

Land West of Churchfields, Devauden

Archaeology and Heritage Appraisal

edp6590_r001

1. Introduction

- 1.1 This Archaeology and Heritage Appraisal has been prepared by The Environmental Dimension Partnership Ltd (EDP) for the Monmouthshire Housing Association (MHA) as the client. It provides an appraisal of archaeology and heritage issues in relation to proposals for the allocation and development of land to the west of Churchfields in Devauden (hereafter referred to as the Site) within Monmouthshire County Council's Replacement Local Development Plan (RDLP) 2018-2033.
- 1.2 Monmouthshire County Council is currently inviting Representations for the Stage 2 Candidate Site process and this Archaeology and Heritage Appraisal has been commissioned and then prepared to provide technical information to inform the RDLP process.
- 1.3 The aim of the Appraisal is to provide an overview of the archaeological and heritage issues associated with the Site's proposed development and to confirm whether and to what extent those issues either preclude or restrict its deliverability or capacity to accommodate development.

2. Site Description

- 2.1 The Site consists of a parcel of land measuring approximately 1.2 hectares in size and centred on National Grid Reference ST 4816 9908.
- 2.2 The Site is bounded to the east by houses and rear gardens along Churchfields; to the south by houses along Wesley Gardens and a field; and to the west and north by further fields. At the time of the site visit the site was under pasture management.
- 2.3 The Site is located close to the base of a valley on a west-facing slope at around 230-220m above Ordnance Datum and on bedrock of the Brownstones Formation - Sandstone.

3. Methodology

- 3.1 This appraisal has been prepared in line with current best practice professional guidance by a Member of the Chartered Institute for Archaeologists (CIfA) and where EDP is also a Registered Archaeological Organisation.

3.2 The most relevant guidance documents, which have been employed in the appraisal report's preparation, are as follows:

- Cadw 2011 *Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment in Wales* (Cardiff);
- Cadw 2017a *Heritage Impact Assessment in Wales* (Cardiff);
- Cadw 2017b *Setting of Historic Assets in Wales* (Cardiff); and
- Cadw 2017c *Managing Conservation Areas in Wales* (Cardiff).

3.3 The appraisal's preparation was also informed by a fresh data trawl of relevant historic environment information held by the National Monuments Record of Wales and the Glamorgan-Gwent Archaeological Trust Historic Environment Record (HER) and a review of historic maps available on-line.

3.4 These documents and sources have been used to inform an understanding of the current baseline position, which is outlined in the following paragraphs. They also informed the focus and direction of a Site walkover survey completed in July 2021 which was intended to both check and augment the available desktop information in reaching an informed view on the constraints posed by any archaeological remains and/or historic assets located within the surroundings of the Site.

4 Heritage Baseline

Designated Heritage Assets

4.1 The Site does not include, nor does it form any part of, a designated historic asset and so hence its proposed development would be unconstrained in that particular regard.

4.2 Furthermore, a review of designated historic assets within a 1km study area around the Site has not identified any World Heritage Sites, scheduled monuments, conservation areas or registered battlefields that could potentially receive a harmful impact through changes to their setting as a consequence of the implementation of development within the Site.

4.3 The closest listed building to the Site is the Grade II listed Church of St. James circa 150m to the east (**Plan EDP 1: 23963**).

4.4 The main part of this asset's significance is bound up in the evidential, aesthetic and historical values of its built form and fabric, recognised in its designation as a listed building. Its setting contributes a smaller portion to its overall significance and is mainly focused on its location at the northern end of the village and its otherwise rural setting to the north and east.

- 4.5 All of these characteristics would be unaffected by development within the Site, which can be seen as an extension to the existing residential development along Churchfields that serves also to visually separate the Grade II listed church from the Site.
- 4.6 The Grade II* listed Tredean (comprising a house built in 1901-2 in the Arts and Crafts Style) is located approximately 325m to the west (**Plan EDP 1: 23978**) along with a Grade II listed stable block/garage and a Grade II listed teahouse, gazebo, steps and terracing (**23980** and **23979**), although all three assets are well screened from the Site by woodland which forms an important part of their setting. A Grade II listed lodge to Tredean approximately 300m to the north is also well screened from the Site by a wooded driveway which leads to the house (**Plan EDP 1: 23981**).
- 4.7 The main part of these assets' significance is bound up in the evidential, aesthetic and historical values of their built form and fabric, recognised in their designation as listed buildings. Their setting contributes a smaller portion to their overall significance and is mainly focused on their associations with the other listed buildings/structures in the group, the adjacent gardens and designed woodland setting which are approached from the east via the listed lodge and wooded driveway. All of these characteristics would be unaffected by development within the Site which can be seen as an extension to the existing residential development within the village.
- 4.8 In addition, the Grade II listed Historic Park or Garden and Chepstow Park (RPG), which has probable 13th century origins as a deer park, is located approximately 550m to the south-east of the Site (**Plan EDP 1: 03587.0g**).
- 4.9 This designation, which is now largely under woodland, is well screened from the Site by trees, existing residential development and topography. As such, residential development within the Site is unlikely to have any affect upon its historic interest and setting and therefore it is unlikely to represent a significant constraint to the Site's allocation, in common with the handful of listed buildings assessed above.

Non-Designated Heritage Assets

- 4.10 No previously identified/recorded archaeological sites of any period are documented within the boundary of the Site and therefore its proposed development would be unconstrained in terms of potential effects upon non-designated archaeological features, deposits and/or remains.
- 4.11 Apart from Chepstow Park, no other archaeological sites or artefact findspots of prehistoric, Romano-British, early medieval or medieval date are recorded within the surrounding 1km area on the Glamorgan-Gwent Archaeological Trust Historic Environment Record (HER) and, similarly, the Site has not been subject to any intrusive archaeological investigations.
- 4.12 Sites of post medieval date recorded within the 1km search area around the Site consist of three buildings marked on the 1st Edition Ordnance Survey map located at distances of 290m, 525m and 900m from the Site (**Plan EDP 1: 09963g, 09959g and 09954g**), whilst a lime kiln is also located approximately 900m to the south-east (**Plan EDP 1: 09955g**). In addition, there are

three undated earthworks listed on the HER at distances of between 150m and 540m to the west of the site (**Plan EDP 1: 09961g, 09962g and 09960g**). None of these earthworks have been subject to archaeological investigation, so their origin and function are unknown. The clear conclusion, however, is that none is likely to indicate the presence of associated or similar archaeological features or remains within the Site.

- 4.13 None of these known/recorded archaeological sites, features and remains would be adversely affected by development within the Site area and so in themselves they do not constrain either its deliverability or capacity. Accordingly, there is no reason to believe or expect that they should bear upon the allocation of the site for residential development within the Replacement LDP.
- 4.14 The earliest consulted maps of the Site comprise the Devauden tithe map of 1842 and the First Edition Ordnance Survey map of 1888. Both show the Site as part of a field on the outskirts of the village and demonstrate that it has been subject to agricultural cultivation since at least the middle of the 19th century. There is no evidence from the historic maps to suggest that the Site contains hitherto unrecorded archaeological remains.
- 4.15 Based on the desk-top sources consulted for this Appraisal, the Site has only a 'low' potential to contain archaeological features and/or remains and the most likely scenario is that, if any such remains are identified as being present, they will represent evidence for past agricultural activity such as ploughsoils and field boundaries (which would be of negligible value).

5. Conclusions

- 5.1 The Site does not contain a designated historic asset or include within its redline area any aspect of a designated historic asset, and so hence its proposed residential development would in no way be constrained or limited in that respect.
- 5.2 Development of the Site would not adversely affect the setting of any designated historic assets to the extent that it would cause a loss of heritage significance.
- 5.3 In terms of the designated assets located in the Site's wider surroundings, the farmland within its redline does not constitute an element of their setting which makes a positive contribution to their significance.
- 5.4 As far as non-designated archaeology is concerned, there are no known archaeological sites, features or remains within the Site area.
- 5.5 Should archaeology survive, any such remains are likely to be of local interest only and therefore unlikely to form a constraint to its development. However, further work might still be required to determine the nature and magnitude of any impact on non-designated archaeological remains to inform and support the planning process in the future. It is deemed to be highly unlikely that

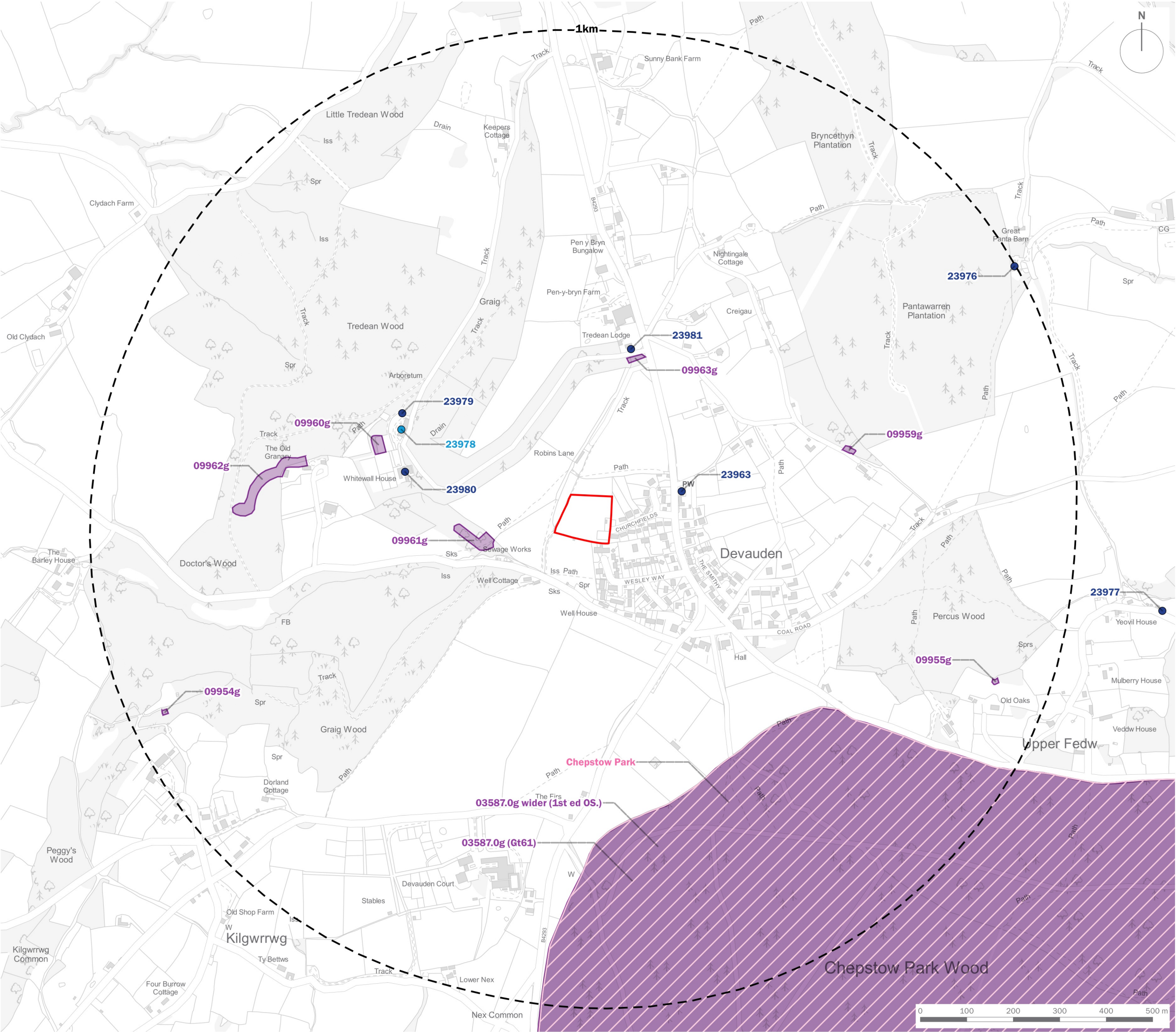


the Site footprint will contain non-designated archaeological deposits of sufficient significance to warrant physical preservation in situ.

- 5.6 The information presented within this Appraisal is deemed to be sufficient to identify the nature and extent of any archaeological or heritage constraints associated with the development of the Site and therefore support and underpin its allocation within the Council's Replacement LDP. It concludes that there are no 'in principle' or over-riding archaeology or heritage considerations which would act as a constraint to its development and therefore there is no reason, in terms of archaeology and heritage issues, why it should not be allocated in the Plan.



Plan EDP 1
Heritage Assets
(edp6590_d001 26 July 2021 GY/AT)



Site Boundary

1km Study Area

Grade II* Listed Building

Grade II Listed Building

Registered Park and Garden

HER Monument

client	Monmouthshire Housing Association		
project title	Land west of Churchlands, Devauden		
drawing title	Plan EDP 1: Heritage Assets		
date	26 JULY 2021	drawn by	GY
drawing number	edp6590_d001	checked	AT
scale	1:8,000 @ A3	QA	JTF

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