view/25474>

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- 3.21. The Piercefield estate and the Wyndcliff were added to the Register of Parks and Gardens of Special Historic Interest in Wales in 1991 at Grade I¹⁷. The racecourse and its associated 20th century buildings lie within the former parkland south and west of the main house and stable complex (formerly known as Lower and Upper Lawn).

¹⁷ <https://cadwpublic-api.azurewebsites.net/reports/parkgarden/FullReport?lang=en&id=373>

4. THE SETTING OF HISTORIC ASSETS

- 4.1. This section considers potential non-physical effects upon the significance of Registered Park and Garden as a result of the potential development of site within its setting. Non-physical effects are those that derive from changes to the setting of historic assets as a result of new development. Figure 6 provides an overview of the Park and Garden, its key features and its environs, including the site and photographic location points.
- 4.2. This assessment has been undertaken in accordance with the approach outlined in the *Setting of Historic Assets in Wales* (Cadw 2017b). The approach is a staged one, which follows the following steps:
- Stage 1: identify the assets that might be affected by a proposed change or development;
 - Stage 2: define and analyse the setting of the identified asset to understand how they **contribute to the significance of the historic assets** and the ways they are **understood, appreciated, and experienced**;
 - Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- 4.3. The guidance is clear that: ‘the importance of setting lies in what it contributes to the significance of a historic asset’ and that ‘elements of a setting may make a positive, negative or neutral contribution to the significance of the asset’. This explicitly means that a setting must be examined in terms of its contribution to heritage value; if it is valued or admired for any other reason, for example its beauty in landscape terms, that is not a consideration for this assessment.



Site

Piercefield and Wyndcliff Grade I Registered Park and Garden

Scheduled Monument

Grade II Listed Building

Grade II* Listed Building

Piercefield House (ruinous)

Stables

Former main entrance to Piercefield Park

Chepstow Racecourse Offices

Chepstow Racecourse Main Stand

Chepstow Racecourse Car Park

Photo Location

0

600m

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PROJECT TITLE

Land at the Piercefield, St Arvans, Chepstow

FIGURE TITLE

Setting of the Piercefield and Wyndcliff Registered Park and Garden

DRAWN BY HS

CHECKED BY SH

APPROVED BY SH

PROJECT NO

DATE

SCALE@A3

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12/01/2024

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FIGURE NO.

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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

Piercefield and the Wyndcliff Registered Park and Garden

Summary of significance

- 4.4. The Registered Park and Garden is listed Grade I and is considered an outstanding example of a sublime Picturesque landscape created largely by Valentine Morris in the mid-18th century. It is regarded as the epitome of a designed landscape in the 18th-century Picturesque genre where dramatic natural features such as the precipitous wooded cliffs overlooking the wide valley loops of the Wye River have been amalgamated with pathways, whimsical features and structures to create a landscape park and highly picturesque walk with seats and viewpoints over the Wye Valley to the west.
- 4.5. There are a number of designated assets within the Park and Garden which are identified in the Cadw mapping reproduced in Appendix 1 and which form part of the asset assemblage and its significance. These are illustrated in Figure 6:
- Ruins of Piercefield House, Grade II* (Cadw ref 24753), Fig.6, **A**
 - Ruined West Pavilion, Grade II* (Cadw ref 24754) Fig.6, **A**
 - Ruined East Pavilion, Grade II* (Cadw ref 24755) Fig.6, **A**
 - Barn and attached byre near stables, Grade II (Cadw ref 24759) Fig.6, **B**
 - Walls of walled garden and attached bothies and cottage, Grade II (Cadw ref 24760) Fig.6, **C**
 - Dam and retaining walls of pond by walled garden, Grade II (Cadw ref 24776) Fig.6, **D**
 - Cliff Lodge and Entrance gates, Grade II (Cadw ref 2476 and 24771), Fig.6, **E and I**
 - Lion gates and attached lodges, Grade II (Cadw ref 24758), Fig.6, **F**
 - Milestone on the A466 at the foot of the Wyndcliff, Grade II (Cadw ref 24767), Fig.6, **G**
 - Wall and gatepiers known as Temple Doors, Grade II (Cadw ref 24768), Fig.6, **H**
 - The Eagles Nest, Grade II (Cadw ref 24775), Fig.6, **K**
 - Milestone set in boundary wall, Grade II (Cadw ref 24774), Fig.6, **J**
 - Piercewood Camps, Scheduled Monument (Cadw ref MM020), Fig.6, **L**
 - The Grotto, Scheduled Monument (Cadw ref MM283), Fig.6, **L**
 - The Giants Cave, Scheduled Monument (Cadw ref MM282), Fig.6, **M**
 - The Cold Bath, Scheduled Monument (Cadw ref MM281), Fig.6, **N**

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- 4.6. The Park and Garden holds substantial historic interest in relation to its development in the 18th century and its role in narrating both the progression and ethos of the Picturesque genre, but also the stories of the key owners of Piercefield House, including its creator Valentine Morris. There are extensive linked narratives to the history of the slave trade in the West Indies. Such was the accomplishment of the created landscape and its integration with dramatic natural features that it was a key component of the 'Wye Tour', made famous by William Gilpin's publication on the beauty of the Wye Valley including the ruins of Tintern Abbey upstream, and thus touched the lives of its many visitors.
- 4.7. Its 19th-century history includes the fascinating period of ownership under Nathaniel Wells and his continued stewardship of the natural landscape. Whilst now technically a detractor in terms of the character of the designed landscape, the racecourse, established in the 1920s, is a key leisure venue in Chepstow and a place of communal memory, meaning and value.
- 4.8. The Park and Garden is clearly a landscape of significant aesthetic value, though the establishment of the racecourse in the former parkland, and the dereliction of the main house and stables has diminished the appreciation of the overall composition. The beauty of the landscape and the juxtaposition of contrasting character areas (wooded paths and open parkland) is both intentionally created and naturally evolved resulting in a sublime interaction between man and the environment.
- 4.9. Evidentially, many of the man-made structures and follies which lined the Wye walk are now removed/demolished and/or covered in vegetation, therefore the main elements of physical fabric of the Park and Garden which are available for interpretation are the layout and plan of pathways, the designed views and viewpoints, the surviving boundary walls, gates, gate piers and lodges, and the surviving specimen trees, woods and other natural vegetation and created features (such as earthworks).
- 4.10. As the above brief summary touches upon, the Park and Garden is a highly significant historic asset which retains historic, evidential, aesthetic and communal interest. Whilst elements of its created features are now lost, the overall appreciation of the asset is still entirely available and appreciable.

Physical setting – what matters and why

Physical layout and plan

- 4.11. The plan of the extant Picturesque Piercefield walk is shown as Figure 7 below (courtesy of the Wye Valley National Landscape). This depicts the current way that the designated landscape is accessed and traversed. The locations numbered 1 to 17 largely follow the pathways and viewpoints created in the 18th century and from which the various structures can be seen (where still remaining) such as the Giants Cave and the Grotto. Clearly with the imposition of the racecourse infrastructure the open landscape of the former parkland to the west of the house is now semi-developed, however the parkland to the south (the ‘Lower Lawn’) with its sweeping views towards the Severn is preserved as open and undeveloped.

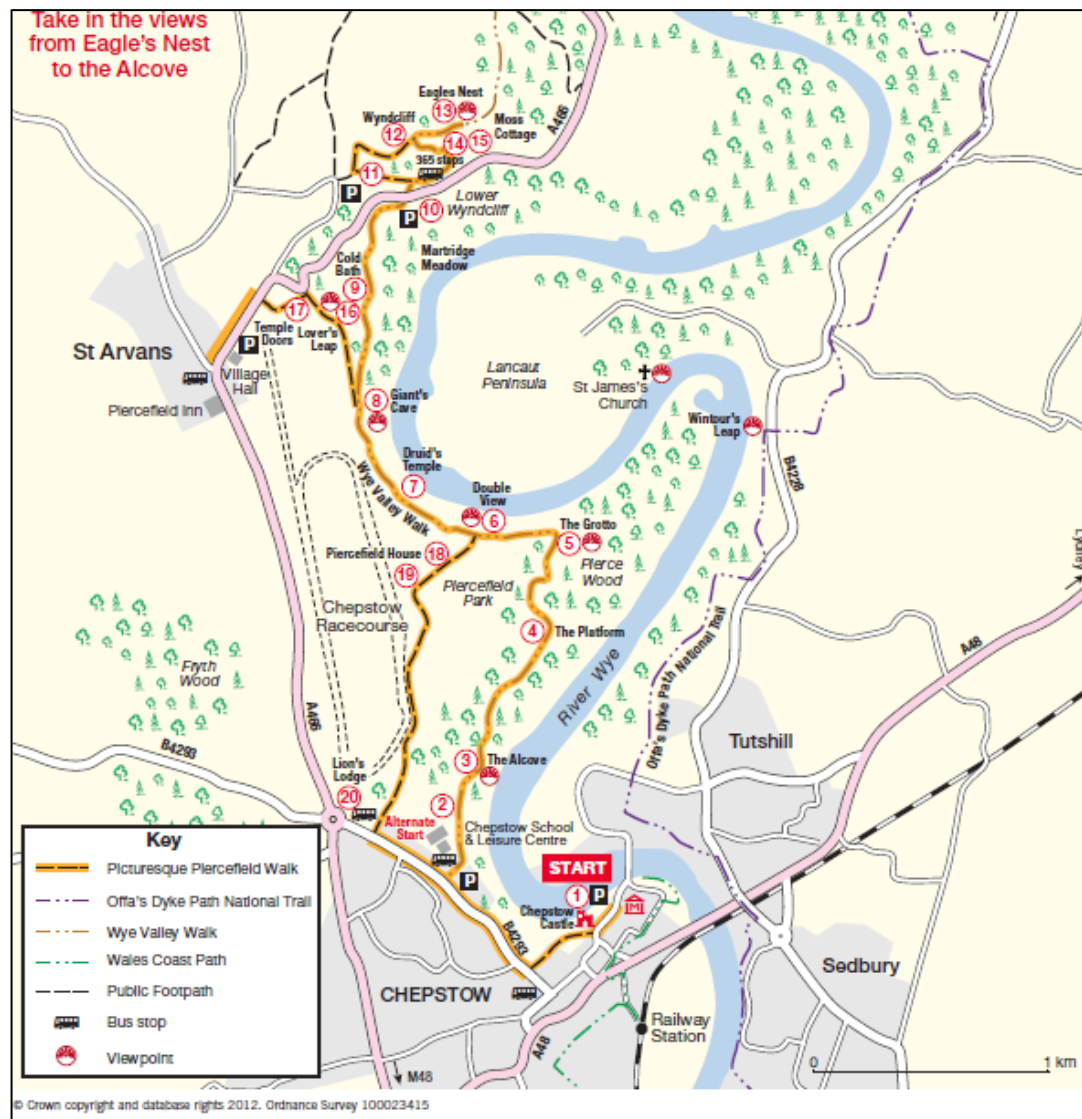


Fig. 7 The 'Picturesque Piercefield' walk (from 'Picturesque Piercefield' published by Wye Valley National Landscape)

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- 4.12. In terms of the physical *setting* of the asset, rather than its own internal landscape, this comprises the wide loop and valley floor of the River Wye to the east, a predominantly agricultural landscape to the west, the town of Chepstow to the south, and the continued dramatic wooded cliffs and river landscapes to the north, towards Tintern Abbey. In terms of physical plan and layout of the immediate and wider setting of the asset, this is broadly similar to the historic layout and plan of the area, notwithstanding the intervention of modern road infrastructure and the expansion of Chepstow and surrounding villages through 20th-century development.
- 4.13. The river valley east of the Wyndcliff retains a natural, green, open riparian character and continues to be undeveloped, therefore the physical character of the scene in the important views east from the designed landscape remain largely as historically seen. The survival of this important landscape element of the setting of the asset in much the same physical form as present historically is a positive attribute of the setting contributing to significance.
- 4.14. Chepstow, an urban element of the setting of the Park and Garden, has expanded and modernised in the 20th century, and some of this built expansion has encroached on the formerly open and wooded southern setting of the Piercefield estate near Crossway Green. This has resulted in the removal of some established woodland known as Park Wood near the Alcove (a feature of the Picturesque walk) and therefore brought a measure of change to the character of the setting of the asset at its southernmost point. Other than slightly eroding the ability to understand the former separation of the estate from Chepstow in physical terms, this change in the element of the setting of the asset does not detract from its significance in any meaningful way. The links between the owners of Piercefield and Chepstow were an important feature of local historic narrative.
- 4.15. Land to the west of the parkland (and across the A466) comprises open agricultural field parcels, likely associated with nearby farms. This land possesses neither a physical character or features which offer any interpretive information on the significance of the Piercefield estate beyond a probable historical link in terms of ownership. Moreover, the presence of the A466 road acts as a physical separation between the setting to the west and the parkland itself, further emphasised by the presence of the racecourse. As such, this land, in terms of physical setting, is a neutral element, making no meaningful contribution to the significance or understanding of the asset.

- 4.16. The setting to the north of the designated asset retains a green, and largely wooded, deeply rural character which is traversed by the road to Tintern, now the A466 (as historically when it would have been used by travellers of the Wye Tour). Whilst the road infrastructure has been modernised, the land itself forms part of the dramatic backdrop to the craggy northerly views from the main Wyndcliff pathway. Whilst the extent of the wood, known as Blackcliff Wood, may have waned and expanded over the years, its physical character and that of the winding road to Tintern along the Wye River cliffs and the agricultural land beyond (to the north) was present historically and thus is a positive element of the setting of the asset contributing to significance and an understanding of historic experience.
- 4.17. The historic development of the village of St Arvans is narrated in paragraphs 3.5 to 3.11 alongside mapping in Figures 2 to 5. St Arvans is closely associated with the Piercefield estate, and it was a key accommodation stopping point on the Wye Tour. Many of the residents of St Arvans were employed on the estate and the high estate walls abut the village on its eastern side. Whilst St Arvans has expanded in the 20th century, and is no longer an estate village as such, it still retains the legibility of its historic plan and layout as a largely linear settlement split by the main Chepstow to Tintern Road (A466) as seen in Photo 1. The village is a positive attribute of the setting of the Park and Garden and makes a positive contribution to its significance.



Photo 1 View looking north along the A466 in St Arvans, taken opposite the site

- 4.18. The estate walls are entirely intact along the A466 from the north of Chepstow to St Arvans (Photo 2). These appear to have been augmented with additional gate openings to service the racecourse but generally speaking these physical features of the setting of the parkland survive in good order and serve to maintain the legibility of the boundaries of the designed parkland landscape of Piercefield Park. As such they are positive to significance in terms of setting.



Photo 2 The view south from the south corner of the site with estate walls in foreground

- 4.19. The infrastructure associated with the Chepstow Racecourse lies partially within the setting of the asset, south and west of the current A466 Chepstow to Tintern road (Fig. 5). This includes hard landscaped areas for car parking, and a revised road layout with the addition of roundabouts at the southern of the parkland boundary. These areas have been carved out of what was initially wooded land bordering the parkland walls and the main route to St Arvans and beyond. These changes to the original natural setting of the Park, including the modernised road infrastructure, do detract from an understanding of the physical layout and character of the natural southern setting of the designated asset, and thus detract slightly from significance, though they should be read in conjunction with the cumulative impact of the overall racecourse on the significance of the asset.

Historic and current views

- 4.20. Many significant and key designed views into the setting from the Wyndcliff element of the landscape down to the river landscape to the east (formerly known as Lancut), north-east (to Eagles Nest) and south-east (to the Grotto) are present as one progresses along the Picturesque walk (Photos 3 and 4 and Appendix 1. These were and continue to be authentic and dramatic in the sense of the glimpsed panorama available from the wooded pathways. These views are therefore important and positive to the significance of the asset. This is confirmed by Cadw in their asset mapping in the designation description, where view cones face east from the Wyndcliff and south from the main house. None face in the direction of the site. There are no views west due to the topography of the pathways, as seen in Photo 5. A reproduction of Cadw's mapping of the designated assets is reproduced in Appendix 1.



Photo 3

View east from the northern section of the Wyndcliff



Photo 4 View south-east from the mid-section of the Wyndcliff to the east

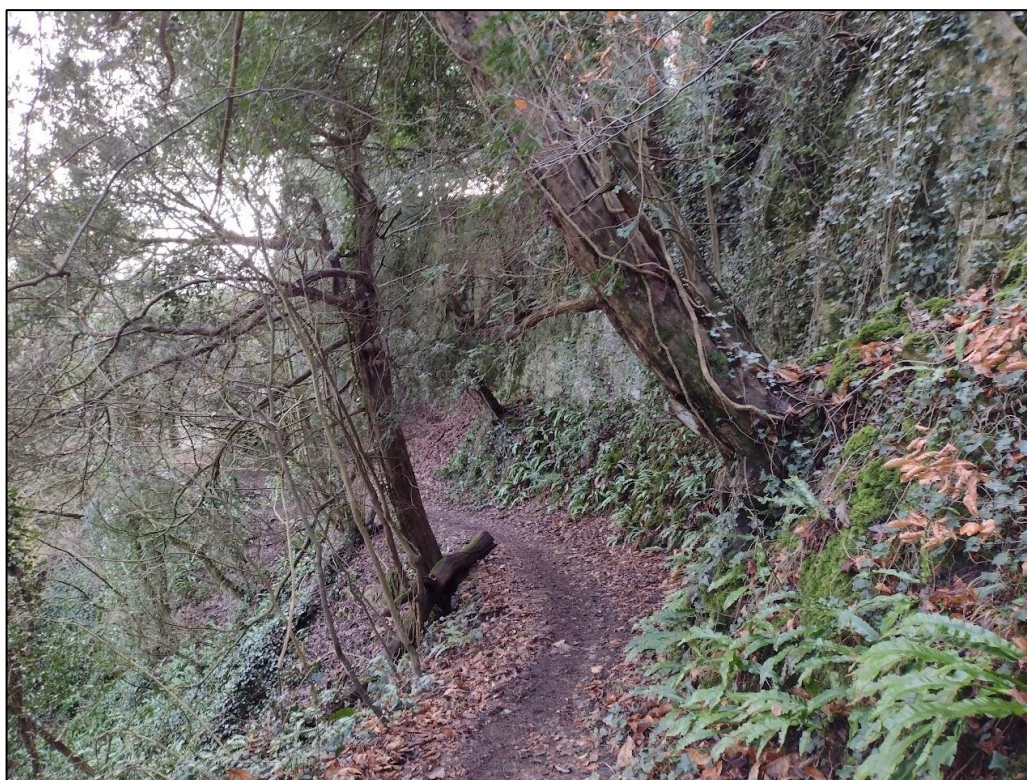


Photo 5 View looking south along the Wyndcliff, views to the west (right of image) are blocked by topography

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- 4.21. Views from the ruined main house and stables (Photo 7 sweeping south to the Lower Lawn retain an undeveloped character which is positive to significance. The scene within the setting beyond continues to be panoramic in nature, with wooded areas, the built form of Chepstow and the glint of the Severn estuary in the far distance (Photo 7). These views from the main house were designed to be long, sweeping and picturesque, and they retain these qualities, hence, they continue to contribute to the significance of the asset.



Photo 6 View looking north from the Lower Lawn to the remains of Piercefield Park



Photo 7 Panoramic view of the Lower Lawn looking to the east

- 4.22. Views to the west of the main house (whose principal façade is oriented south towards the Severn) look over the former open parkland which is now semi-developed with Chepstow Racecourse. Whilst much of the landscape is open (but features racing fences), areas near the historic entrance gates and lodges of Piercefield House are developed with buildings associated with the functioning of the racecourse, and the racecourse grandstands, as seen in Photo 8. These modern structures impinge on the historic experience of the views over the parkland to the west and essentially block views to the south-western setting of the asset. Topography also rises up from the Lion Gate entrance meaning that the house is screened from view by topography initially until one is further along the arrival driveway. As such, there are no meaningful views of the asset from the A466 at the south-western corner of the estate, and nor do the views of the racecourse from and to the setting offer much legible information on the significance of the asset, given the racecourse use is the primary experience in this former park.
- 4.23. To the north, nearer St Arvans, the racecourse infrastructure tapers out and the land returns to open grazing, though there are no parkland specimen trees as seen in historic mapping (Fig. 3). However views from the A446 near St Arvans (i.e. within the setting) towards the assets take in the tall estate walls in the foreground (Photo 2). In the medium distance, a belt of trees (the Wyndcliff) and grazing pasture are visible, but there is no readily available visual information on the quality of the historic asset which is experienced and understood more readily within the Wyndcliff wooded belt overlooking the east and near Piercefield house.



Photo 8 View of the racecourse from near the stables of Piercefield House

Sensory experience of setting

- 4.24. Many aspects of the experience of the setting of the Park and Garden are similar to that experienced historically. This includes the rural quality of the environment which largely still surrounds the estate, in particular to the north, west and east. The sensory experience of these pastoral elements of setting; for example the tranquillity and sounds of nature, the way in which the wooded areas change with diurnal rhythms and the weather, are all authentic sensory experiences within the setting of the historic asset, and contribute to an understanding of the way the asset itself was experienced.
- 4.25. There are changes to the setting of the asset which bring about sensory qualities which are not authentic to the historic experience. These include the large volume of traffic, activity and noise of the A466 as it runs along the western boundary of the asset, and the expanded northern townscape of Chepstow. As such these 'modern' elements within the setting of the historic asset do not provide an experience which preserves or enhances the significance of the asset.
- 4.26. St Arvans is now characterised as a commuter village and has a differential experiential quality to its historical function as an estate village that formerly provided workers for the estate and accommodation for visitors on the Wye Tour. The A466 cuts through the village providing the noise and activity of vehicular movement. The village was likely to be a bustling and active place in the past, whereas it is now more characterised by a sleepiness in relation to residential character and a different experience in relation to vehicles. This means that the contribution of the sensory experience of the village to the significance and understanding of the asset is now limited, though in other ways, such as built character and spatial links, the village continues to be a positive element of the setting of the asset and remains as evidence for the former estate role that the settlement was formerly known for.

Conclusion on contribution of setting to significance

- 4.27. The above detailed discussion of the physical and experiential attributes of the setting of the Registered Park and Garden confirm that many elements of the setting of the designated asset contribute to the experience, understanding and appreciation of the asset and thus are positive to significance. Whilst the asset and elements of its setting have changed as a result of the development of Chepstow Racecourse and Chepstow town, the majority of the rural setting to the east, west and north of the asset remain as historically experienced, being agricultural land, pasture, woods,

river meadows and the River Wye itself. St Arvans, as a former estate village, has changed, expanded and developed over time, but it is still legible as an historic settlement, connected physically, experientially and historically to the Piercefield estate.

- 4.28. Elements of the setting which no longer contribute positively to the significance of the asset include the racecourse car park on the west side of the A466 and the areas of modern built townscape which abut the estate at its south-western corner and which infill a former landscape gap around Crossway Green between the town and the Picturesque estate.

Contribution of site to significance

- 4.29. The site is annotated in Photo 9 (and Fig. 1). It lies just to the south of the Piercefield Public House and west of St Arvans Lodge and Little Trees Day Nursery. In the 1955 OS map (Fig. 4), it is identified as an orchard in 1845 and a nursery adjacent to a sewerage works. It is presently experienced as a highly vegetated overgrown plot of scrubland. It is bounded to its southern extent by a belt of trees and by residential properties to the north which include the Piercefield public house directly adjacent.
- 4.30. In terms of the visibility of the site in views to and from the asset, it does not feature at all. In views from the Wyndcliff to the west over the racecourse it is not visible as it is hidden by the built form already present on the east side of the A466 (Photo 10). The site is also not visible as one travels along the boundary of the estate towards St Arvans (Photo 11), principally due to the density of mature trees along the western side of the road. In appearance, views and visibility terms, the site makes no contribution to the understanding and experience of the Park and Garden, and its significance. This is confirmed in Cadw's mapping of the site, with important views all oriented east and south away from the site.
- 4.31. The site has no direct historic link, nor any physical or experiential relationship with the estate which provides any information or appreciation on the significance of the asset. It is essentially an incidental piece of land on the edge of the settlement. Whilst it was once an orchard in the ownership of the Piercefield estate its subsequent use (nursery) and current overgrown condition offer no interpretative information on this historic ownership link which is now severed. Contextually St Arvans is now a mixed grain village with mixed age dwellings and it has expanded quite significantly in the 20th century, though it has retained its linear character and village ambience.

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- 4.32. As such, it is concluded that the site makes no physical or sensory contribution to the understanding or experience of the Piercefield and the Wyndcliff Registered Park and Garden, through being part of its setting, and therefore is not an element of setting which contributes to its significance. Whilst there is an historic ownership link with the estate which is now longer present, this is only discernible through historic documentation and cartography.



Photo 9 **The site (arrowed) seen from the north looking south**



Photo 10 The view towards the site (arrowed, lying behind the built form) seen from the western edges of the Wyndcliff



Photo 11 The site seen from the A466 looking north

Effect of potential development of the site on significance

- 4.33. Clearly the potential development of the site with a small number of dwellings as proposed in the site masterplan (Fig. 8), will change the character of the site from a former orchard and then nursery site (now overgrown and scrubby) to part of the built villagescape. It will bring the built boundaries of the western side of the southern part of the village to align with the eastern side (i.e. it will not extend the built envelope of the village southwards, as such). Built form is proposed to be concentrated on the north and western areas of the site.



Fig. 8 The proposed site masterplan (courtesy of BHB Architects)

- 4.34. Whilst the proposed masterplan above is provided as a concept, it has clearly been designed to consider and mitigate any visual encroachment into the A466, and the boundary of the Piercefield on the opposite side of the road. There is a wooded and landscape screen across the south-eastern corner to provide a buffer against oblique visibility between the site and the racecourse. With regard to long views to and from the historic asset, it would sit behind the established built form of the Small Trees

Children's Nursery and other dwellings on the eastern side of the A466 (as seen in Photo 10) and would therefore not be visible in views to and from the northern part of the Wyndcliff due to the intervening built form. Similarly it would not be visible from the Wyndcliff middle section due to the topography as one progresses along the Wyndcliff path which rises up to block views north-west to St Arvans, as seen in Photo 12.



Photo 12 View towards St Arvans and the site from the mid-section of the Wyndcliff (St Arvans is not visible due to topography)

- 4.35. The proposed cul de sac layout will in character read as similar to the already established modern developments in the village such as the dwellings on Wyndcliff View and Fordwich Close, and would be of low density residential in character, scale and form. As such it will assimilate within the established village grain and its boundaries without incongruity, thereby sustaining the character of the village and its physical association to the Piercefield. It will be legible as a 21st century addition to the village, set back within its plot, thereby retaining appreciation of the historic buildings which line the main road.
- 4.36. The access to the site has been deliberately placed to the north, opposite access and parking for the preschool nursery at Little Trees Nursery, therefore access does not intrude upon the corner of the Park which lies opposite the southern edge of the site.
- 4.37. As such, it has been concluded that the proposed site does not contribute to the significance of the Piercefield Park and Garden through being within its setting

(beyond an historic ownership link discernible only in historic sources) and that the change that would be brought about by development would also not bring any harmful effects to heritage significance nor the experience, appreciation and understanding of the designated asset.

5. CONCLUSIONS

- 5.1. This assessment has been produced in order to examine the potential effects of the proposed allocation of a residential development site on land just the south of the Piercefield in St Arvans, Monmouthshire on the significance of the Grade I Piercefield and the Wyndcliff Registered Park and Garden, which it lies adjacent to. The site is being considered for inclusion in the replacement Monmouthshire Local Development Plan 2018-33. Cadw have requested that an assessment of the site and its possible effects on the significance of the Registered Park and Garden is undertaken to inform decision making with regards the allocation of the site.
- 5.2. The Registered Park and Garden is an important example of a sublime Picturesque landscape created in the mid-18th century at the height of popularity of the genre of landscape design. It includes both natural and man-made features which take advantage of the dramatic local scenery associated with the cliffs and valleys of the River Wye. The former parkland element of the designed landscape is now occupied by Chepstow Racecourse and its associated infrastructure and the main house and stables are ruinous.
- 5.3. The assessment has examined the significance of the Registered Park and Garden and undertaken a settings assessment as guided by Cadw's publication *The Setting of Historic Assets* (2017b). This has concluded that many elements of the setting of the historic asset continue to contribute to its significance and its experience; these include the undeveloped river landscape to the east, which features in long views from the Wyndcliff, and the overall rural landscape surrounding it. St Avans is a positive attribute to significance, being a former estate village which retains an historic character and physical and spatial links with the assets. Some elements of the setting, associated with Chepstow Racecourse and the expansion of Chepstow, do not contribute to significance.
- 5.4. The site, which is currently scrubland associated with a former nursery and lies within the built boundary of the village, has not been found to contribute to the significance of the Registered Park and Garden via setting. Its potential development would bring about change to the villagescape that has also been assessed, and it has been found that the associated change would have no impact on the significance, experience, understanding or appreciation of the Registered Park and Garden.

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute

Historic Environment (Wales) Act (2016)

The Historic Environment (Wales) Act was passed by the National Assembly for Wales in February 2016 and became law after receiving Royal Assent in March 2016. It amends the two pieces of UK legislation - the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 – that currently provide the framework for the protection and management of the historic environment in Wales.

The Historic Environment (Wales) Act 2016 has three main aims:

- To give more effective protection to Listed Buildings and Scheduled Monuments;
- To improve the sustainable management of the historic environment; and
- To introduce greater transparency and accountability into decisions taken on the historic environment.

The amendments to the Planning Act 1990 include an extension to the definition of a Scheduled Monument, the introduction of enforcement orders to stop unauthorised works to Scheduled Monuments or Listed Buildings, and the formulation of a comprehensive register of parks and gardens of historic interest in Wales and a statutory list of historic place names.

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of

the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within PPW (2021) and TAN 24 (2017) (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Planning Policy Wales (Edition 11) February 2021 ***Section 6: The Historic Environment***

The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset.

The historic environment is made up of individual historic features which are collectively known as historic assets. Examples of what can constitute an historic asset include:

- Listed buildings;
- Conservation areas;
- Historic assets of special local interest;
- Historic parks and gardens;
- Townscapes;

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- Historic Landscapes;
 - World Heritage Sites; and
 - Archaeological remains (including scheduled monuments).

The ways in which historic assets are identified can vary. The most important historic assets often have statutory protection or are included in formal registers which identify them as being of special historic interest. Other assets yet to be formally identified could include buried archaeological remains.

Conserving and Enhancing the Historic Environment and its Assets

The Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016 provide the legislative framework for the protection and sustainable management of the historic environment in Wales. PPW provides the national planning policy framework for the consideration of the historic environment, and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and Cadw associated best practice guidance on the historic environment.

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource, and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness, and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;

-
- preserve the special interest of sites on the register of historic parks and gardens; and
 - protect areas on the register of historic landscapes in Wales.

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.

It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers, and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.

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

There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. 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, its setting, or any features of special architectural or historic interest which it possesses.

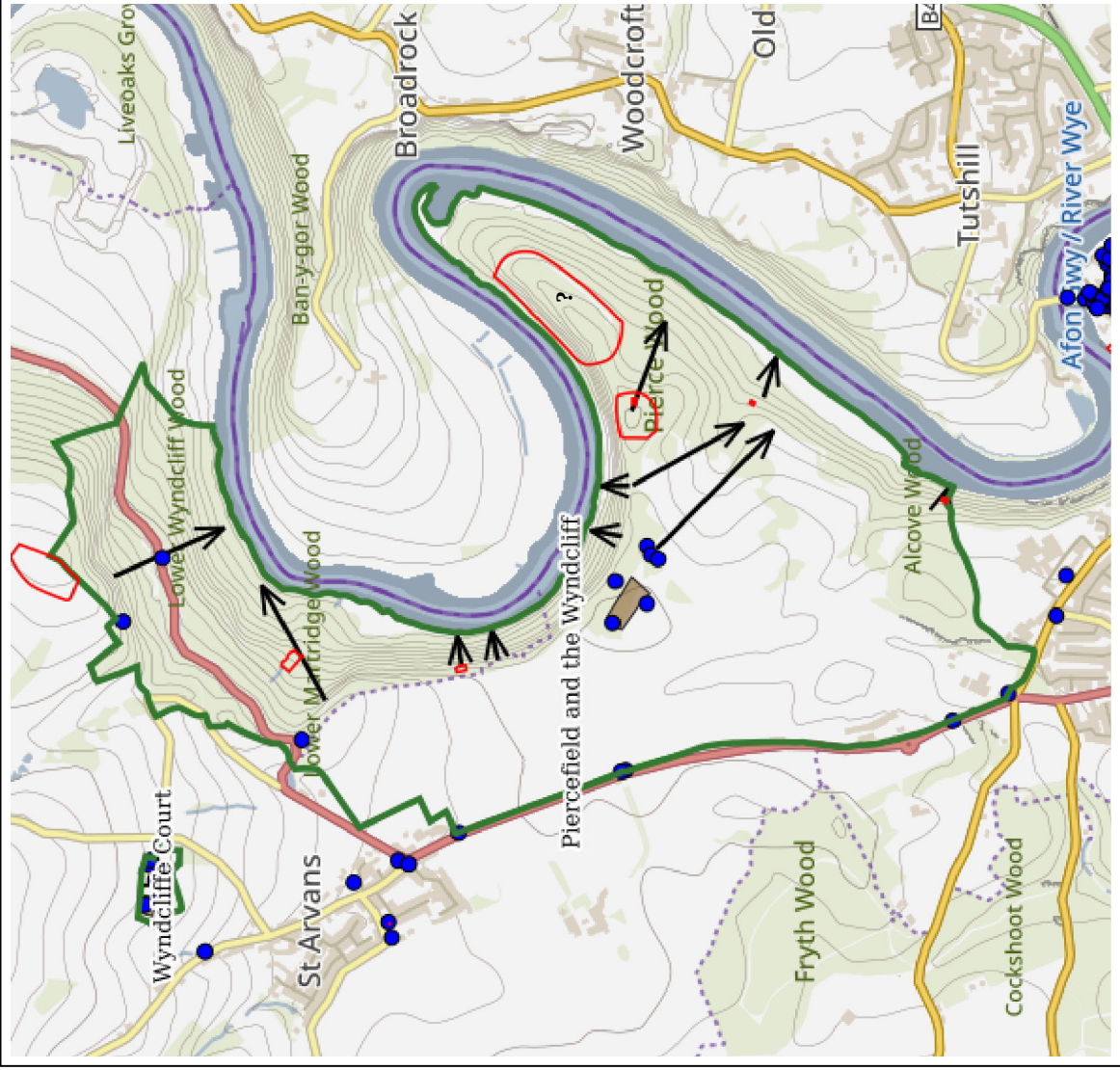
For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

The demolition of any listed building should be considered as exceptional and require the strongest justification.

Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement,

which will be proportionate both to the significance of the building and to the degree of change proposed.

APPENDIX 2: CADW SITE MAPPING (VIEWPOINTS)



Registered Historic Park & Garden : Piercefield and the Wyndcliff
Reference Number : PGW(Gt)40(MON)
Unitary Authority : Monmouthshire
Community : St. Arvans

Each official record of a park & garden contains a map. This digital map has been drawn from the official record and is believed to be an accurate depiction. If you wish to see a copy of the original, legally definitive, map please contact the Historic Environment Service (Cadw). This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

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