

Heritage Assessment.

Land off Crick Road, Caldicot, Monmouthshire.

On behalf of Richborough.

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Document Management.

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Contents.

1. Introduction.....	5
2. Methodology.....	9
3. Policy Framework	11
4. Mount Ballan House.....	12
5. The Caldicot Conservation Area.....	21
6. Caldicot Castle.....	29
7. The Berries Mound and Bailey Castle.....	41
8. Conclusion.....	44

Appendices.

Appendix 1: Assessment Methodology	45
Appendix 2: Legislative Framework.....	48
Appendix 3: National Policy Guidance	49
Appendix 4: Map of Designated Historic Assets	52
Appendix 5: Cadw Designation Reports	53
Appendix 6: Emerging Illustrative Masterplan	61

Plates.

Plate 1: Site Location Plan (amended red line boundary).....	6
Plate 2: Mount Ballan House, principal eastern elevation, viewed from Crick Road.....	12
Plate 3: Extract of the 1841 tithe map for the parish of Caerwent showing Mount Ballan (indicated with a yellow arrow) in relation to the site (outlined in red).	14
Plate 4: Extract of First Edition Ordnance Survey map showing Mount Ballan House in relation to the present-day site boundary (outlined in red).....	15
Plate 5: Extract of 1901 Ordnance Survey map showing Mount Ballan House in relation to the present-day site boundary (outlined in red).	16
Plate 6: Modern satellite image of Mount Ballan House in relation to the site.....	17
Plate 7: North-east facing view to the rear elevation of Mount Ballan House from the eastern site boundary.....	19
Plate 8: Key, east-facing view of Caldicot Castle.	22
Plate 9: Key view of St Mary's Church from its churchyard.....	23
Plate 10: Long-range, south-facing view of Caldicot Castle from the southern boundary of the site, located within the central-northern part of the Conservation Area.	25
Plate 11: Glimpsed, long-range, south-facing view of Caldicot Castle from within the site, at the northernmost edge of the Conservation Area when looking across an open field.....	26
Plate 12: Glimpsed, long-range, south-west-facing view of St Mary's Church tower from the public right of way that runs along the northern boundary of the Conservation Area (within the site).....	27
Plate 13: 'The South West View of Caldecot Castle', 1732, after S. & N. Buck.	29
Plate 14: Key view of the Great Gatehouse (Caldicot Castle) from immediately to the south.....	29
Plate 15: First Edition (1881-87) Ordnance Survey map showing Caldicot Castle and its surrounds immediately before it was converted to a country estate by J. R. Cobb.....	30
Plate 16: 1920-21 Ordnance Survey map showing Caldicot Castle and its surrounds after it had been converted to a country residence by J. R. Cobb. Site location outlined in red.....	31
Plate 17: North-facing view from the keep of Caldicot Castle.....	32
Plate 18: East-facing view from the keep of Caldicot Castle.....	33
Plate 19: South-facing view from the keep of Caldicot Castle.....	34

Plate 20: West-facing view from the keep of Caldicot Castle.....	35
Plate 21: South-south-west-facing view towards Caldicot Castle from within the eastern part of the site, adjacent to the central eastern boundary.	38
Plate 22: North-east-facing view from the keep of Caldicot Castle.	39
Plate 23: North-west-facing view towards Berries Mound and Bailey Castle from the northern boundary of the eastern area of the site.	42

1. Introduction

1.1. Pegasus Group have been commissioned by Richborough to prepare a Heritage Statement to consider the proposed allocation of land off Crick Road, Caldicot, for residential development, as shown on the Site Location Plan provided at Plate 1 (below).

1.2. Internal heritage consultee comments from Monmouthshire County Council (dated 19th July 2022) stated that, from a heritage perspective, the site is suitable to be developed for the proposed use or with appropriate mitigation and further dialogue with the LPA. These comments make specific reference to the Caldicot Castle Conservation Area, which covers the western part of the site, and the Grade II Listed Mount Ballan House, as follows:

“Close proximity to Caldicot Castle CA, western part of the site covers part of Chepstow Castle Parkland. The CA is open parkland around the castle, previously undeveloped. Any development within this CA boundary would have a detrimental impact on the CA and the SAM. I note the masterplan incorporates this as parkland, which is acceptable subject to details. The former railway line forms the boundary to the proposed residential area and forms a green line

forming a buffer to the parkland. Development to the east of the CA should be carefully considered and requires a high level of GI to incorporate it into the landscape.

Surrounds Mount Ballan House, which currently forms part of the events Centre facing out towards the fields to the east and retains a curtilage to the rear. The rear garden is heavily boarded by trees and partial woodland. This setting and Green buffer is essential to retain as part of the development. Any new build should not be built hard up to this tree line, in order to protect it and ensure sufficient breathing space around the LB. Lower density development around the LB is required. Same applies to the northern and southern boundaries to the LB. High level of GI and placemaking required.

Listed buildings within Crick are set within the Crick Hamlet and are separated from the development by the M48– limited impact on their setting.

No impact on WHS”

July 2024 | JT | P21-2307

- 1.3. Additional heritage comments were received from Monmouthshire County Council (dated 18th September 2023) following the submission of a masterplan for the proposed development, as follows:

“Masterplan shows indicative layout and provision of access points. A large portion of the site to the west has been retained for open space in association with the Castle and ‘Green lung’ between residential areas. GI will be very important for this site and clear visual integration with the existing developments, possibly ensuing sight lines to the castle as a landmark if they are available. Consideration should be given to how LB Mount Ballen could be integrated into the development. This faces the main road between the Showground Site and Bradbury Farm site the road should be considered as a street between the two. Historically villages have grown up in a linear form with development either side of the road. It is considered that the LB could form an important landmark along this street development, possibly with a square to the other side of the road creating a focal and dwelling point integrating the two developments. Embracing rather than turning its back on the listed building.”

- 1.4. The recommendation from the Council remains that, from a heritage perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.

- 1.5. Comments have also been received from Cadw (May 2023) regarding the proposed allocation, as follows:

“The candidate site is located some 100m south of scheduled monument MMO26 The Berries Mound & Bailey Castle and 160m northeast of scheduled

monument MMO50 Caldicot Castle (unoccupied parts) and will be visible in the identified significant views from them. The impact of any development in this candidate site on the settings of the scheduled monuments will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021 [since revised February 2024], section 6.1.23). 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 the settings of scheduled monument MMO26 The Berries Mound & Bailey Castle and scheduled monument MMO50 Caldicot Castle (unoccupied parts), which should be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government’s best-practice guidance Setting of Historic Assets in Wales (2017).

Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the setting of scheduled monuments MMO26 The Berries Mound & Bailey Castle and MMO50 Caldicot Castle (unoccupied parts).”

- 1.6. In response to the comments received from Monmouthshire County Council and Cadw, the aims of this Assessment are:

- To describe the significance of Berries Mound and Bailey Castle Scheduled Monument (MMO26), Caldicot Castle (unoccupied parts) Scheduled Monument (MMO50), Grade II Listed Mount Ballan,

and the Caldicot Conservation Area, including the contribution of setting to significance;

- To assess any contribution that the site makes to the significance of the identified historic assets; and
- To identify any potential harm or benefit to the historic assets that might result from residential development of the site.

1.7. It should be noted that the site boundary and illustrative masterplan have since been amended. Specifically, land north-west of Mount Ballan has been excluded from the proposed development area, which will help mitigate potential harm to the Grade II Listed Building. The updated red line boundary is shown on the Site Location Plan provided at Plate 1.

1.8. The Emerging Illustrative Masterplan is presented as **Appendix 6** of this Assessment. This has evolved in response to ongoing discussions with Officers from Monmouthshire County Council. The masterplan also includes the land on the north-east side of Crick Road

(forming part of the wider proposed allocation), which lies beyond the redline area that has been considered as part of this Heritage Assessment.

1.9. Other historic assets in the vicinity of the site have been excluded from further assessment within this report but would be considered as part of any future planning application, in line with the objectives of *Planning Policy Wales* which state 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."¹

1.10. A map of all designated historic assets in the vicinity of the site is included at **Appendix 4**.

1.11. This Assessment has been informed by the Welsh Government's Technical Advice Note 24 (TAN24), as well as relevant professional guidance published by Cadw.

¹ Welsh Government, *Planning Policy Wales* (12th edition, February 2024), Section 6.1.9.

2. Methodology

2.1. The aims of this Report are to assess the significance of the identified historic assets, to assess any contribution that the site makes to the significance of these assets through setting, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

2.2. This assessment considers matters relating to the setting of historic assets.

Sources

2.3. The following key sources have been consulted as part of this assessment:

- Cadw data and information on designated historic assets;
- Historic maps and other historic sources available online;
- Glamorgan-Gwent Archaeological Trust's Historic Environment Record (HER) for information on non-designated historic assets and previous archaeological works;
- Relevant secondary literature; and
- Google Earth satellite imagery.

Site Visits

2.4. Site visits were undertaken by a Heritage Consultant from Pegasus Group on 29th July 2021 and 12th October 2023, during which the site and its surrounds were assessed.

Photographs

2.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of historic assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- Conservation Principles for the sustainable management of the historic environment in Wales (Conservation Principles);²
- Heritage Impact Assessment in Wales;³
- Setting of Historic Assets in Wales;⁴
- Standard and Guidance for Historic Environment Desk-Based Assessment;⁵ and
- Technical Advice Note 24 (TAN24).⁶

Consideration of Harm

- 2.7. Planning Policy Wales (PPW12)⁷ requires that the potential impacts of a development on the significance of any historic asset(s) are assessed. Hence any impacts are described in terms of how they affect the significance of a historic asset, and heritage values that contribute to this significance, including any impacts resulting through changes to setting.
- 2.8. Proposed development may also result in benefits to historic assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

² Cadw, *Conservation Principles for the sustainable management of the historic environment in Wales* (2011).

³ Cadw, *Heritage Impact Assessment in Wales* (May 2017).

⁴ Cadw, *Setting of Historic Assets in Wales* (May 2017).

⁵ ClfA, *Standard and Guidance for Historic Environment Desk-Based Assessment* (December 2014).

⁶ Welsh Government, *Planning Policy Wales: Technical Advice Note 24: The Historic Environment* (May 2017).

⁷ Welsh Government, *Planning Policy Wales* (12th edition, February 2024), Section 6.1.

3. Policy Framework

Legislation

- 3.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁸
- 3.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.⁹ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 3.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁰
- 3.4. Full details of the relevant legislation are provided in **Appendix 2**.

National Planning Policy Guidance

- 3.5. National planning policy is set out in Planning Policy Wales (PPW12). The latest (12th) edition was published in February 2024.
- 3.6. Full details of the relevant national policy guidance are provided within **Appendix 3**.

⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁹ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁰ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

4. Mount Ballan House

- 4.1. Mount Ballan House is a Grade II Listed Building that was designated on 20th September 2000 (Cadw Reference: 24001). It was built in 1837, probably as the vicarage of Caldicot, but passed into private ownership in 1862. It is a large, rendered house with ashlar dressings and Welsh slate roofs, built in the Tudor Gothic style. See **Appendix 5** for the full list entry.



Plate 2: Mount Ballan House, principal eastern elevation, viewed from Crick Road.

- 4.2. The 1841 tithe map for the parish of Caerwent (Plate 3) appears to record the house immediately after it was built c. 1837. It is illustrated within parcel 20 which is described within the accompanying apportionment as a house and garden owned and occupied by Sir Edmund Williams. The associated landholdings were relatively limited, comprising the immediate fields to the south and west, namely parcels 15 to 22 which included plantations, arable land, and an orchard.
- 4.3. The First Edition (1881) Ordnance Survey map (Plate 4) illustrates the house, which is clearly labelled as Mount Ballan, in more detail. Its formal grounds were relatively compact. The house itself was approached via a tree-lined carriageway from the south, with a forecourt to the east of the house and a large turning circle immediately to the south-west. The gardens, including a glass house, were located to the rear (west) of the house with an orchard beyond. The parcel of land to the south-east (adjacent to the driveway and turning circle) may have possessed a parkland character; however, the remaining land surrounding the house appears to have been in agricultural use. By 1901, a large kitchen garden appears to have been laid out to the south-west of the house (Plate 5).
- 4.4. Since the 19th century, the setting of Mount Ballan House has changed considerably. The residential complex was initially expanded to the north and by 1965 there were

various structures in this location, including 'The Bungalow' and probable farm buildings.

- 4.5. Today, there are two modern dwellings immediately south of the house. These have replaced the historic carriageway and occupy the land that may have formerly possessed a parkland character. The remaining historic landholdings have been truncated by the David Broome Event Centre which is a large showground including arenas, stables, a pavilion, and on-site accommodation. The historic kitchen garden of Mount Ballan is now a permanent stabling area while the formerly associated buildings north have been converted to showground facilities (Plate 6).
- 4.6. The present-day grounds of Mount Ballan are limited to its modern driveways, tarmacked forecourt, and garden areas immediately to the west. It is approached via Crick Road, from which there are glimpses of the principal eastern elevation of the house, although this primary elevation of the Listed Building is best appreciated from the private forecourt. The private gardens provide other key vantage points for appreciating the western elevation of the property. From within the house, views are focused on the forecourt to the east and the gardens to the west. Historically there appear to have been views from the southern elevation across possible parkland to the south; however, any such views have been foreshortened by the modern dwellings.



Plate 3: Extract of the 1841 tithe map for the parish of Caerwent showing Mount Ballan (indicated with a yellow arrow) in relation to the site (outlined in red).

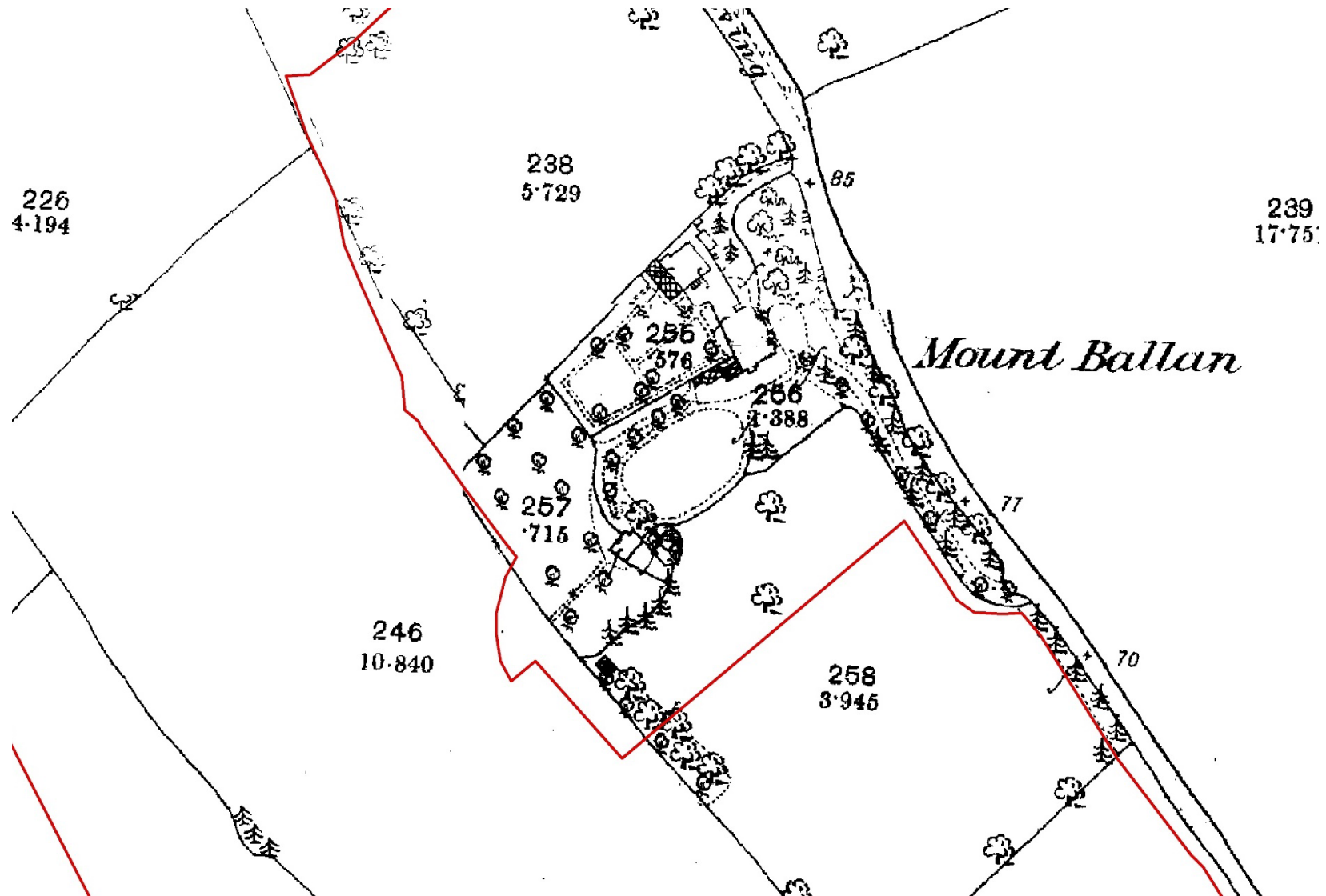


Plate 4: Extract of First Edition Ordnance Survey map showing Mount Ballan House in relation to the present-day site boundary (outlined in red).

16

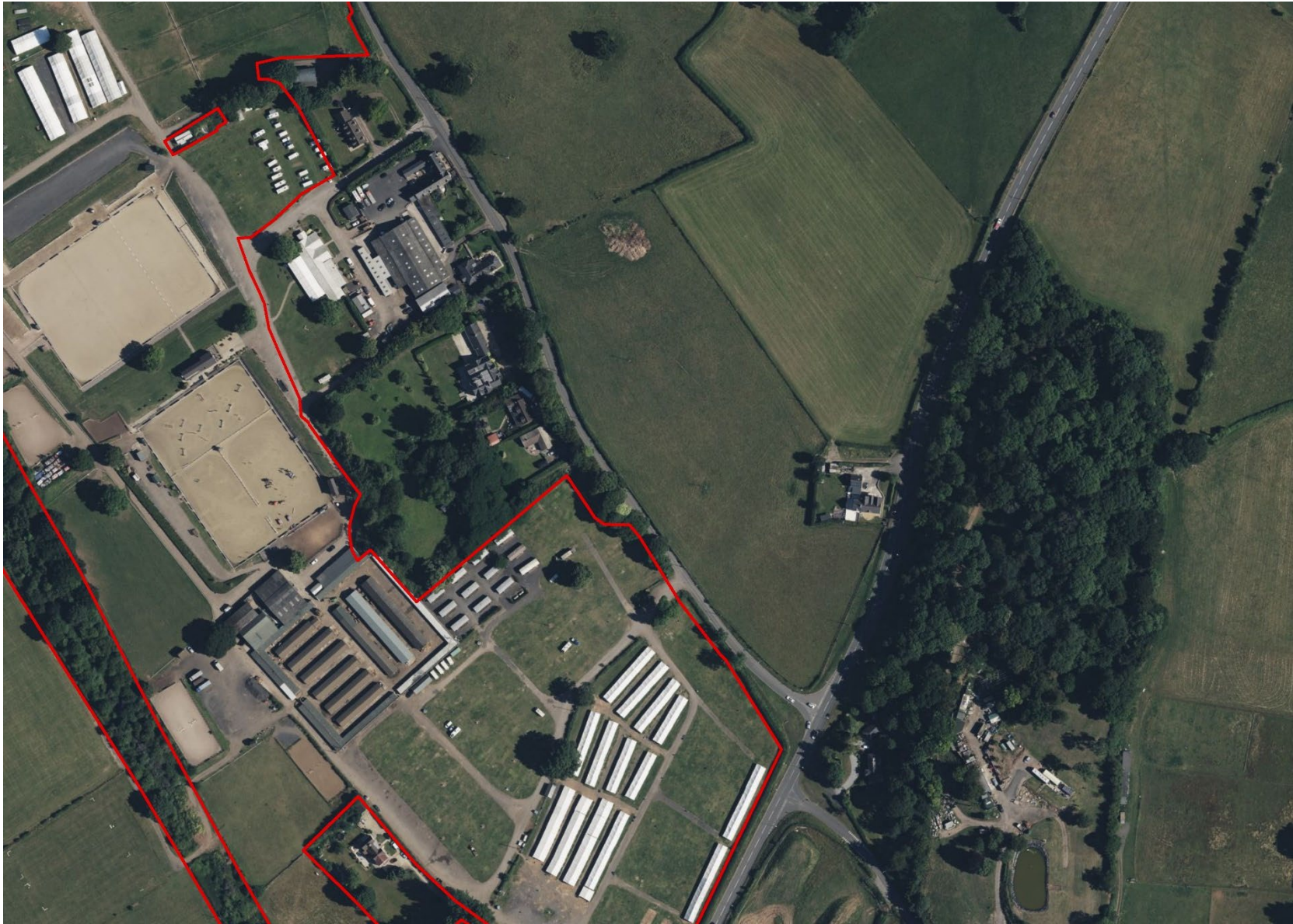


Plate 6: Modern satellite image of Mount Ballan House in relation to the site.

Statement of significance

4.7. As a Grade II Listed Building, Mount Ballan House is a building of special interest (as defined by TAN24) but lacks the exceptional interest of more significant assets.

4.8. The Cadw Full Report describes the reasons for designation as follows:

“Included for its architectural interest as a well-preserved Tudor Revival villa of 1837 and for its historic interest as the home of Thomas Walker, engineer and contractor, while he was building the Severn Tunnel and subsequently.”

4.9. The heritage significance of the building is principally embodied in its physical fabric, especially the earliest extant fabric. This derives aesthetic value from its fine neo-Tudor-Gothic detailing, such as the tracery and mullioned windows, castellated parapets, and other carved and moulded architectural elements. The historic fabric derives evidential value from its ability to illustrate the past occupation of the building, with elements of internal layout, openings, and any historic fixtures and fittings potentially yielding information about the past circulation and use of the building. The building derives historic value from its general form and appearance, being a good example of an elite country dwelling. This value is augmented by the known association with Thomas Walker.

4.10. The setting of the Mount Ballan House also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic

fabric. As noted above, the historic setting of the house has been severely eroded by modern development, such that there is no longer a legible association with many of its historic landholdings. The principal elements of the physical surrounds and experience of the asset (its ‘setting’) which are considered to contribute to its heritage significance comprise:

- Its forecourt to the east, although this has been enlarged, laid with tarmac, and is overwhelmingly modern in character;
- The private gardens to the rear which illustrate the historic domestic function of the building; and
- Crick Road to the east, which forms the main approach to the property (both currently and historically) and from where there are public glimpses of the principal eastern elevation.

Any contribution of the site through setting

4.11. The eastern part of the site that envelops Mount Ballan House appears to have been in shared ownership and was the location of formerly ancillary elements, including the kitchen garden to the south-west, as illustrated by historic maps. This association had been severed by the time the house was Listed in 2000 and most of the former landholdings had already been developed to create new dwellings and the showground. The former kitchen garden has been replaced with a large stabling complex and the farm buildings to the north of the house are overtly modern with no legible association with Mount Ballan House.



Plate 7: North-east facing view to the rear elevation of Mount Ballan House from the eastern site boundary.

There is a filtered glimpse of an upper storey window of Mount Ballan.

- 4.12. Regarding views, the site is not visible in key views to the frontage of the dwelling from Crick Road or its private forecourt. From within the site, immediately to the south-west of the rear garden curtilage of the Listed Building, there are filtered glimpses of the roof and upper floor through the intervening boundary vegetation, including glimpses of the upper level of the two-storey bay window. Vice versa, there is potential for heavily filtered glimpses of the site – specifically the showground – from the upper rear windows of the property. Historically this area was open agricultural land, therefore any present glimpses of modern showground facilities do not reflect the historic or designed experience of the asset.
- 4.13. There are also select, incidental glimpses of the roof and chimney stacks of Mount Ballan from other vantage points within the site; however, these do not equate to key views of the asset which better reveal its heritage values.
- 4.14. For these reasons, the eastern part of the site no longer gives legibility to the historic setting of Mount Ballan House and its character does not contribute to its significance through setting.

Potential impacts of development

- 4.15. In light of the current setting of Mount Ballan House, which is overwhelmingly modern and dominated by buildings and showground facilities, it is considered that the eastern part of the site could be residentially developed and cause no harm to the significance of the asset through change to its setting subject to sensitive design.
- 4.16. Provided the new dwellings are constructed to an appropriate height and scale and boundary vegetation is retained and augmented, it is anticipated that (at most) there could be some filtered glimpses of the new built form from the rear, upper floor windows of the property. Any such glimpses would replace existing glimpses of the modern showground facilities. Detailed matters of design (e.g. height, scale, placement, and materials) will be addressed at a later stage, having further regard to the historic development of Mount Ballan and its surrounds (as illustrated and described above).
- 4.17. It should also be noted that the proposed development area has been pulled back from Mount Ballan to the north-west, which would avoid/mitigate any potential harm and address comments raised by the heritage consultee from Monmouthshire County Council.

5. The Caldicot Conservation Area

- 5.1. There is currently no adopted Conservation Area Appraisal or Management Plan for the Caldicot Conservation Area.
- 5.2. The focus of the Conservation Area is Caldicot Castle, which is located at its centre, while St Mary's Church and buildings at the north-eastern edge of the historic core of Caldicot are contained within the westernmost part of the Conservation Area. The majority of the Conservation Area comprises green spaces and open land surrounding the castle, including Caldicot Castle Country Park. Nedern Brook meanders through the Conservation Area on a roughly north-west to south-east course. This was a navigable river until the 19th century.
- 5.3. The Conservation Area is largely surrounded by modern development, including residential development to the north-west and south, and the railway line (now disused) to the east. Only a small sliver of undeveloped rural landscape directly adjoins the Conservation Area to the north (Ballan Moor).
- 5.4. The western part of the Conservation Area is approached via Church Road and public rights of way, including a footpath that passes through the churchyard. The B4245 runs along the south-west boundary of the asset, with a public footpath and private drive providing access to the Conservation Area. From the north, there are two public footpath approaches. Historically, the river and estuary (now Nedern Brook) would have been a key approach to the area.
- 5.5. The most important sequential views within the Conservation Area are those that contain its most significant buildings, namely the castle and the church. Both are imposing landmarks, although they are variably visible from the network of footpaths that cross the Caldicot Castle Country Park (as well as the wider area) owing to intervening belts of mature trees.
- 5.6. The best views of the castle are from the immediate vicinity, especially from the south and the large lawned area to the west (Plate 8). The church is best viewed and appreciated from its churchyard (Plate 9) and Church Road, although there are important long-range glimpses of its tower from the public right of way that follows the northern boundary of the Conservation Area.



Plate 8: Key, east-facing view of Caldicot Castle.



Plate 9: Key view of St Mary's Church from its churchyard.

Statement of significance

5.7. The significance of the Caldicot Conservation Area is principally derived from elements of its intrinsic character and appearance. The most important elements can be identified as follows:

- Caldicot Castle and its associated earthworks, which are located at the heart of the Conservation Area and contributes to its historic, evidential, and aesthetic value;
- Surviving elements of the late 19th- and early 20th-century estate, especially Grade II Listed Castle Lodge at the south-east edge of the Conservation Area, which illustrate the later adaptation of the area to a private country residence;
- St Mary's Church, which is the most important landmark in the western part of the Conservation

Area and also contributes to its historic, evidential, and aesthetic value;

- Other historic buildings in the western part of the Conservation Area, such as the Grade II Listed Manor Nursing Home (formerly the vicarage), which further contribute to the historic, evidential and aesthetic value of the Conservation Area, as well as illustrating the historic layout of the settlement;
- Nedern Brook, an important natural feature passing through the Conservation Area which shapes the local topography and has influenced the historic settlement pattern, especially as it was historically a navigable river; and
- Areas of Caldicot Castle Country Park which facilitate views to the historic buildings and better reveal the special historic and architectural interest of the Conservation Area.

5.8. Elements of the historic settlement core of Caldicot that lie further to the west, beyond the designation boundary, make a very small contribution to the significance of the asset through setting where these can be experienced in conjunction with the Conservation Area and illustrate its historic development.

5.9. The adjoining rural landscape to the north makes a very limited contribution. Although it can be glimpsed in views out from the northern boundary of the designation area, it is not readily experienced in conjunction with the historic buildings within the Conservation Area which contribute to its special architectural interest. Ultimately, those elements of Caldicot Country Park that are located within

the Conservation Area give better legibility to the historic rural context of the historic buildings.

Any contribution of the site to character, appearance, and setting

- 5.10. A western area of the site lies within and forms the northern part of the Conservation Area. From the public rights of way that cross this area, there are long-range, glimpsed views of the castle across open land, including the Country Park and pastureland (Plate 10 & Plate 11). These glimpses tend to be heavily filtered and fleeting due to the intervening trees.
- 5.11. From the public footpath that runs along the northern boundary of the Conservation Area and through the western spur of the site, there are long-range and sequential glimpses of the church tower of St Mary's (Plate 12). From one vantage point on this footpath, the church and castle can be glimpsed in the same tableau.

5.12. Overall, these views make a small contribution to the character and appearance of the Conservation Area by enabling its most important historic buildings (namely the castle and the church) to be appreciated in conjunction with one another and within a verdant, rural context.

5.13. Conversely, the remainder of the site (the majority) lies outside the Conservation Area. The eastern areas (where development is proposed) is physically and visually separated from the Conservation Area by the railway cutting, embankments and associated vegetation. The embankments and vegetation obstruct views of the Conservation Area. In addition, the north-eastern part has been largely developed to provide the modern showground. These eastern areas do not give legibility to the historic rural setting of the Conservation Area and do not contribute to its significance.



Plate 10: Long-range, south-facing view of Caldicot Castle from the southern boundary of the site, located within the central-northern part of the Conservation Area.



Plate 11: Glimpsed, long-range, south-facing view of Caldicot Castle from within the site, at the northernmost edge of the Conservation Area when looking across an open field.



Plate 12: Glimpsed, long-range, south-west-facing view of St Mary's Church tower from the public right of way that runs along the northern boundary of the Conservation Area (within the site).

Potential impacts of development

- 5.14. It is proposed that the western area of the site be retained as undeveloped, open space and be connected to Caldicot Castle Country Park. This will include provision for new footpaths, communal areas, sustainable drainage features, and new planting. It is anticipated that this will create more key views within the Conservation Area, especially by opening up public views of the castle from the large field that forms the northernmost area of the Conservation Area. This would result in a heritage benefit.
- 5.15. As noted above, residential development is only proposed in the eastern parts of the site, which are located outside the Conservation Area and are visually and physically separated by the disused railway. With the residential development of these areas an appropriate height and scale, it is anticipated that new built form would not be visible when traversing the Conservation Area, being well screened by the existing belts of trees. For this reason, the area could be residentially developed and cause no harm to the significance of the Caldicot Conservation Area through change to setting.

6. Caldicot Castle

- 6.1. Caldicot Castle comprises two historic assets, namely the Grade I Listed castle structure (Cadw Reference: 2006) and its immediate surrounds (Cadw Reference: MM050) which are designated as a Scheduled Monument. These two assets will be considered together. See **Appendix 5** for the full list entry.
- 6.2. The castle is thought to have been established in the first half of the 12th century, with the earliest earthworks being attributed to the patronage of Miles of Gloucester, earl of Hereford (d. 1143). The stone keep has been dated to the early 13th century with further additions, including the curtain wall and the Great Hall, being added over the course of that century and the next. The castle was partly dismantled during the English Civil War and was in a decayed and ruinous state by the 18th century (Plate 13). It was eventually purchased by J. R. Cobb in 1885 who set about rebuilding and restoring the castle. Elements of the 13th-century keep and curtain wall appear to be preserved (albeit consolidated) whereas Woodstock Tower and the Great Gatehouse have been largely rebuilt in a fanciful manner.



Plate 13: 'The South West View of Caldecot Castle', 1732, after S. & N. Buck.



Plate 14: Key view of the Great Gatehouse (Caldicot Castle) from immediately to the south.

- 6.3. The immediate setting of the castle is defined by the Scheduled Monument boundary. As well as the bailey garden, this area includes the earthwork remains and a large, open, lawned area to the west. The wider setting of the castle is characterised by the Country Park, Nedern Brook (which flows to north-east of the Castle), elements of the historic settlement core of Caldicot to the west (including St Mary's Church), and modern residential development.
- 6.4. After the castle was purchased by J. R. Cobb in 1885, it was converted to a private country residence. Historic mapping suggests the formalisation of the estate, as indicated by the creation of eastern and western approaches to the castle (cf. Plate 15 & Plate 16). The eastern approach evidently formed the main carriageway, the entrance being marked by newly built Castle Lodge. On the other hand, the associated gardens and pleasure grounds appear to have been very compact, and there is little evidence of the surrounding agricultural land being landscaped or converted to parkland.
- 6.5. Historically, Nedern Brook would have constituted a primary approach to the castle since it was a navigable river until the 19th century. The present eastern and western driveway approaches are modern creations laid out around the turn of the 20th century (although the western driveway has since been slightly realigned).

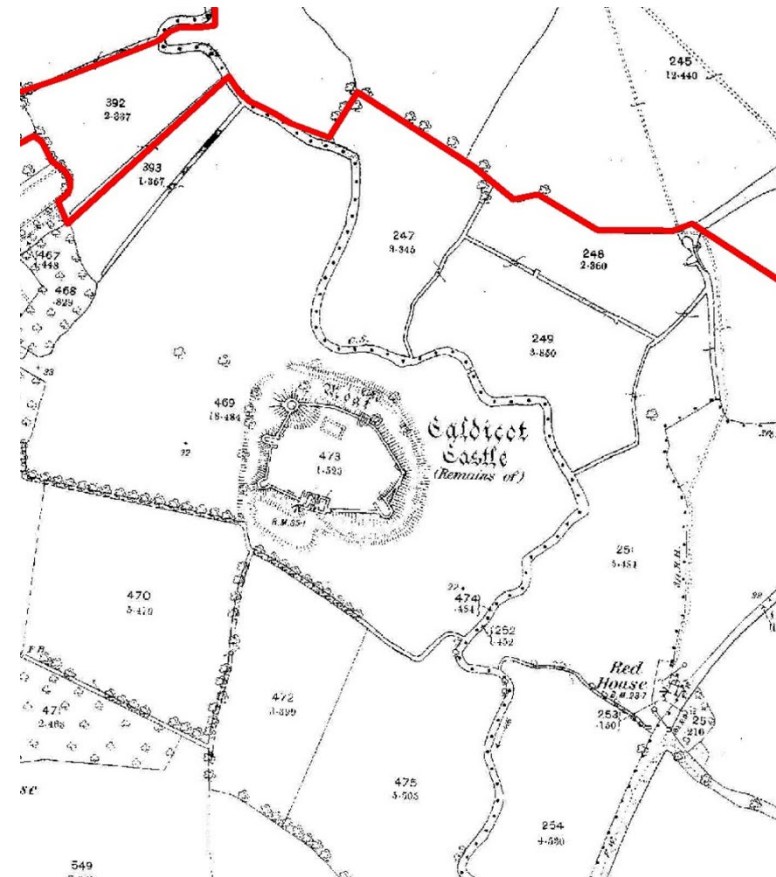


Plate 15: First Edition (1881-87) Ordnance Survey map showing Caldicot Castle and its surrounds immediately before it was converted to a country estate by J. R. Cobb.

Site location outlined in red.

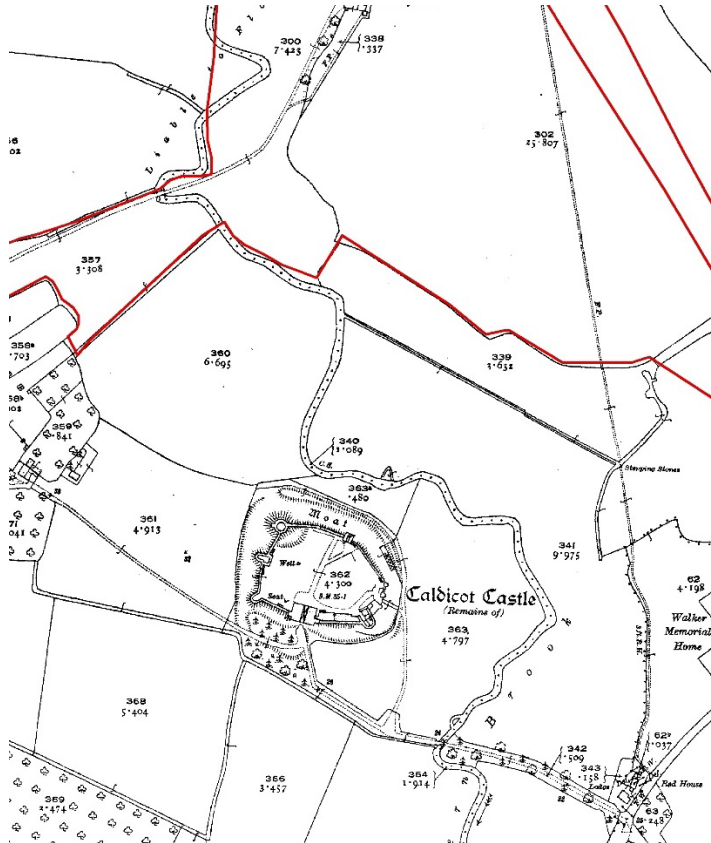


Plate 16: 1920-21 Ordnance Survey map showing Caldicot Castle and its surrounds after it had been converted to a country residence by J. R. Cobb. Site location outlined in red.

- 6.6. The castle is best viewed and appreciated from its immediate surrounds, especially when looking towards the Great Gatehouse from the path to the south (Plate 8), when looking east across the lawn to the west (see Plate 2 above), and from the immediate network of pathways within the Country Park.

- 6.7. Although the castle remains a prominent local landmark in the wider area, views and glimpses are intermittent because of intervening belts of trees and the modern residential and commercial expansion of Caldicot. It is probable that the castle was historically more visible within the wider landscape, especially as it was designed to be a potent symbol of secular lordship. The disused railway and associated vegetation have had a particularly notable impact in terms of curtailing probable historic, long-range views of the castle from the north-east.

- 6.8. There are panoramic views from the 13th-century keep, the content of which can be summarised as follows:

- North (Plate 17) – predominantly characterised by undeveloped land and fields within the shallow valley of the Nedern Brook, with the modern expanded settlement edge of Caldicot visible left of frame.
- East (Plate 18) – dense tree belts and distant woodland foreshorten views, such that these are focused on the immediate surrounds of the country park. There are some heavily filtered and barely perceptible glimpses of the distant showground.
- South (Plate 19) – this view is across the interior of the castle with long-range views foreshortened by trees. There is a distant glimpse of the Prince of Wales Bridge and other modern development.
- West (Plate 20) – surrounding trees focus views on the open lawn immediately west of the castle. There are glimpses of modern development in the distance.



Plate 17: North-facing view from the keep of Caldicot Castle.

The western part of the site is visible in this view.



Plate 18: East-facing view from the keep of Caldicot Castle.



Plate 19: South-facing view from the keep of Caldicot Castle.



Plate 20: West-facing view from the keep of Caldicot Castle.

Statement of significance

6.9. As a Grade I Listed Building and Scheduled Monument, Caldicot Castle is a historic asset of exceptional, national interest (as defined by TAN24).

6.10. According to the Full Reports published by Cadw, the asset was designated for the following reasons:

“Listed and graded highly as a very fine medieval castle built in the C13 and C14, and for its restoration and occupancy by J R Cobb an important castle restorer.”

“The monument is of national importance for its potential to enhance our knowledge of medieval defensive practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits.”

6.11. It is clear that the significance of the asset is principally derived from elements of its physical fabric (including any potential below-ground remains) which possess high historic and evidential value in illustrating the layout, appearance, and use of an important fortified, medieval complex. The aesthetic value of the asset is exemplified by antiquarian drawings of the castle and its fine architectural detailing, including the fanciful elements added around the turn of the 20th century.

6.12. The setting of the Castle makes a lesser contribution to its overall significance compared with its earliest extant fabric. The most important element of setting is its immediate surrounds (as demarcated by the Scheduled

area) which contains earthwork remains and has the potential to yield significant archaeological remains that could reveal information about the past occupation and use of the castle complex.

6.13. In the wider surrounds, those elements of setting that further contribute include:

- Nedern Brook, an important feature of the local topography, with the castle apparently being deliberately sited adjacent to and historically approached from the watercourse;
- The historic settlement core of Caldicot to the west, especially the Church of St Mary which appears to be of early origins, is likely to have shared a historic functional association with the castle, and may have benefited from common patronage;
- Surviving elements of the late 19th- and early 20th-century country estate, including Castle Lodge and the tree-lined eastern carriageway which illustrate the later adaptation of the castle to a private country residence by J. R. Cobb; and
- Key views towards and from the surrounding open and rural landscape which enable the historic rural setting of the castle to be understood, although it must be recognised that the character and appearance of this landscape has changed considerably since the medieval period.

Any contribution of the site through setting

- 6.14. The entire site lies outside the Scheduled area and (except for the small western spur) is separated from Caldicot Castle by the brook. It is highly unlikely that medieval activity associated with the castle extended into the site. The site probably formed the agricultural hinterland throughout the castle's history; there is no evidence of any other historic functional association, nor any evidence of the site forming part of a historic designed landscape connected with the castle (e.g. a medieval deer park).
- 6.15. As noted in the previous assessment of the Conservation Area, the castle can be viewed and glimpsed from the western part of the site (i.e. the land west of the disused railway; see Plate 10 & Plate 11 above). There are reciprocal views of this part of site from the publicly accessible uppermost levels of the castle (see Plate 17 above). The western part of the site therefore makes a small contribution to the significance of the castle through setting by giving legibility to the historic rural surrounds of the castle, although it must be recognised that the character of this land has changed since the medieval period (it now comprises a country park and modern pastureland).
- 6.16. By contrast, views of the castle from the eastern parts of the site (i.e. those proposed for residential development) are obstructed by intervening belts of trees, especially those associated with the disused railway line. There are some distant glimpses of the uppermost parts of the castle from restricted vantage points within the easternmost part of the site (Plate 21); however, the castle ultimately blends with the treeline and it is not possible to appreciate its architectural form. Consequently, these equate to incidental rather than significant views.
- 6.17. From the castle keep, there are heavily filtered, distant glimpses of the existing buildings and structures associated with the showground and located within the eastern part of the site (Plate 22). It is anticipated that these views will be more open in the winter months when intervening vegetation is not fully in leaf, however it is expected that the showground facilities will remain largely screened and heavily filtered. Ultimately, the modern showground facilities and structures do not reflect the historic wider rural landscape of the castle.
- 6.18. For these reasons, the eastern parts of the site are not considered to contribute to the significance of Caldicot Castle through setting.



Plate 21: South-south-west-facing view towards Caldicot Castle from within the eastern part of the site, adjacent to the central eastern boundary.

Caldicot Castle, which is barely perceptible, is indicated with a purple arrow.



Plate 22: North-east-facing view from the keep of Caldicot Castle.

There are heavily filtered, distant glimpses of existing built form within the eastern part of the site.

Potential impacts of development

- 6.19. As noted in the previous assessment of the Conservation Area, the western area of the site is to be retained as undeveloped, open space and integrated into Caldicot Castle Country Park. This will preserve existing views of the castle and open-up new public views and glimpses, thus resulting in a heritage benefit.
- 6.20. The residential development of the eastern parts of the site is anticipated to be largely screened from the castle by existing, intervening vegetation, provided the new built form is of an appropriate height and scale. Any heavily filtered glimpses of new development from the castle keep will replace existing glimpses of built form associated with the modern showground. It should also be noted that modern residential development already forms part of the established content of views out from the keep, including that at the expanded eastern settlement edge of Caldicot. Ultimately, development of the eastern part of the site could be sensitively designed to avoid any adverse impact views on significant views towards and from the castle.
- 6.21. The site could therefore be residentially developed and cause no harm to the significance of Caldicot Castle through change to its setting subject to appropriate parameters, including height of new development.

7. The Berries Mound and Bailey Castle

7.1. The Berries Mound and Bailey Castle (Cadw Reference: MMO26) is a Scheduled Monument that was designated on 12th September 1933. See **Appendix 5** for the full list entry.

7.2. There is no recorded evidence that the asset has ever been evaluated, therefore its precise origins and chronology are unknown. Many of the earthworks are considered to date from the Anglo-Norman period, although it has been suggested that these utilised an existing site, possibly a pre-conquest settlement, or a natural feature.

7.3. The asset is located on private land approximately 200m south of the M48 and immediately west of the disused railway line. Nedern Brook flows to the west. The nearest public rights of way are located over 200m from the monument.

7.4. It is possible that the monument is broadly contemporary with Caldicot Castle, located c. 900m to the south, and historically there may have been a line of sight between the two fortified sites. Ultimately, it is unclear whether intervisibility between the two monuments was designed or intended.

7.5. The monument is well-screened by surrounding vegetation, especially the dense belt of trees that follow the line of the disused railway, making it an indistinct element of the wider landscape (Plate 23).

Statement of significance

7.6. As a Scheduled Monument, the Berries Mound and Bailey Castle equates to a historic asset of exceptional, national interest (as defined by TAN24).

7.7. As a Scheduled Monument, the Berries Mound and Bailey Castle equates to a historic asset of exceptional, national interest (as defined by TAN24).

7.8. The Full Report describes the significance of the monument and its reason for designation as follows:

“The monument is of national importance for its potential to enhance our knowledge of medieval defensive organisation. The well-preserved monument forms an important element within the wider medieval context and the structure itself may be expected to contain archaeological information relating to chronology, building techniques and functional detail.”

7.9. The significance of the asset is almost entirely derived from its physical earthworks and any below-ground remains within the Scheduled area. These extant and potential remains will hold high historic and evidential value in terms of indicating the chronology of the monument and illustrating its past form, appearance, and occupation. By extension, this has potential to yield important information about medieval fortified sites more generally.



Plate 23: North-west-facing view towards Berries Mound and Bailey Castle from the northern boundary of the eastern area of the site.

The earthworks are not perceptible due to the distance and the mature vegetation that surrounds and covers the monument.

7.10. The setting of the monument makes a considerably lesser contribution to its overall significance. Considering those elements of its immediate setting, Nedern Brook makes the greatest contribution as a historic watercourse that likely influenced the siting of the monument. Other nearby elements, such as the disused railway and the M48, are modern features that do not illustrate the historic context of the monument and therefore make no contribution.

7.11. As noted above, there is potential for a historic relationship between Berries Mound and Caldicot Castle, and as near-contemporary medieval fortified sites in relatively close proximity they can be considered to possess group value. On the other hand, any historic intended intervisibility between the monuments can no longer apparently be experienced due to the monument being overgrown and intervening belts of trees. At most, Caldicot Castle makes a very small contribution.

Any contribution of the site through setting

7.12. Significant medieval activity associated with the Berries Mound and Bailey Castle is likely to have been confined to the immediate area and is not anticipated to have extended into the site.

7.13. The site is largely screened from the monument by intervening vegetation. At most, it is anticipated that there could be some glimpses of the north-west boundary of the site from the mound. Historically, there may have been views from the Berries Mound across the western part of the site towards Caldicot Castle. Depending on the origins of the Berries Mound and its intended function, such intervisibility could have been designed.

7.14. Most of the site (including the eastern parts which are proposed for residential development) is not intervisible with the monument.

7.15. Overall, the north-west edge of the site potentially makes a very small contribution to the significance of the Berries Mound and Bailey Castle through setting in terms of giving potential legibility to the rural surrounds of the monument. Most of the site makes no contribution.

Potential impacts of development

7.16. The limited part of the site that is potentially visible from the mound will be retained as undeveloped land and connected to the Country Park, therefore causing no harm to the significance of the monument through change to its setting.

7.17. It is anticipated that the residential development of the eastern part of the site, specifically that nearest the monument, could be carried out and would not be visible or perceptible from the mound.

7.18. For these reasons, the proposed development could take place and cause no harm to the significance of the Scheduled Monument in terms of change to its setting.

7.19. There would also be the potential for some form of interpretation and public access in the part of the site nearest the monument, thereby improving public appreciation and understanding of the asset and resulting in a heritage benefit. The precise location of the interpretation would be subject to other planning considerations.

8. Conclusion

- 8.1. Following a thorough assessment, and in line with recent comments from the heritage consultee for Monmouthshire County Council, it has been demonstrated that the historic assets comprising Mount Ballan House, the Caldicot Conservation Area, Caldicot Castle, and Berries Mound and Bailey Castle do not pose a constraint to the deliverability of residential development within the site as indicated by the illustrative masterplan.
- 8.2. Assuming that residential development is carried out to an appropriate height and scale, intervening tree belts are retained, and new planting is implemented, it is anticipated that the new built form will be well-screened from the Caldicot Conservation Area, Caldicot Castle, and the Berries Mound and Bailey Castle, and will not undermine any elements of settings that currently contribute to the significance of these historic assets.
- 8.3. There is potential for elements of new built form to be glimpsed from the rear elevation windows of Mount Ballan House; however, these would replace existing glimpses of modern showground structures and facilities. Ultimately, the site in its present condition does not positively contribute to the significance of the Grade II Listed house through setting (the historic setting having been already substantially eroded), and appropriately scaled dwellings in the vicinity would not undermine this significance.
- 8.4. In addition, the proposed extension of the Caldicot Castle Country Park has the potential to result in heritage benefits, specifically by opening up the new public views of Caldicot Castle from western parts of the site and by providing interpretation of the Berries Mound and Bailey Castle.

Appendix 1: Assessment Methodology

Assessment of significance

In the Welsh Government's Technical Advice Note 24 (henceforth referred to as TAN24), significance is defined as:

"The sum of the cultural and natural heritage values of a place".¹¹

Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (henceforth referred to as *Conservation Principles*) advocates considering the four types of heritage value an asset may hold: **evidential**, **historical**, **aesthetic** and **communal**.¹² These are described as follows:

- **Evidential value:** the potential of a place to yield evidence about past human activity. This value is derived from physical remains or historic fabric. Additional evidential values can be gained from documentary sources.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place through its form, external appearance or setting.

- **Communal value:** the social and economic values, and spiritual meanings, that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

This approach allows for a detailed and justifiable determination of significance and the value from which that significance derives.

Significance results from a combination of any, some or all of the values described above.

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest.

Setting and significance

Setting is defined within TAN 24 as:

"... the surroundings in which it [a historic asset] is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve.... Setting is not

¹¹ Welsh Government, TAN24, p. 47.

¹² Cadw, *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011).

itself a historic asset, though land within a setting may contain other historic assets.¹³

Paragraph 1.25 of TAN 24 also states that:

“Elements of 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.”¹⁴

Assessing change through alteration to setting

- 8.5. How setting might contribute to these values has been assessed within this Report with reference to *Setting of Historic Assets in Wales* produced by Cadw, particularly the four stages of assessment in Section 4 of the document as summarised below. This advocates the clear articulation of ‘*what matters and why*’.¹⁵
- 8.6. Step 1 is to identify the historic assets affected and their settings. Step 2 is to “define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced”. The guidance includes a (non-exhaustive) check-list of elements that may contribute to a historic asset through setting including: functional and physical relationships, topographic features, physical surroundings, original layout, buried or archaeological elements, views to/from/across, formal or planned vistas, prominence, views associated with aesthetic / functional / ceremonial purposes, historical / artistic / literary / place name /

cultural / scenic associations, noise, smell, tranquility / remoteness / wildness.

- 8.7. Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to “consider options to mitigate or improve the potential impact of a proposed change or development on that significance”.
- 8.8. Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

Under TAN 24 a ‘historic asset’ is defined as:

“An identifiable component of the historic environment. It may consist of or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”¹⁶ (Our emphasis).

¹³ Welsh Government, TAN24, p. 10.

¹⁴ Idem.

¹⁵ Cadw, *Setting of Historic Assets in Wales* (May 2017).

¹⁶ Welsh Government, TAN24, p. 6.

These nationally important designated historic assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites and Conservation Areas.

Listed Buildings are designated in three grades, reflecting their relative importance, as defined in TAN24:

- Grade I – buildings of exceptional, usually national interest.
- Grade II* – particularly important buildings of more than special interest.
- Grade II – buildings of special interest which warrant every effort being made to preserve them.

Assessment of harm and benefits

Planning Policy Wales requires that the potential impacts of a development on the significance of any historic asset/assets are assessed. Hence any impacts are described in terms of how they affect the significance of a historic asset, and heritage values that contribute to this significance, including any impacts resulting through changes to setting.

Proposed development may also result in benefits to historic assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.¹⁷ It does not provide statutory protection for non-designated or Locally Listed historic assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] 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 features of special architectural or historic interest which it possesses.”¹⁸

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving

or enhancing the character or appearance of that area.”¹⁹

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.²⁰ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

In addition to the statutory obligations set out within the aforementioned Acts, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.²¹

¹⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

¹⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

²⁰ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

²¹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

Planning Policy Wales 2024

National policy is set out in Planning Policy Wales 2024 (PPW12). Chapter 6 of PPW12 is concerned with the Historic Environment. This recognises that the historic environment 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.”²²

PPW12 identifies historic assets as a non-renewable resource and sets out 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 a historic asset or its setting should be managed in a sensitive and sustainable way.”

PPW12 sets out the framework for making informed decisions regarding proposed change which could have an impact on the historic environment, stating that:

“... any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage

values of individual historic assets and their contribution to the character of place.”

For Listed Buildings, paragraph 6.1.10 states that:

“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.”

Paragraph 6.1.11 goes on to confirm that:

“... 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.”

For Conservation Areas, paragraph 6.1.14 states that:

“There will be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings.”

²² Planning Policy Wales Edition 12, Welsh Government, 2024.

Paragraph 6.1.16 goes on to confirm 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.”

With regard to Historic Parks and Gardens, paragraph 6.1.18 of PPW12 states:

“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....”

Paragraph 6.1.19 confirms:

“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.”

In relation to nationally important archaeological remains, which include Scheduled Monuments, PPW12 (at paragraph 6.1.24) states:

“Where nationally important archaeological remains and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of

national importance) or has a demonstrably and unacceptably damaging effect upon its setting.”

Planning Policy Wales Technical Advice Note 24: The Historic Environment

TAN24 was launched by the Welsh Government in 2017. The purpose of the TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on applications for Planning Permission or Listed Building Consent. The TAN provides specific guidance on how the following aspects of the historic environment should be considered:

- World Heritage Sites
- Scheduled Monuments
- Archaeological remains
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Historic Landscapes
- Historic assets of special local interest.

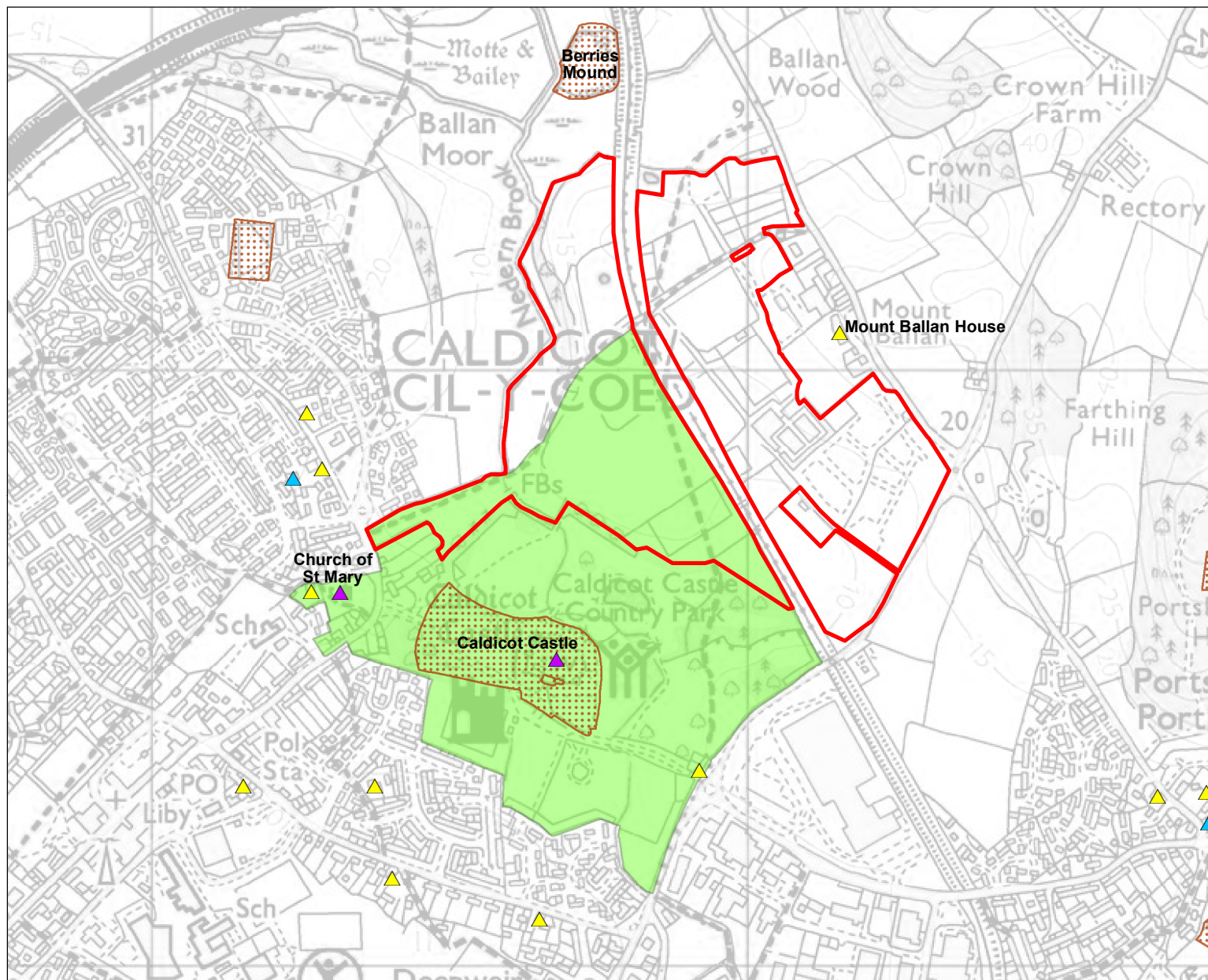
TAN24 also sets out the requirement to consider the potential impact of proposed developments upon the setting of historic assets, confirming that it is for the Local Planning Authority to consider the effect of proposed developments within the settings of Listed Buildings, Conservation Areas, unscheduled monuments of national importance and other undesignated historic assets.

Cadw have also produced a number of best practice guidance documents to provide information on the assessment of the historic environment within the context of the planning and legislative framework. These include Heritage Impact Assessment in Wales which is intended to be read alongside PPW and TAN 24.²³

²³ Cadw, *Heritage Impact Assessment in Wales* (May 2017).



Appendix 4: Map of Designated Historic Assets



KEY

- Site
- Caldicot Conservation Area
- Scheduled Monuments

Listed Buildings

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II

Appendix 4: Map of Designated Historic Assets

Land off Crick Road, Caldicot

Client: Richborough

DRWG No: P21-2307 Sheet No: - REV: -

Drawn by: JT Approved by: GS

Date: 13/10/2023

Scale: 1:10,000 @ A4

Appendix 5: Cadw Designation Reports

Caldicot Castle

Reference Number: 2006

Grade: I

Date of Designation: 6th October 1953

Date of Amendment: 8th August 2000

Street Side: E

Location: About 300m east of the Church of St Mary and about 700m east of the centre of Caldicot Community.

Broad Class: Education

History

Caldicot is a large motte-and-bailey castle which developed over the C13 and C14 and was completed in its medieval form in about 1389. The site was first fortified with some of the surviving earthworks by Milo Fitzwalter, High Constable to King Stephen, in the early C12. The stone buildings were added over a long period, beginning with the keep, which was built on the motte in the early C13. The keep was probably built by Humphrey de Bohun who inherited in 1221, and the curtain wall round the bailey will have followed fairly soon after this in the mid C13. The Great Hall seems to date from the 1340's; and then a large amount of money was spent in 1384-9 by Thomas of Woodstock who married the daughter of the last de Bohun who had died in 1373. This work probably included the Woodstock Tower on the north wall and the Great Gatehouse on the south. Caldicot was twice held by the Crown in the C15 and C16. It was dismantled after being held by the Royalist cause in the Civil

War. Abandoned to stone robbers it gradually decayed although the Buck engraving from the 1740's shows it recognisable as today's building.

Caldicot Castle was purchased from the Beaufort estate in 1885 by J R Cobb, with the intention of restoring it, as he had already done at Pembroke and Manorbier Castles; although with Caldicot it was to be as a house for himself. However, Bradney gives an alternative account. He says that the castle was purchased from the Crown by Charles Lewis of St Pierre on 7/3/1857 and was sold to Cobb in 1891. The castle was restored and rebuilt in varying degrees in the next twenty years so that it is in part consolidated, eg. the north and west curtain and the keep, part restored eg. the external appearance, and partly rebuilt in a full and fanciful manner eg. the Woodstock Tower and the Great Gatehouse. J R Cobb appears to have been his own architect. It continued to be occupied by the Cobb family until 1963 when it was bought by the Chepstow Rural District Council on the insistence of the Clerk, the local antiquary T T Birbeck. It then passed to Monmouth District Council in 1974 and to Monmouthshire County Council in 1996.

Exterior

The castle is built almost wholly of local rubble stone faced with squared blocks of local gritstone. The late C19 work used very closely matched stone with some red brick and pseudo timber framing in those additions to the Great Gatehouse which formed J R Cobb's own house. The house parts are roofed in red tiles while the towers are roofed in lead.

The plan of the castle is a rectangle-to-oval circuit of walls round the bailey with the Great Gatehouse in the centre of the south wall and the motte and its crowning keep in the north west corner. Thus, clockwise from the main entrance : Great Gatehouse : South West Tower : de Bohun Gateway : Keep : Woodstock Tower : South East Tower : Great Hall and Private Apartments, and back to the entrance.

The castle exteriors are described from the Great Gatehouse in this order, firstly the outer elevations and then the elevations to the bailey.

Outer elevations :

The Great Gatehouse is externally very largely of the late C19 to early C20 and is complete as rebuilt by J R Cobb. Central projecting section of two tall storeys over a battered base. Central entrance arch and oak drawbridge flanked by two lancets on either side. The first floor has three larger windows in projecting frames and two rows of small square lights. Battlemented parapet above. Three storey towers flank this section, each storey with one window as above; the towers rise to machicolated and castellated parapets all complete. The curtain is complete to the wallwalk, but without castellations.

The South West Tower is a drum with battered base. It is complete apart from some damage to the parapets. The curtain was undergoing repair at the time of inspection. It is largely complete to the wallwalk, but without castellations.

The de Bohun Gateway (or West Postern Tower) is complete to the parapet and has the unusual feature of an arched gateway to the outside. This is similar to one at Pembroke Castle. The curtain is complete to the wallwalk, which rises up the side of the motte, but without castellations.

The Keep is a large circular tower of three storeys with an attached D-shaped tower on the outside which contains garderobe shafts and rises to provide a look-out tower. The keep is complete nearly to the roof, but the top floor is half gone and all castellations are missing. The curtain is complete to the wallwalk, but without castellations except for a few surviving by the keep.

The Woodstock Tower was fully restored by J R Cobb and was converted to a house. It is a square three storey tower over a basement gateway, but the corners are chamfered off on the outer face; these chamfers have broach stops. The main face has a pointed arch gateway, a square window above and a smaller rectangular window above this. The tower top has a machicolated and castellated parapet all complete. The arch of the postern is said to be inscribed for Thomas of Woodstock, son of Edward III. The curtain is complete to the wallwalk, but without castellations in the first section. It then has several windows into now vanished buildings and a major breach on the east side of the castle.

The South East Tower is largely complete externally including castellations. It is a semi-circular tower with a battered base. The curtain is complete to the wallwalk, but without most castellations. The first section is pierced by the first floor windows to the Great Hall. Three large 2-light windows of the mid-C14 with mullion-and-transom and cusped heads. Some castellations to this section of the wall. The final section of curtain before the Great Gatehouse has windows for the private apartments on two floors, including another 2-light mullion-and-transom one on the upper floor.

Elevations to the bailey:

The interior of the Great Gatehouse is two storeyed in stone, with a recessed central archway with two 8-pane windows on either side in projecting frames as before. Four more windows on the floor above; the parapet rises into two tall stone chimneys. The house

rises on either side of the upper floor and behind the parapet into an attic with gabled roof behind. All this is of the 1890s as is most of the stonework. The taller flanking towers of the gatehouse rise at the back. The house is in red brick with pseudo timber framing and with timber mullioned windows. A stairway rises on the right hand side to the Great Hall, the entrance to the private apartments is in the building on the left. The curtain is complete to the wallwalk with a restored staircase.

The South West Tower was roofed and given rooms in c1890. It has a 3-light oriel window on the first floor. The curtain is complete to the wallwalk.

The Keep is complete apart from the top storey. It has a first floor entry, and a roof of c1890. The curtain is complete to the wallwalk.

The Woodstock Tower has a basement archway, a first floor entrance, several small windows and a castellated parapet with chimneys disguised as a corner turret. The curtain is complete to the wallwalk but it includes two fireplaces to now demolished lean-to buildings. There is a large breach in the wall on the east side.

The South East Tower has an inserted modern floor, but is roofless.

The curtain has the remnants of the hall undercroft and the interior faces of the Great Hall windows. The private apartments are a two storey gabled house of the 1890s in red brick with pseudo timber

framing and tiled roofs. Modern gabled projection on the ground floor, 5-light canted oriel on the upper floor, roof with half hip.

The bailey garden contains a well with dwarf stone wall surround and a large iron naval cannon from H M S Foudroyant.

Interior

The gateway and house interiors are almost all of the 1890s but in the medieval character. There is a rebuilt Great Hall in the Great Gatehouse at first floor level. The south west tower has two restored rooms. The Keep has three restored floors with rooms with fireplaces and window embrasures. The basement is stone vaulted and little changed from the medieval period. The Woodstock Tower has a domestic interior part medieval and part 1920s including an unusual tiled bathroom. The surviving interiors of J R Cobb's house were not inspected at the time of resurvey.

Reasons for Designation

Listed and graded highly as a very fine medieval castle built in the C13 and C14, and for its restoration and occupancy by J R Cobb an important castle restorer. The unoccupied parts of the castle are a Scheduled Ancient Monument : MM050 (MON).

Caldicot Castle (unoccupied parts)

Reference Number: MM050

Date of Designation: 22nd March 1950

Status: Designated

Unitary Authority: Monmouthshire

Community: Caldicot

Easting: 348607

Northing: 188521

Broad Class: Defence

Site Type: Castle

Period: Medieval

Summary Description and Reasons for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument consists of the remains of a castle, dating to the medieval period that was restored to make a family home in the late 19th century. Caldicot Castle is a large motte and bailey castle that was founded in the 12th century by Milo Fitzwalter, Lord of Caldicot, Earl of Hereford and Constable of England. The original castle structures would have comprised earth and timber defences, some trace of which survives on the site today. In the early 13th century the Caldicot lands and titles passed through marriage to Humphrey de Bohun, who probably started the refortification of the castle in stone around 1221. The masonry keep is thought to have been the first stone structure built on the site. Located in the N corner of the castle, the keep sits within the earthen motte and is completely surrounded by a ditch.

Interestingly, the stone keep is actually built into the motte, with two rooms constructed below the level of the motte summit. This suggests that the motte and the keep were contemporary, with the earthen motte built up around the stone keep as it was constructed. The keep is a massive structure, its 3m thick walls built from rubble, and faced with high quality local gritstone. The battered based of the keep is topped by a roll-moulded string course, above which the walls rise to the height of the crenelated parapet. There are cross arrow loops in the walls, and small windows in the upper levels – the larger windows are 19th century additions. At the top of the keep, the embrasures of the battlements were filled in during the medieval period to allow another floor to be added. During the 19th century restoration of the keep, some of these embrasures were reopened to reconstruct the crenelated battlements, while others remained blocked. Below the battlements holes in the masonry provide evidence for a wooden fighting platform, a hourd, that would have projected out from the wall of the keep. On the W side of the keep a D-shaped tower projects from the main structure. This is solid for most of its height, with only a small vaulted chamber built into the base, possibly a dungeon, and a chamber at the top. In the interior of the keep, the basement level is unlit and has no fireplace, which may indicate that it was used for storage rather than as a living space. There is access to a garderobe from this level. On the two floors above, the original living spaces have hooded fireplaces (reconstructed in the 19th century). On the first floor, at entry level to the keep, the room is lit by four arrow loops, one of which was entered through a square recess cut into the wall in which was a well. The floor above was accessed up a spiral staircase built into the thickness of the wall, which also provided access to the roof of the keep, and later the upper chamber. In the mid-13th century, the stone-built curtain wall was constructed, enclosing a large area to the SE of the keep. This wall butts up against the walls of the keep, blocking one of the arrow loops, and has a wall walk along its full

length. The gateway into the castle, the de Bohun Gate, was located midway along the W side of the curtain wall. It was located on the S side of a D-shaped tower and comprised a portcullis with a door behind, with murder holes in the roof between the two. On the outside of the tower, encircling the top, are holes for timbers that would have supported a timber hound. In the SW corner of the castle are the remains of a two-storey circular tower, projecting from and contemporary with the curtain wall. In the SE corner of the castle is a large D-shaped tower that would have provided grand and spacious accommodation. The tower may have been built in two phases, with the base constructed in a similar style to the de Bohun gate, with fine squared masonry, above which the walls are of a coarser rubble construction. The top of the tower has battlements and arrow loops, and there are holes for the timbers to support a wooden hound. The ground floor room has no fireplace or windows and was probably used for storage. The first floor room is large, and contains a hooded fireplace and windows, and would have been connected to the adjacent hall range. The SE tower and the hall range date, architecturally, to the mid 14th century. In the late 14th century the castle passed, by marriage, to Thomas of Woodstock, Edward III's youngest son, who began a programme of building work at Caldicot. Between 1384 and 1389, he built the great gateway on the S side of the castle and the Woodstock tower on the N side. The gateway served as both a new entrance to the castle and as accommodation for the Lord and his family. The gateway was approached by a drawbridge and defended by two portcullises, two gates and three murder holes. The passageway between the two portcullises is ornate, with a vaulted roof springing from supports decorated with carved heads. Carved heads also adorn the machicolations on the W tower of the gatehouse. The gatehouse towers would have been defensive but their main function was as garderobe towers serving the lord's apartments. The interior of the gatehouse was significantly altered during the 19th century conversion of the building into a family home, and consequently its medieval layout is difficult to discern. The Woodstock tower, on the N side of the castle, was built

between 1385 and 1387 by Thomas Woodstock. It was built to function as the postern gate for the castle and also to provide accommodation for members of the household. There are three storeys, each containing a single room with a fireplace, window and garderobe. The external face of the tower is angled with an arched entrance on one side of which is a carved quatrefoil panel with 'Thomas' engraved into it. A similar stone engraved with 'Alianore' (Thomas' wife) was found during the 19th century excavation of a building close to the Woodstock tower. The tower is surmounted by a machicolated battled projecting from the top of the walls. There is evidence for additional buildings, now lost, within the walls of the castle. This includes traces of fireplaces on the inside of the curtain wall, beam slots to support wooden structures, garderobe towers for a range of buildings on the E side of the castle, and the foundations of buried buildings that are visible as parch marks during dry summers. All of the brickwork and the timber within the castle are the result of the restoration and conversion of the site into a family home by Joseph Cobb and his descendants between 1885 and 1963. The family converted the gatehouse into a comfortable home, and restored features such as floors and fireplaces within the keep and the other towers. They also created furnished apartments for tenants within three of the towers. The castle was sold by the Cobb family to Chepstow Rural District Council in 1963. The monument is of national importance for its potential to enhance our knowledge of medieval defensive practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

The Berries Mound & Bailey Castle

Reference Number: MM026

Date of Designation: 12th September 1933

Status: Designated

Unitary Authority: Monmouthshire

Community: Caldicot

Easting: 348735

Northing: 189518

Broad Class: Defence

Site Type: Motte

Period: Medieval

Summary Description and Reason for Designation

The following provides a summary description of the Scheduled Ancient Monument.

The monument comprises the remains of a motte and bailey castle, a military stronghold built during the medieval period. The site consists of a large steep-sided mound, 6m to 7m high in the NE corner of a roughly circular bailey. The motte has a flat summit and is surrounded by a flat-bottomed ditch varying between 2m and 4m wide and 1m to 2m deep. The bailey is cut on the W side by a deep modern drainage ditch. On the S side the bailey is defined by a low bank, 0.6m high on the outside and 0.2m high on the inside. On the N side there is a short stretch of bank, 0.5m-1m high, immediately W of the ditch surrounding the motte. On the SE side the bank is 1.5m high. Half way along the E side is a gap in the bank and a causeway across the ditch. The to N of the causeway the bank is 3m high and terminates at the ditch surrounding the motte.

The monument is of national importance for its potential to enhance our knowledge of medieval defensive organisation. The well-preserved monument forms an important element within the wider medieval context and the structure itself may be expected to contain archaeological information relating to chronology, building techniques and functional detail.

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

Mount Ballan House

Reference Number: 22001

Grade: II

Date of Designation: 20th September 2000

Date of Amendment: 20th September 2000

Location

Unitary Authority: Monmouthshire

Community: Portskewett

Town: Newport

Locality: Portskewett

Easting: 349154

Northing: 189065

Location: In Crick Road about 200m north of the junction with Chepstow Road.

Broad Class: Domestic

History

It was built in 1837 (dated) probably as the Vicarage of Caldicot, certainly the Vicar was living there in 1858, but the new Vicarage next to the church at Caldicot (qv Manor Nursing home, Caldicot Community) was ready in 1862. In 1879–80 the house was bought by Thomas Walker, the engineering contractor, for his home while the Severn Tunnel was under construction and because the attached fields contained good brick earth. He extended the house, and then

lived in it until his death in 1899 (qv Walker Memorial Lychgate, Caerwent Community), and his daughter was still living there in 1933. In recent years the house has been a hotel, but, at the time of inspection, the house was disused.

Exterior

A large rendered house, probably over rubble stone, with ashlar dressings and Welsh slate roofs. It was built in the Tudor Gothic style which was popular at the time it was built. Two storeys, with a later single storey wing on the north end of the house. The entrance (east) elevation has four gabled bays of which the right hand one is probably the addition by Thomas Walker, although built in character with the rest. From the left; a canted bay window with 1 + 2 + 1 lights with Tudor tracery and a castellated parapet. First floor plat band which goes all along this elevation and partly round the house. Three light mullioned window above, over this, in the gable, is a carved shield, and the date on a scroll 1837. Gable with elaborately carved bargeboards and a spike finial. The second bay projects as a two storey porch. Four centred arch with a dripmould with carved royal head stops. The inner doorway is similar with diamond stops to the architrave, door with 2-light window with coloured glass and relief panelling below. Small window on one return of the porch, panel with a shield over the arch, 2-light window above and gable as before. The third bay has two single light Tudor windows below and a large 4 x 3 light stair window above, a panel and gable over this as before. The fourth (1880s) gable is set back and has a 2-light and a 3-light window below and a two 2-light ones above, gable as before. Single storey wing to right with two 2-light windows. Four tall contemporary stacks with one, two and three flues of Tudor type. The south front has two gabled bays to the left and a further set back bay to the right, this being the flank wall of the first bay on the entrance front. The first bay has a 4-light window above and below, the second has a canted bay window below as before and a 4-light window above, the third bay has a 3-light window below, all these with dripmoulds, and a plain 3-light window above. The west front,

from the left has a two storey canted bay window, a plain bay with a single light window, a two storey canted bay window as before, and single light windows to the right.

Interior

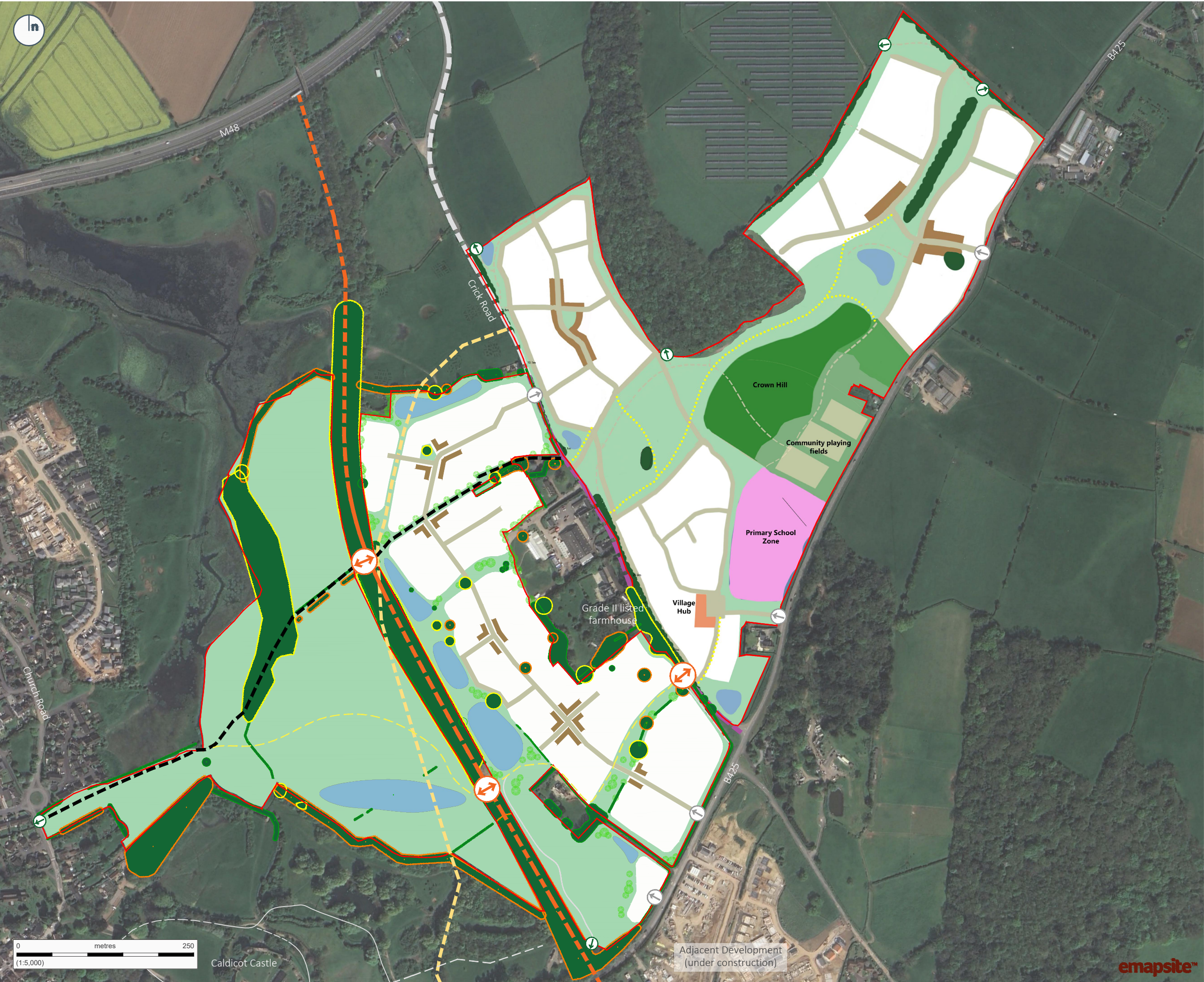
Not available for inspection at the time of resurvey. The house is unoccupied and awaiting development.

Reasons for designation

Included for its architectural interest as a well-preserved Tudor Revival villa of 1837 and for its historic interest as the home of Thomas Walker, engineer and contractor, while he was building the Severn Tunnel and subsequently.



Appendix 6: Emerging Illustrative Masterplan



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- KEY**
- Site Boundary
 - Residential Development
 - Key Frontage
 - Public Open Space
 - Proposed Trees and Hedges
 - Existing Trees and Hedges
 - Category A Trees
 - Category B Trees
 - Primary School
 - Active Travel Route - S24A east-west route
 - Active Travel Route - S28A north-south route
 - Existing Public Rights of Way
 - Crick Road
 - Proposed extent of Crick Road subject to works to reduce traffic speeds
 - Proposed foot/cycle paths
 - Proposed footpaths
 - Vehicular Access
 - Pedestrian/cycle access
 - Pedestrian/cycle crossing points
 - Proposed surface water attenuation basins

CLIENT

Richborough Estates

PROJECT

Land off Crick Road, Caldicott

DRAWING

Emerging Illustrative Masterplan

PROJECT NUMBER

RICU3019

DRAWING NUMBER	CHECKED BY
4000	AW

REVISION	STATUS
H	DRAFT

DATE	SCALE
July 2024	1:5,000 @ A3

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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