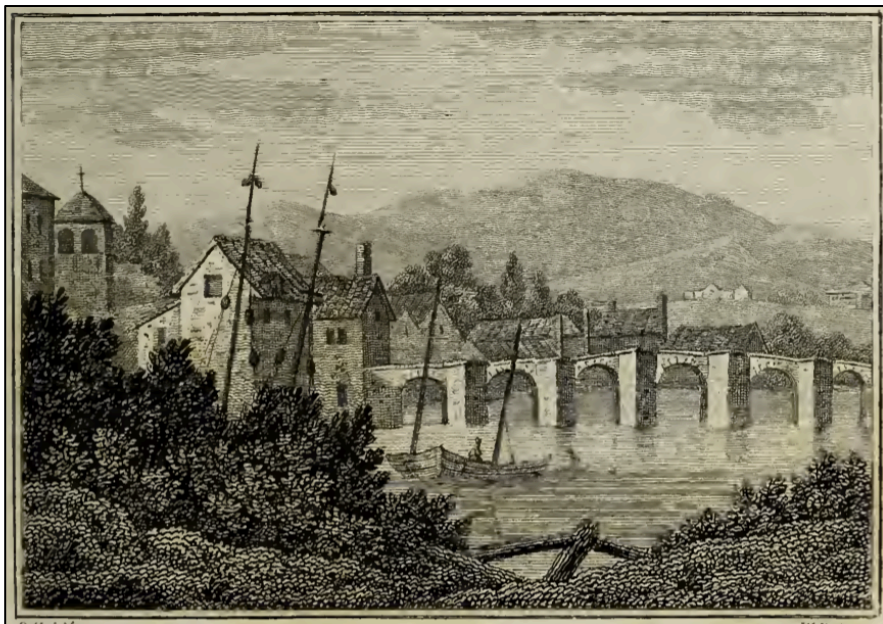


# **Proposed Bridge North of Existing Wye Bridge, Monmouth, Monmouthshire**

## **Archaeological Desk-Based Assessment and ASIDOHL2**



Prepared for

**Capita Property and Infrastructure Ltd**

By



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Cover image – an illustration of Wye Bridge, Monmouth from William Coxe’s *An Historical Tour of Monmouthshire, Volume 2* (1801)

## **Crynodeb/Summary**

*Comisiynwyd Archeoleg Mynydd Du Cyf gan Capita Property and Infrastructure Ltd i lunio Asesiad yn seiliedig ar Ddesg Archeolegol a Asesiad o Arwyddocâd Effaith y Datblygiad ar y Dirwedd Hanesyddol (ASIDOHL2) ar y bwriad i godi pont cerddwyr a beicio, gan groesi Afon Gwy i'r gogledd o Bont Gwy bresennol, yn ogystal ag adeiladu dau lwybr troed, yn Nhrefynwy, Sir Fynwy (DM/2020/01374). Mae'r ardal ddatblygiad arfaethedig wedi'i lleoli o fewn Tirwedd Hanesyddol Eithriadol Dyffryn Gwy Isaf (HLW(Gt)3).*

*Mae'r Asesiad ar Ddesg wedi nodi effeithiau uniongyrchol ac anuniongyrchol posibl y datblygiad arfaethedig ar asedau treftadaeth ac Ardaloedd Cymeriad Tirwedd Hanesyddol (HLCAs). Yn ogystal, mae'r asesiad wedi nodi effaith y datblygiad arfaethedig ar osodiad ac arwyddocâd asedau dynodedig statudol, a thrwy'r broses ASIDOHL2 mae wedi pennu arwyddocâd yr effaith ar y Dirwedd Hanesyddol yn ei chyfanrwydd.*

*Mae'r Asesiad sy'n seiliedig ar Ddesg wedi penderfynu bod gan bedwar ased treftadaeth y potensial i gael effaith uniongyrchol ar y datblygiad arfaethedig - Odyn Galch Cei St George, sydd wedi'i leoli'n uniongyrchol o fewn yr ardal ddatblygu; Warws a Nodweddion Cysylltiedig a'r Ty Cychod, Old Dixton, ar hyd glannau gorllewinol Afon Gwy; yn ogystal â Bwâu Llifogydd yn Sarn Ddwyreiniol y Dwyrain i Bont Gwy a Wyebridge, y mae'r ddau ohonynt wedi'u lleoli yn union i'r de. Mae'r asesiad hefyd wedi penderfynu y bydd y datblygiad arfaethedig yn arwain at effaith anuniongyrchol (gweledol) Ychydig lawn ar dri HLCA, gan gynnwys Afon Gwy (HLCA001), Coridor Trafnidiaeth Llandydiwg (HLCA010) a Wyesham (HLCA035). O ystyried yr uchod, ar y cyd â phresenoldeb posibl dyddodion a nodweddion archeolegol claddedig yn yr ardal ddatblygu, argymhellwyd y dylid rhoi briff gwyllo archeolegol i'r holl waith sy'n treiddio i'r ddaear sy'n gysylltiedig â chodi'r bont newydd.*

*Penderfynwyd y bydd y datblygiad arfaethedig yn cael effaith ar gyfanswm o 18 HLCA. Mae'r ASIDOHL2 wedi penderfynu y bydd y datblygiad arfaethedig yn cael effaith gorfforol uniongyrchol gymedrol ar Afon Gwy (HLCA001) ac effaith gorfforol uniongyrchol fach ar Goridor Trafnidiaeth Dixton (HLCA010) a Wyesham (HLCA035). Ar ben hynny, mae'r ASIDOHL2 wedi nodi deg HLCA arall y bydd y datblygiad arfaethedig yn effeithio'n anuniongyrchol arnynt, gan gynnwys Maeswedd y Garth a Wyesham (HLCA033), Maeswedd Hadnock (HLCA020), Prysogydd Hayes (HLCA023), Coedwig Highmeadow (HLCA019), Cae-y-Maen (HLCA006), Teml Llyngesol Cae-y-Maen (HLCA031), Coedwig Llwyn yr Arglwydd (HLCA040), Trefynwy (HLCA011), Newton (HLCA021), Pen-y-garn a Comin Bryn Eglwys (HLCA032), Penallt (HLCA034), Maeswedd Fferm Troy (HLCA037), Ty Troy (HLCA038), Coedwig Troypark (HLCA036) a Maeswedd Redbrook Uchaf (HLCA040). Mae'r ASIDOHL2 wedi dod i'r casgliad y bydd arwyddocâd cyffredinol effaith y datblygiad ar Dirwedd Hanesyddol Eithriadol Dyffryn Gwy Isaf (HLW (Gt) 3) yn Ychydig.*

*Paratowyd yr Asesiad ar Ddesg yn unol â safonau proffesiynol y 'Standard and Guidance for Archaeological Desk-based Assessments' gan y Chartered Institute for Archaeologists (cyhoeddwyd 2017, diwygiwyd 2020). Mae'r ASIDOHL2 wedi'i baratoi i safonau proffesiynol y Chartered Institute for Archaeologists a'i fwriad yw cwrdd â'r safon a'r canllawiau a nodwyd gan Cadw yn 'ASIDOHL2 Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process' (2<sup>nd</sup> argraffiad, 2007).*

*Black Mountains Archaeology Ltd were commissioned by Capita Property and Infrastructure Ltd to compile an Archaeological Desk-based Assessment and an Assessment of the Significance of the Impact of the Development on the Historic Landscape (ASIDOHL2) on the proposed erection of a pedestrian and cycling bridge, crossing the River Wye to the north of the existing Wye Bridge, as well as the construction of two footpaths, in Monmouth, Monmouthshire (DM/2020/01374). The proposed development area is situated within The Lower Wye Valley Outstanding Historic Landscape (HLW(Gt)3).*

*The Desk-based Assessment has identified the potential direct and indirect effects of the proposed development on heritage assets and Historic Landscape Character Areas (HLCAs). In addition, the assessment has identified the impact of the proposed development on the setting and significance of statutory designated assets, and through the ASIDOHL2 process it has determined the significance of impact on the Historic Landscape as a whole.*

*The Desk-based Assessment has determined that four heritage asset has the potential to be directly impacted by the proposed development – St George’s Quay Limekiln, situated directly within the development area; Warehouse and Associated Features at the Boat House, Old Dixton, situated along the western banks of the River Wye; as well as Flood Arches in Eastern Approach Causeway to Wye Bridge and Wyebridge, both of which are situated immediately to the south. The assessment has also determined that the proposed development will lead to a Very Slight indirect (visual) effect on three HLCAs, including The River Wye (HLCA001), Dixton Transport Corridor (HLCA010) and Wyesham (HLCA035). In consideration of the above, and the likelihood of encountering buried archaeological deposits and features within the development area, it has been recommended that an archaeological watching brief be applied to ground penetrating works associated with the erection of the new bridge.*

*It has been determined that the proposed development will have an effect on a total of 18 HLCAs. The ASIDOHL2 has determined that the proposed development will have a Moderate direct physical impact on The River Wye (HLCA001) and a Slight direct physical impact on Dixton Transport Corridor (HLCA010) and Wyesham (HLCA035). Moreover, the ASIDOHL2 has identified a further 15 HLCAs that will be indirectly effected by the proposed development, including The Garth and Wyesham Fieldscape (HLCA033), Hadnock Fieldscape (HLCA020), Hayes Coppice (HLCA023), Highmeadow Woods (HLCA019), The Kymin (HLCA006), Kymin Naval Temple (HLCA031), Lord’s Grove Woodland (HLCA040), Monmouth (HLCA011), Newton (HLCA021), Pen-y-garn and Church Hill Common (HLCA032), Penallt (HLCA034), Troy Farm Fieldscape (HLCA037), Troy House (HLCA038), Troypark Wood (HLCA036) and Upper Redbrook Fieldscape (HLCA015). The ASIDOHL2 has concluded that the overall significance of the impact of the development on The Lower Wye Valley Outstanding Historic Landscape (HLW(Gt)3) will be Slight.*

*The Desk-based Assessment has been prepared to the professional standards of the Chartered Institute for Archaeologists’ ‘Standard and Guidance for Archaeological Desk-based Assessments’ (published 2014, revised 2020). The ASIDOHL2 has been prepared to the professional standards of the Chartered Institute for Archaeologists and is intended to meet the standard and guidance set out by Cadw in ‘ASIDOHL2 Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process’ (2<sup>nd</sup> Edition, 2007).*

### **Acknowledgements and Copyright**

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# 1 Introduction

## 1.1 Project Background and Proposals

1.1.1 Black Mountains Archaeology Ltd were commissioned by Capita Property and Infrastructure Ltd to compile an Archaeological Desk-based Assessment and an Assessment of the Significance of the Impact of the Development on the Historic Landscape (ASIDOHL2) on the proposed erection of a bridge crossing the River Wye to the north of the existing Wye Bridge in Monmouth, Monmouthshire (DM/2020/01374). The proposed bridge will comprise a pedestrian and cycling bridge with a pair of proposed footways leading up to its western and eastern ends. The western footpath will extend from the A40, which bounds Monmouth's town centre on its eastern edge, while the eastern footpath will extend from the A466, which leads up to the existing Wye Bridge from the direction of Wyesham. The construction of the proposed bridge will also involve the installation of two reinforced concrete bank seats along the western and eastern banks of the River Wye, and associated groundworks. The deck of the bridge will be suspended over the width of the river via the use of hanger cables, meaning that structural foundations within the river itself will not be necessitated. Overall, the proposed bridge is intended to enhance Monmouth's waterfront while also providing safe and convenient access to its town centre from the east. The proposed development area is situated within The Lower Wye Valley Outstanding Historic Landscape (HLW(Gt)3) (Figure 6). The proposed development is centred on NGR SO 51214 12813 (Figure 1).

## 1.2 Objectives

1.2.1 The purpose of a Desk-based Assessment as set out by the Chartered Institute for Archaeologists (2014, revised 2020) is to gain an understanding of the historic environment resource in order to formulate as required:

- an assessment of the potential for heritage assets to survive within the Area of Study.
- an assessment of the significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests.
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.
- an assessment of the impact of proposed Development or other land use changes on the significance of the heritage assets and their settings.
- strategies to conserve the significance of heritage assets, and their settings.
- design strategies to ensure new Development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.
- proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

1.2.2 To this we can further add that the objectives of a Desk-based Assessment are are to provide:

- An assessment of available information to determine the extent and character of heritage assets, in local, regional and national contexts.
- An assessment of the significance of heritage assets considering all of the cultural heritage values that people associate with it, or which prompt them to respond to it.
- An assessment of impact (physical or visual) on heritage assets and their setting.
- The careful consideration and presentation of mitigation recommendations aimed at reducing the impact of the Development on heritage assets and their setting.
- Finally, the presentation of this information in a written report and the preparation and deposition of an archive of data generated by the assessment in line with professional standards.
- (Chartered Institute for Archaeologists' *'Standard and Guidance for Archaeological Desk-based Assessments'* (published 2014, revised 2020)

### 1.3 Legislative Framework

1.3.1 Planning legislation is set out in the *Town and Country Planning Act 1990*. *Planning Policy Wales* (PPW 11<sup>th</sup> Edition) sets out the land use planning policies of the Welsh Government. Chapter 6 sets out the Welsh Government's policy towards the historic environment. It states "*The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.*" (PPW 2021, 126).

1.3.2 Underpinning PPW are a series of Technical Advice Notes (TANs). The *Planning (Wales) Act 2015* sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The 2015 Act also introduces a mandatory requirement to undertake pre-application consultation for certain types of development. The *Town and County Planning (Development Management Procedure) (Wales) (Amendment) Order 2016* defines in *Schedule 4 (I)* the parameters and definitions for the requirement of pre-application consultation by Welsh ministers, particularly in response to the effect of statutory designated monuments, buildings and parks and gardens.

- 1.3.3 Following adoption of the TAN 24 Historic Environment on 31st May 2017, Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology; 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and 1/98 Planning and the Historic Environment have been cancelled. Detailed advice on Environmental Impact Assessment is still contained within Welsh Office Circular 11/99 Environmental Impact Assessment.
- 1.3.4 Any works affecting an ancient monument and its setting are protected through implementation of the *Ancient Monument and Archaeological Areas Act 1979*. In Wales the 1979 Act has been strengthened by *The Historic Environment (Wales) Act 2016*. The 2016 Act makes important improvements for the protection and management of the Welsh historic environment. It also stands at the centre of an integrated package of secondary legislation (Annexes 1-6), new and updated planning policy and advice, and best-practice guidance on a wide range of topics (TAN 24 Historic Environment). Taken together, these will support and promote the careful management of change in the historic environment in accordance with current conservation philosophy and practice.
- 1.3.5 The *Ancient Monument and Archaeological Areas Act 1979* and *The Historic Environment (Wales) Act 2016* sets out a presumption in favour of preservation *in-situ* concerning sites and monuments of national importance (scheduled/listed), and there exists in the current *Planning Policy Wales* (Chapter 6) a presumption in favour of preservation *in-situ* of all types of heritage assets.
- 1.3.6 Cadw are the Welsh Government body responsible for determining applications for Scheduled Monument Consent (SMC) and is a statutory consultee for certain types of developments affecting Scheduled Monuments, World Heritage Sites and Registered Historic Parks, Gardens and Landscapes, Strategic Environmental Assessments and scoping opinions for Environmental Impact Assessments (PPW 2016). Cadw published their *Conservation Principles for the sustainable management of the historic environment in Wales* in 2011. These principles provide the basis upon which Cadw discharges its statutory duties, makes decisions or offers advice about changes to historic assets. Cadw further advise that the *Conservation Principles* should also be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision-making where the historic environment is affected by the planning process (PPW 2016).
- 1.3.7 Important or historic hedgerows (and boundaries) are protected under *The Environment Act 1995 (Section 95)*. The *Hedgerow Regulations 1997* (under the 1995 Act) provides protection and guidance for those development/agricultural activities outside of planning. The regulations permit the removal of any hedgerow (including any length of hedgerow) for 'carrying out development for which planning permission has been granted' provided the loss of the hedgerow has been properly assessed against the benefits of the proposed development.
- 1.3.8 Following review in 1998, a simplified set of assessment criteria was proposed where all substantially complete boundaries (hedgerows) that predate 1845 were to be afforded consideration/protection. The Environment, Transport and Regional Affairs Committee's Report 'The Protection of Field Boundaries' 1999 was acknowledged by

Government but no amendments were made to the 1997 regulations. Judicial Review of the application in 2002 of the regulations (Flintshire County Council v NAW and Mr J T Morris) has clarified the interpretation of some of the criteria (see *The Hedgerow Regulations 1997, Schedule 1, Part 2 Archaeology and History* and Section 1.5 below).

## **1.4 Assessment Methodology (Heritage Assets)**

### **1.4.1 Identifying Heritage Assets for Assessment**

1.4.2 The assessment of the historic environment includes the interrogation of a number of sources (but not limited to):

- statutory designated monuments, buildings and landscapes (including conservation areas, parks, gardens and battlefields)
- regional Historic Environment Record (HER)
- aerial photographic archives
- local and national archives
- cartographic and documentary sources.

1.4.3 Information on statutory designated sites (World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Landscapes, Battlefields, Parks and Gardens) was obtained from Cadw (Received 02/09/21) and accessed through Cof Cymru – National Historic Assets of Wales (a Welsh Government online mapping resource). Information recorded on the Regional Historic Environment Record (Received 10/09/21) and National Monuments Record (NMR Enquiry no. RC21-0480 Received 17/09/21) were assessed, as were collections of aerial photographs held by the Central Register of Air Photography for Wales (Received 10/09/21 and 14/09/21). Cartographic Archives held by The National Library of Wales were also consulted.

1.4.4 The assessment reviewed the existing information pertaining to the Historic Environment based on a primary 250m (radius) study area centred on NGR 51214 12813. A selection of statutory designated sites was also assessed outside the study area (up to 1km radius) for the impact to their setting.

1.4.5 Important or historic hedgerows were assessed according to current legislation that details the following criteria:

- The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, “historic” means existing before 1850.
- The hedgerow incorporates an archaeological feature which is (a) included in the schedule of monuments compiled by the Secretary of State under Section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(7); or (b) recorded at the relevant date in a Historic Environment Record.
- The hedgerow (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and

associated with such a site; and (b) is associated with any monument or feature on that site.

- The hedgerow (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Historic Environment Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.
- The hedgerow (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Enclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of Development control within the authority's Area, as a key landscape characteristic.
- There are other criteria relating to rights of way and ecology.

1.4.6 Heritage assets are categorised according to the only values that are nationally agreed in the Department of Transport/Welsh Office/Scottish Office *Design Manual for Roads and Bridges. Formerly Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007, amended 2009 (DMRB 2007), as amended January 2020 LA 106 Revision 1*. A cultural heritage asset is an individual archaeological site or building, a monument or group of monuments, an historic building or group of buildings, an historic landscape etc., which, together with its setting, can be considered as a unit for assessment. Heritage assets are assessed according to the following criteria.

1.4.7 Understanding value is subjective beyond any statutory or registered designation and is based on the professional experience and knowledge of the assessor. Other factors do contribute to the overall assessment of value (and significance) of heritage assets and the assessment criteria below contributes to an overall robust assessment framework.

Value			Criteria
A*	Very High	International/National	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
A	High	National	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
B	Medium	Regional	Designated or undesignated assets that contribute to regional research objectives.
C	Low	Local	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
D	Negligible	Local	Assets with very little or no surviving archaeological interest.
U	Unknown	Unknown	The importance of the resource has not been ascertained.

**Table 1. Factors for assessing the value of heritage assets (after Table 5.1 DMRB 2009)**

- 1.4.8 The criteria below are adapted from notes made in Annex 2 of the *DMRB Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007* that refer to the Scheduling Criteria as set out by the *Ancient Monument and Archaeological Areas Act 1979* and *The Historic Environment (Wales) Act 2016* and finally Stage 4 Evaluating Relative Importance as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (2nd Edition 2007<sup>i</sup>). An ASIDOHL2 is a staged approach to assessing the significance of impact to historic landscapes (and constituent character Areas) as characterised in the *Register of Landscapes of Outstanding Historic Interest in Wales* (Pt 2.1, 1998<sup>ii</sup>) and *Register of Landscapes of Special Historic Interest in Wales* (Pt 2.2, 2001<sup>iii</sup>) to the method set out in the *Guide to Good Practice on Using the register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (revised 2nd Edition 2007).
- 1.4.9 While comprehensive, the criteria should not be regarded as definitive, rather they are indicators which contribute to a wider judgement based on the professional experience of the assessor and the circumstance and context of the assessment and heritage asset.
- 1.4.10 **Rarity:** there are some monument categories, which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. This should be assessed in relation to what survives today, since elements of a once common type may now be rare.
- Very high: sole survivor of its type.
  - High: very few sites of this type are known.
  - Medium: the site is not unusual but cannot be considered common.
  - Low: the site is quite common.
- 1.4.11 **Documentation and association:** the significance of a heritage asset may be enhanced by the existence of records of previous investigations or, in the case of more recent monuments, by the supporting evidence of contemporary written records. Furthermore, any important historical associations relating to the heritage asset, such as institutions, cultural figures, movements or events, will enhance value. The survival of documentation and/or historic association that increases our understanding of a heritage asset will raise its importance, though this is difficult to quantify owing to the extremely varied nature of documentary and historical material. Therefore, a professional judgment is given based on the actual amount or importance of evidence and its academic value.
- Very High: a highly significant, authentic and nationally well-known association(s) and/or complete documentary record, or exceptionally important sources available.
  - High: a significant, authentic and regionally well-known association(s) and/or considerable quantity of relevant material, or highly important sources available.

- Moderate: an authentic, but less significant, perhaps locally well-known association(s) and/or some relevant material, or moderately important sources available.
- Low: unauthenticated or a little-known association(s) and/or little relevant material, or only modestly important sources available.
- None: no known associations and/or relevant material available.

1.4.12 **Group Value:** relates to the diversity (or similarity) of elements including their structural and functional coherence. The value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods.

- Very high: largely complete interconnected complex of heritage assets or landscapes (e.g UNESCO World Heritage Site).
- High: significant survival of an interconnected complex of heritage assets.
- Moderate: some surviving elements of an interconnected complex of heritage assets; some disintegration has occurred.
- Low: single or unconnected/unrelated groups of heritage assets.

1.4.13 **Survival/Condition:** the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features. The Historic Environment Records (HERs) of the four Welsh Archaeological Trusts note the condition of sites according to the following criteria:

- Intact: the site is intact.
- Near intact: the site is nearly intact.
- Damaged: the site has been moderately damaged.
- Near destroyed: the site has nearly been destroyed.
- Destroyed: the site has been destroyed.
- Restored: the site has been restored.
- Moved: the site has been moved (usually finds).
- Not known: the condition of the site is not known.

1.4.14 To these criteria, we can add the following assessment:

- Very Good: elements surviving in very good condition for their class.
- Good: elements surviving in good or above average condition for their class.
- Moderate: elements surviving in moderate or average condition for their class.
- Fair elements surviving in fair or below average condition for their class.
- Poor elements surviving in poor condition for their class.

#### 1.4.15 Assessment of Direct Effects

1.4.16 **Direct Effects** are outcomes resulting from an assessment of the impact of the proposed development on the heritage asset or landscape. The direct effect of a course of action (e.g. development) can only be assessed once the assessment criteria above has been completed and potential outcomes fully understood (as far as any development proposal or construction design is reasonably understood). The direct effect of the proposed Development on heritage assets has been assessed using the following criteria:

- Very high: total loss of the integrity of the heritage asset(s).
- High: significant loss of integrity to the heritage asset(s), significant reduction of group and rarity values.
- Moderate: some loss of integrity to heritage asset(s) and reduction in value.
- Low: slight loss of integrity to heritage asset(s) and value.
- None: no perceived or identified effect, or loss in value.
- Beneficial: Development will protect, preserve or enhance the heritage asset resulting in an increase in value.

Effect	Category					
	A*	A	B	C	D	U
Very High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
Moderate	Very Significant	Very Significant	Significant	Significant	Slight Significance	Unknown
Low	Very Significant	Significant	Significant	Slight Significance	Slight Significance	Unknown
None	None	None	None	None	None	None

**Table 2. Significance of effect to heritage assets (matrix)**

#### 1.4.17 Assessment of Indirect (Visual) Effects

1.4.18 Assessing **Indirect (Visual) Effects** to heritage assets is intrinsically linked to setting and significance (see section 1.6). The criteria below are adapted from standard EIA evaluation criteria and Stage 3 Assessment of Indirect Impacts of Development as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (2nd Edition 2007)*. Assessment is confined to sites of International, National and in some cases Regional value.

- Very severe: the key views and/or essential lines of sight to and from the heritage asset are dominated or obscured by the Development resulting in severance of cultural heritage links.
- Severe: the key views and/or essential lines of sight to and from the heritage asset are interrupted by the Development resulting in partial severance of cultural heritage links.



- Considerable: the key views and/or essential lines of sight to and from the heritage asset are significantly visible resulting in limited severance of cultural heritage links.
- Moderate: the key views and/or essential lines of sight to and from the heritage asset are visible resulting in some severance of cultural heritage links.
- Slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in diminished cultural heritage links.
- Very slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in little discernible severance of cultural heritage links.
- None: the key views and/or essential lines of sight to and from the heritage asset are not noticeable resulting in no severance of cultural heritage links.

## 1.5 Assessment Methodology (Setting and Significance)

1.5.1 The *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)* explains what **setting** is, how it contributes to the **significance** of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals on the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic landscapes, parks and gardens, and conservation Areas. These principles, however, are equally applicable to all individual historic assets, irrespective of their designation.

1.5.2 Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw. Any development likely to directly or indirectly (visual) effect a statutory designated heritage asset or high value undesignated heritage asset and its setting will likely require 'consultation before grant of permission' under the *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, schedule 4 (1)(i) and (ii)* if the proposed development meets any of the following criteria:

- Development likely to affect the site of a registered historic park or garden or its setting.
- Development is within a registered historic landscape that requires an Environmental Impact Assessment and/or ASIDOHL2.
- Development likely to have an impact on the outstanding universal value of a World Heritage Site.
- Development is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument.
- Development is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an Area of 0.2 hectares or more.

- Development is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an Area of 0.5 hectares or more.
  - Development is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an Area of 1 hectare or more.
  - Development is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an Area of 1 hectare or more.
- 1.5.3 An assessment of the impact of the proposed development on the setting of the statutory designated heritage asset or high value undesignated heritage asset will be required if any of the criteria in 1.5.2 above are met. The assessment of the setting of heritage assets follows the four-stage approach detailed in the *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*:
- Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.
  - Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.
  - Stage 3: Evaluate the potential impact of a proposed change or Development on those settings.
  - Stage 4: Consider options to mitigate the potential impact of a proposed change or Development on those settings.
- 1.5.4 The assessment of **significance** is intrinsically linked to the setting (see paragraphs 1.5.1 to 1.5.3 above) and value (see criteria in section 1.5 above) of a heritage asset/registered landscape, park and garden.
- 1.5.5 The significance of an historic asset embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions evolve (*Conservation Principles for the sustainable management of the historic environment in Wales 2011, p10*).
- 1.1.1 There are four values that need to be considered when assessing significance and these are set out in Cadw's *Conservation Principles for the sustainable management of the historic environment in Wales*:
- 1.5.6 **Evidential value:** relates to those elements of a heritage asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy to assess, or they may be buried below ground, under water or be hidden by later fabric. These remains provide the primary evidence for when and how a heritage asset was made or built, what it was used for and how it has changed over time. The unrecorded loss of historic fabric represents the destruction of the primary evidence. Additional evidential values can be gained from documentary sources, pictorial records and archaeological archives or museum

collections. To assess the significance of this aspect of an asset, all this evidence needs to be gathered in a systematic way and any gaps in the evidence identified.

- 1.5.7 **Historical value:** a heritage asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of a heritage asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. Of course, the functions of a heritage asset are likely to change over time and so the full range of changing historical values might not become clear until all the evidential values have been gathered together. Historical values are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.
- 1.5.8 **Aesthetic value:** relates to the way in which people draw sensory and intellectual stimulation from a heritage asset. This might include the form of a heritage asset, its external appearance and how it lies within its setting. It can be the result of conscious design or it might be a seemingly fortuitous outcome of the way in which a heritage asset has evolved and been used over time, or it may be a combination of both. The form of an asset normally changes over time. Sometimes earlier pictorial records and written descriptions will be more powerful in many people's minds than what survives today. Some important viewpoints may be lost or screened, or access to them may be temporarily denied.
- 1.5.9 To assess this aspect of an asset, again the evidence of the present and past form must be gathered systematically. This needs to be complemented by a thorough appreciation on site of the external appearance of an asset in its setting. Inevitably understanding the aesthetic value of a heritage asset will be more subjective than the Study of its evidential and historical values. Much of it will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design. It is important to seek the views of others with a knowledge and appreciation of the heritage asset on what they consider to be the significant aesthetic values.
- 1.5.10 **Communal value:** relates to the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects. Communal value might be commemorative or symbolic. For example, people might draw part of their identity or collective memory from a heritage asset, or have emotional links to it. Such values often change over time and they may be important for remembering both positive and uncomfortable events, attitudes or periods in Wales's history. Heritage assets can also have social value, acting as a source of social interaction, distinctiveness or coherence; economic value, providing a valuable source of income or employment; or they may have spiritual value, emanating from religious beliefs or modern perceptions of the spirit of a place.
- 1.5.11 The first stage of assessing significance is by understanding the value of the heritage asset by carefully considering its history, fabric and character and then comparing these values with other similarly designated or types of heritage asset locally, regionally or if necessary, nationally. The outcome of this process is a Statement of Significance, which is partly a subjective exercise based on the assessor's experience and knowledge.

## 2 Baseline

### 2.1 Location, Topography and Geology

- 2.1.1 The proposed development area is centred on NGR SO 51214 12813 and is situated approximately 60m north of the existing Wye Bridge, which crosses the River Wye in Monmouth, Monmouthshire (Figure 1). Bounding the proposed development area along its western side is the A40, which runs along the eastern side of Monmouth's town centre. To the north of the development area, where the line of the A40 diverts slightly from that of the River Wye, is a strip of land comprising arable fields and open pasture. Immediately east of the development area, along the eastern banks of the River Wye, is the Hadnock Road Industrial Estate.
- 2.1.2 The town of Monmouth is located at the confluence between the River Monnow and the River Wye, with the former feeding into the latter. The town is situated within a small basin measuring approximately 60km x 40km, which is enclosed on its northern, western and southern edges by low mountain ranges. This basin was formed where the Monnow and Wye Valleys met. The level of the present ground surface of the town of Monmouth is around 20mOD. To the south of Monmouth is the River Trothy, which feeds into the River Wye. Bounding the western edge of Monmouth, situated above a hillslope, is King's Wood.
- 2.1.3 The development area is situated within the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) (Figure 6), which covers Symonds Yat, Monmouth and Chepstow. The majority of this landscape is characterised by an extensive gorge that cuts through the limestone plateau on the southern edge of the River Wye. This landscape is characterised as being one of the most scenically attractive lowland areas in Britain, being defined by ancient woodlands and agricultural settings such as pastures, meadows, hedges and copses. This landscape is also characterised for its dense collection of archaeological remains which cover, most notably, the periods between the Bronze Age and Post-medieval periods.
- 2.1.4 The superficial geology within Monmouth are river terrace deposits consisting of alluvial silts and gravels, formed up to 2 million years ago during the Pleistocene period. The underlying bedrock comprises St Maughans Formation argillaceous rocks and interbedded sandstone, formed approximately 393–419 million years ago during the Devonian period (BGS 2021).

### 2.2 Registered Landscapes, Parks and Gardens

#### 2.2.1 Registered Historic Landscapes

- 2.2.2 The development area is situated directly within the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) (Figure 6). More specifically, the development area, along with the town of Monmouth, is situated along its western edge, where the River Wye forms a south-eastward bend before being fed by the River Monnow further south. The archaeological sites within this landscape are both dense and chronologically diverse. Bronze Age round barrows and Iron Age hillforts are situated on the hilltops overlooking the Wye Valley, while several Roman military sites and Norman earthworks are also located in and around the valley. Towards the middle of the Wye Valley is Tintern Abbey, built during the 12<sup>th</sup> century as a Cistercian colony,

which dominates this part of the landscape. The archaeology and history of this landscape is also characterised by Post-medieval trade, particularly along the River Wye, which functioned as a significant communications route until the construction of major roadways in around 1815. Moreover, the Wye Valley, as well as the neighbouring Forest of Dean, contains within it a dense concentration of industrial archaeology, including sites related to manufacture of paper, leather, iron, tin-plate, wire and millstones.

- 2.2.3 The designated Registered Historic Landscape underwent a further historic landscape character assessment, which produced a series of Historic Landscape Character Areas (HLCAs). The proposed development area covers three of these HLCAs, including The River Wye (HCLA001), Dixton Transport Corridor (HLCA010) and Wyesham (HCLA035). The River Wye (HCLA001) is characterised as possessing “an extensive history of human occupation and exploitation; the river’s fast flowing tributary streams have been harnessed over the centuries to power agricultural milling and heavy industry alike. A series of bridges, weirs, fords, viaducts, ports/docks and ferries of varying date are located within or extend into the area” (GGAT 2021). Dixton Transport Corridor (HLCA010) is situated towards the western edge of the River Wye and is characterised “by communication and transport routes, all visible from at least the 1881 First Edition OS map. These transport routes include the Wye Valley Railway and its station at Troy (Monmouth Station), associated bridge and viaduct, and series of roads, including the probable line of the Roman Road, the later medieval route (Old Dixton Road) and the mid-nineteenth century New Dixton Road (A466), and the A40 and modern A40 Monmouth by-pass” (GGAT 2021). Wyesham (HCLA035) is situated towards the eastern edge of the River Wye and is characterised “largely as an area of industrial settlement of mid-twentieth century suburban development of social housing. This development overlies an earlier suburb of nineteenth and early twentieth century date shown on the OS 1st edition, a dispersed scatter of villas, country houses, farms and cottages, including a School (Boys and Girls)” (GGAT 2021).
- 2.2.4 No further Registered Historic Landscapes were considered for assessment as they were too distant; the nearest being the Gwent Levels (HLW(GT)2), the northern boundary of which is situated approximately 21.4km to the south.
- 2.2.5 Registered Parks and Gardens
- 2.2.6 A total of four Registered Parks and Gardens are situated within 1km of the proposed development. The nearest of which is the Grade II Listed Monmouth Common, Chippenham (PGW(GT)6), whose north-eastern boundary is situated 0.3km to the southwest, which is characterised for the medieval common and early 20<sup>th</sup> century public park within its confines. On the northern edge of Monmouth Common, Chippenham is the Grade II Listed Monmouth, St Johns (PGW(GT)47), whose north-eastern boundary is situated 0.4km to the southwest, which comprises a small Victorian town garden and tennis court. Immediately west of Monmouth Common, Chippenham is the Grade II Listed Monmouth: Nelson Garden (PGW(GT)57), whose eastern boundary is situated 0.4km to the west, which comprises a rare 18<sup>th</sup> century garden with an additional early 20<sup>th</sup> century tennis court. Finally, the south-eastern edge of the Grade II Listed Monmouth, Chapel House (PGW(GT)43) is situated 0.47km

to the northwest, which comprises a rare and substantial terraced town garden dating to around 1700.

- 2.2.7 No further Registered Parks and Garden were considered for assessment as they were considered too distant; the nearest being the Grade II\* Listed Troy House (PGW(GT)16), the northern boundary of which is situated 1.2km to the south.

### **2.3 Conservation Areas**

- 2.3.1 The nearest conservation area to the proposed development is Monmouth (Central) (CA189), the eastern boundary of which is situated approximately 0.1km to the west. Moreover, on the north-eastern edge of Monmouth's town centre is the conservation of area of Monmouth (Dixton) (CA188), the south-western edge of which is situated approximately 0.8km to the northeast. The proposed development was assessed as having an Indirect (Visual) Impact on both of these conservation areas. As a result, they have been assessed accordingly within Section 4.2.
- 2.3.2 Beyond the town of Monmouth, the south-eastern boundary of the conservation area of Rockfield (CA180) is situated approximately 2.9km to the northwest, while the eastern boundary of The Hendre (CA183) is located approximately 5.5km to the west. Beyond the southern limits of Monmouth, the northern boundary of Whitebrook (CA197) is situated approximately 5.2km away. These conservation areas were eliminated from the assessment as they were considered too distant.

### **2.4 Scheduled Monument and Listed Buildings**

#### **2.4.1 Scheduled Monuments**

- 2.4.2 A single Scheduled Monument is located within 250m of the development area; Mayhill Pillboxes (SMMm348), situated 0.1–0.2km to the southeast, which comprises a pair of anti-invasion defences (or pill boxes) constructed between 1940–1 in response to the Luftwaffe's bombing campaign of Britain during WWII. These pillboxes are situated 0.1km apart and are located along the A466, to the east of the Wye Bridge.
- 2.4.3 A total of three Scheduled Monuments are situated within 1km of the development area. Located 0.53km to the west of the development area is Monmouth Castle (SMMm159), constructed between 1067–71 by William Fitz Osbern. Towards the south of Monmouth Castle, located 0.8km to the southwest of the development area, is Monnow Bridge and Gatehouse (SMMm008), erected during the 13<sup>th</sup> century in order to facilitate entry into the town of Monmouth from the southwest. The eastern edge of Clawdd Du (SMMm036) is situated 0.9km to the southwest, which comprises the remains of Monmouth's medieval defensive ditch. Finally, the medieval Dixton Mound (SMMm125) is situated marginally beyond the 1km buffer area, which overlooks Monmouth's town centre from the north.

#### **2.4.4 Listed Buildings**

- 2.4.5 The town of Monmouth is characterised for the dense numbers of Listed Buildings situated within its confines. No Listed Buildings are situated within the development area itself. In total, 72 Listed Buildings are situated within 250m of the development area. Of these, 70 are Grade II Listed, while two are Grade II\* Listed, including The Old Nag's Head Public House (LB2312) and the Wesleyan Methodist Church (LB2342). Two

Listed Buildings are situated within the immediate vicinity of the proposed development, which include the Grade II Listed Wye Bridge (LB2220) and the Grade II Listed Flood Arches in Eastern Approach Causeway to Wye Bridge (LB85195).

- 2.4.6 In total, 300 Listed Buildings are situated between 250m and 1km of the development area. Of these 266 are Grade II Listed, 30 are Grade II\* Listed, while four are Grade I Listed, including Monnow Bridge and Gateway (LB2218), The Shire Hall (LB2228), Monmouth Castle (LB2216) and Great Castle House (LB2217).

## 2.5 General – Archaeological and Historical

### 2.5.1 Prehistoric

- 2.5.2 The prehistoric archaeology within Monmouth comes mainly in the form of Neolithic and Bronze Age artefacts. A possible deposit of prehistoric slag (GGAT03877g) was discovered on the western side of the River Wye, near Monk Street, while some prehistoric lithic tools (GGAT03901) were also discovered along Hereford Road, immediately north of the development area. Beyond the confines of the town itself, prehistoric activity is equally sparse, although further artefactual evidence is known, again dating to the Neolithic or Bronze Age. A collection of six lithic tools (GGAT05655g) were discovered on the northern edge of Dixton, to the northeast of Monmouth's town centre, while several other lithic assemblages were discovered on the northern (GGAT05656g; GGAT03878g) and western (GGAT03863g; GGAT03899g; GGAT03900g; GGAT03902g; GGAT04279g) outskirts of Monmouth. None of the lithic finds discovered within Monmouth and its immediate environs have been firmly dated. Within the context of later prehistoric activity, the remains of a lake settlement and boat building site have been recorded by Clarke (2013; 2016) between present-day Rockfield Road and Watery Lane, on the western edge of Monmouth's town centre. This settlement was primarily Bronze Age in date, although radiocarbon analysis suggested that the site was in use between approximately 6,000 BC and 100 BC. The possible remains of an Iron Age hillfort are also situated on Kymin Hill, to the east of Monmouth.

### 2.5.3 Roman and Early-medieval

- 2.5.4 The known Roman archaeology within the area of Monmouth is significantly more plentiful. The town itself is the probable site of the Roman fort and ironworking centre of *Blestium*, as mentioned in the Antonine Itinerary (Rivet and Smith 1979, 296), written during the early 3<sup>rd</sup> century AD. The fort was situated towards the western banks of the River Wye. In terms of its position, the southern edge of the fort was situated marginally beyond present-day St John's Street; its northern edge was situated either in line with or slightly beyond Whitecross Street, where it joins with Monk Street; its western edge transected what is now Monnow Street and possibly Priory Street; and its eastern edge was situated in line with Chippenham Street and Wyebridge Street (Burnham and Davies 2010, fig. 7.89). A recent excavation conducted by GGAT took place within the grounds of the Monmouth School for Boys (Archaeology in Wales 2013, 192), during which a pair of parallel ditches were uncovered, which respected the probable orientation of the fort. These ditches were Roman in date and were either dug for drainage or defensive purposes. In either case, they were directly associated with the construction of the fort of *Blestium*. The

artefactual evidence derived from this western side of Monmouth is dominated by pottery and coinage of the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD, indicating that the fort was in use during this period. Significant deposits of iron slag discovered across Monmouth also testify to the substantial metal working activity conducted within and around the fort of *Blestium* during its use. However, the discovery of a Roman defensive ditch filled with pre-Flavian pottery, produced prior to 69AD, indicates that an earlier fort was constructed in the area north of St James Square during the early–mid-1<sup>st</sup> century AD, which significantly pre-dated the larger 3<sup>rd</sup>–4<sup>th</sup> century fort. This earlier fort would have formed a series of auxiliary forts that ran along the Monnow Valley, towards *Burrium* (Usk) in the south, before reaching the legionary fort of *Isca Augusta* (Caerleon) towards the coast, passing many military camps and other installations in between. In addition, a pair of V-shaped ditches were also discovered near St James Square. These ditches contained within them 2<sup>nd</sup> and 3<sup>rd</sup> century AD pottery. Excavations of these ditches established that they failed to continue beyond Whitecross Street, meaning that they were unconnected to the 3<sup>rd</sup> and 4<sup>th</sup> century fort further south. These ditches possibly formed the southern edge of a square-shaped enclosure that was in use from the 2<sup>nd</sup> and 3<sup>rd</sup> centuries AD (Burnham and Davies 2010, 264–5), possibly between the abandonment of the pre-Flavian fort and the construction of *Blestium*.

2.5.5 Although difficult to prove definitively, Monmouth may have been the site of an Early-medieval settlement, as suggested within the Llandaff Charters (Davies 1979, 186b), where early 8<sup>th</sup> century AD land grants are mentioned within the area of the present-day town (*in aper Mynuy*). Reference to the pre-Norman Church of St Cadoc is also made in the foundation charter of the Norman Benedictine Priory, dating to around 1075. This church disappeared from record after the construction of the priory, perhaps suggesting it was demolished during this time. References to other Early-medieval sites within the vicinity of Monmouth have been mentioned in the Llandaff Charters. These include Lann Meiripen Ros/Sanctae Mariae, a religious institute passed from Brochfael (King of Powys) to his daughters in 773AD (Davies 1978, 137; 1979, 122); Lan Guoroni, suggested by Evans (1893, 379) to be the Early-medieval church of Rockfield; and Hennlann/Sancti Tituuc, another religious institute dating to at least the 9<sup>th</sup> century AD (Evans 2003, 6). During the periods following the Roman withdrawal of Britain, the area now occupied by Monmouth was probably situated towards the southern border of the Kingdom of *Ergyng*, which may have originally belonged to, and gained independence from, the Kingdom of Gwent. By the late 8<sup>th</sup> century AD, *Ergyng* became subsumed into the Anglo-Saxon Kingdom of Mercia. Between the late 8<sup>th</sup> century AD and the writing of the Domesday Book in 1086, this area was known as ‘Archenfield’ (Ray and Bapty 2014, 274) and during the Act of Union in 1536 became part of Herefordshire (Meecham-Jones 2008, 31).

#### 2.5.6 Medieval

2.5.7 The history of later medieval Monmouth is far better established, owing partly to the higher survival rate of the archaeology from this period. Almost immediately after the Norman Conquest in 1066, William the Conqueror granted the Earldom of Hereford to William FitzOsbern of Breteuil, Normandy who erected Monmouth Castle for the purposes of controlling the crossing of the River Wye. The castle was also set up as a counterpart to FitzOsbern’s other castle in Chepstow (Carpenter 2004, 110; Prior



2006, 123). The initial construction of Monmouth Castle occurred between 1066–9, during which time it comprised an earth and timber ringwork, but the castle was converted to stone sometime prior to 1150. Immediately to the west, Monmouth Castle overlooks Castle Field, the site of the Battle of Monmouth in 1233, fought between the forces of Henry III and the supporters of Llywelyn the Great (Kissack 1974, 25–6). In being situated near the Welsh/English border, Monmouth during the Norman period was under the control of Marcher Lordship. Although the Domesday Book of 1086 indicates the presence of many Welsh-ruled lands within the surrounding area (Crouch 2008, 16), towns such as Monmouth were too commercially dependent on their lords for any form of municipal independence to arise (Hopkins 2008, 132).

- 2.5.8 Within the areas immediately surrounding the castle, the town of Monmouth quickly grew. The rapid growth of the medieval town meant that the Early-medieval settlement and industry within the area were swiftly supplanted or destroyed. Burgage plots were established between 1297–1315, the earliest of which were situated along what is now Monnow Street, towards the western banks of the River Wye. Some of the revenue collected from these burgages went towards financing Monmouth's town walls, which were erected between 1297–1320 (Newman 2000, 394). By the 14<sup>th</sup> century, Monmouth probably had a population in excess of 1,000 residents (Stevens 2019, 63–4). Excavations conducted by Clarke (2010, 15–22) have revealed that major flooding episodes afflicted the town of Monmouth during this time. Along Monnow Street, for example, thick deposits of silt were recorded at several locations, where the River Monnow had burst its banks. Indeed, this entire area witnessed periodic flooding until the 19<sup>th</sup> century, when the River Monnow was straightened at its confluence with the River Wye (Clarke 2010, 17–18). In 1447, the town of Monmouth was granted its first charter by Henry VI. During the passing of the Laws in Wales Act 1535, which established the county of Monmouthshire, the town of Monmouth was subsumed under the Skenfrith Hundred. The passing of this law also abolished the powers of the Marcher Lords.
- 2.5.9 During the mid-12<sup>th</sup> century Monnow Bridge was erected, which crossed the River Monnow to the west of its confluence with the River Wye. Throughout the medieval period, Monnow Bridge formed the principal entryway into the town of Monmouth. Initially, the bridge was constructed from timber. Dendrochronological analysis of the bridge's timbers, which were retrieved during flood defence work in 1988, revealed that they derived from trees felled between 1123–1169 (Rowlands 1994, 81). These same investigations also uncovered the remains of timber sole plates, from which vertical posts would have risen (Harrison 2004, 108–9). During this time, it is also likely that a timber-built predecessor of the Wye Bridge was erected, although the precise date at which this occurred is undocumented. By the late 13<sup>th</sup> century, Monnow Bridge had been rebuilt in stone. Soon afterwards, no later than the early 14<sup>th</sup> century, a gatehouse was added to the bridge, now known as Monnow Gate. Today, this is the only surviving bridge gatehouse in Britain, although the incorporation of these kinds of features at the entry of towns was once common throughout medieval Europe. The later stone-built bridge is composed of three segmented arches on hexagonal piers forming pointed cutwaters (Newman 2000, 402).

### 2.5.10 Post-medieval

- 2.5.11 The Post-medieval period in Monmouth is again marked by significant historical events as well as the further growth of the town. The economic growth of Monmouth was due in part to an increase in specialised manufacture from the 15<sup>th</sup> century onwards, particularly capmaking. In fact, the so called ‘Monmouth cap’ became a ubiquitous commodity throughout Britain and its colonies (Staples and Shaw 2013, 306). During the English Civil War (1642–51) Monmouth became an important strategic centre and was immediately utilised by Royalist forces, who garrisoned the castle. In September 1644, however, the castle and town were captured by the Parliamentarians, only to be recaptured again by the Royalists in November of that same year. The Royalists held the castle for nearly a full year after that, before succumbing to a Parliamentary siege led by Sir Thomas Morgan, Governor of Gloucester, in October 1645. During the same campaign, Morgan also captured the towns of Chepstow to the south and Laugharne in the west (Gardiner 1886, 360). During the siege the castle sustained significant damage, particularly its Great Round Keep, which was later demolished in 1647. Moreover, Oliver Cromwell visited Monmouth Castle shortly after Morgan’s siege in 1647 who, according to tradition, ordered that the castle in its entirety be demolished (Evans 1953, 416). If real, this request was not fulfilled. The Parliamentarians then held Monmouth Castle until the end of the Civil War.
- 2.5.12 Monmouth Grammar School, now known as Monmouth School for Boys, was founded by William Jones in 1614, who had previously earned a significant reputation as a haberdasher and merchant. In his will, Jones bequeathed a total of £9,000 (the equivalent of over £1,200,000 today) to the Haberdashers’ Company in order to ordain a public school and almshouse (Kissack 1995, 12). Prior to the death of Jones in 1615, the Haberdashers’ Company used this money to purchase four fields, to the south of Wyebridge Street (then Wye Street), within which the school and grounds were established. The almshouses were constructed in 1614, while the schoolroom and headmaster’s house were constructed following Jones’ death in 1615.
- 2.5.13 Also in 1615, the existing medieval bridge that crossed the River Wye was probably rebuilt in stone. During the 16<sup>th</sup> century, this bridge is mentioned as being of timber construction (Jervoise 1936, 122), suggesting that unlike Monnow Bridge situated to the west, Wye Bridge was not rebuilt in stone during the medieval period. John Speed’s 1610 map of Monmouth (Plate 12) is an important reference, as it shows the position of the bridge crossing the River Wye from the east and it also broadly illustrates its form. On this map, the bridge is of simple construction and although the materials used to construct it are not indicated, its form alone is consistent with it being timber-built at this time. After 1615, however, the bridge was of stone construction, as suggested by Coxe, who stated that around this time “a stone bridge of several arches is thrown across the river” (1801, 192). In this respect, Wye Bridge at this time would have been of similar grand appearance to Monnow Bridge nearby. During the following centuries, the bridge was subsequently widened. Today, the bridge is seen to incorporate five segmented arches, pointed cutwaters and a corbelled parapet (Newman 2000, 402). On Coxe’s map of Monmouth (Plate 13), the bridge is accessed via a road to Gloucester (now the A466) and leads into Wye Street (now Wyebridge Street). In form, Wye Bridge is shown in Coxe’s map as incorporating

the five segmented arches mentioned above, with two situated towards the bridge's abutments and three spanning the decking in between. Coxe's illustration of the bridge itself also serves to support this information, which was originally published in 1800 (Plate 14). This indicates that the form of the bridge, as seen today, was established during its reconstruction in 1615 rather than during its subsequent widening.

- 2.5.14 Throughout the Post-medieval period, the sizeable Roman and medieval slag deposits situated in and around (and beneath) the town of Monmouth were systematically re-smelted, recycling the residual iron within. The Roman slag deposits covering the Forest of Dean nearby were also systematically excavated and exploited in the same way (Cliffe 1848, 93). Knight (2016, 1–3) refers to the case of Mrs Jane Catchmay, a local woman, who in 1732 brought down a sizable section of town wall during her attempts to excavate these buried slag deposits and was subsequently prosecuted. The slag that residents such as Mrs Jane Catchway sought after were likely sold locally to small-scale ironworkers. Very few ironworking sites are known from this period. The remains of a bloomery furnace and slag deposits at Goldwire Lane (GGAT05386g), to the south of the River Monnow, suggest that a forge was located here. Moreover, in 1677–8 a warehouse was situated in Monmouth (GGAT01244g) that stored iron ingots from the Llancillo, Pontrilas and Peterchurch forges. The location of this warehouse remains unknown. It was only until the construction of Monmouth Forge on the western outskirts of the town centre, which produced tinplate 1868–85, that industrial-scale metalworking occurred in Monmouth.
- 2.5.15 Much of the architecture in Monmouth has a distinctive neo-Classical character due to the contributions of the local architect George Vaughan Maddox, who designed and constructed several public and private buildings throughout the town in the early–mid-19<sup>th</sup> century (Newman 2000, 393). These buildings include Market Hall, Monmouth Methodist Church, the Beaufort Arms Hotel, the Masonic Hall, and many others.
- 2.5.16 Modern
- 2.5.17 From the early 20<sup>th</sup> century, Monmouth witnessed major alterations to its street layout, mainly as a result of the Housing Act 1930, which encouraged slum clearance and the demolition of poor-quality housing throughout Britain. Under the 1933 plan, a total of 1,648 houses were to be demolished in the county of Monmouthshire, which was increased to 2,496 by 1938. Within the context of South Wales, the slum clearance programme planned for Monmouthshire was significant, being over ten times greater than that of Cardiff (Thompson 2006, 124).
- 2.5.18 The motoring and aviation pioneer Henry Rolls (1877–1910) was born and raised within his ancestral home of The Hendre, near Monmouth. Rolls died at the age of 32 as a result of an aeronautical accident in Southbourne. A statue was erected within Monmouth's town centre a year after his death in 1911 in commemoration of the fatal flight.

## 2.6 Previous Studies

2.6.1 Two previous study were conducted within the confines of the development area, both by GGAT in 2016. The first comprised a desk-based assessment in preparation for works on Wye Bridge, which recommended an archaeological watching brief take place during all groundworks due to the potential of encountering Roman, medieval and Post-medieval features and deposits. The second comprised an archaeological watching brief during the excavation of boreholes and test pits within the vicinity of Wye Bridge, during which two phases of Post-medieval walling were uncovered along with a possible Post-medieval floor surface. These structural remains were connected with Post-medieval housing that originally fronted onto Wyebridge Street.

2.6.2 Within 250m of the development area, 29 previous studies have been conducted, which include:

- 1961–2, GGATE003798: building works within Monmouth School revealed Roman and medieval pottery as well as waste from medieval furnaces.
- 1964–6, GGATE003762: a rescue excavation was conducted prior to construction of the A40 road, which revealed evidence of iron smelting from the Roman, medieval and post Medieval periods.
- 1957–8, GGATE003710: excavations were conducted prior to building work at St James House, during which 16th/17th century pottery kiln wasters and a possible kiln were uncovered.
- 1973, GGATE000318: an excavation was undertaken at Dixon Gate by R. Shoemith in 1973 to investigate a raised area of land retained by an 18th century wall extending 40m south of Dixon Road.
- 1973, GGATE001003: during excavations on the north side of Wyebridge Street, 12th century to later Medieval levels were revealed that contained much iron slag, beneath which Roman ironworking deposits were also encountered.
- 1982, GGATE003802: an excavation was conducted prior to building at The Burgage, outside the line of the Town Wall, during which the defensive ditch west of Dixon Gate and town wall were investigated.
- 1983, GGATE003709: an excavation was conducted prior to building work at the Town Hall Printing Works, St James' Square, which revealed several layers containing Roman and medieval pottery.
- 1989, GGATE003764: at St. James' Street (The Grange) Roman, medieval and post Medieval deposits were observed to a depth of 4m during building work.
- 1992, GGATE003695: a desk-based assessment was carried out ahead of redevelopment of St. James' Garage, which indicated that the area was one of archaeological interest that would merit further investigation in the form of trial excavations.

- 1993–4, GGATE003882: an archaeological watching brief was undertaken prior to the redevelopment of Gloucestershire House, during which a large assemblage of Roman, medieval and Post-medieval artefacts were discovered.
- 1994, GGATE000342: an archaeological watching brief was undertaken at 3 Worcester Street by D. Maynard prior to the construction of an extension.
- 2002, GGATE004751: an archaeological watching brief was conducted by Monmouth Archaeology at Swift House, Granville Street, during which a medieval ditch of 8m was uncovered below the present ground level.
- 2004, GGATE005108: an archaeological watching brief was carried out in the Boat House, Old Dixton Road, Monmouth in February 2004, during which heavy layers of slag were identified (but could not be definitely) dated as well as, an opencast 18th century "Cinder Mine", a slip way and cobbled surface and the remains of a Post-medieval warehouse and cottage.
- 2005, GGATE005221: Cardiff Archaeological Consultants conducted an archaeological watching brief at 9 St James' Street in order to meet the requirements of the planning application for the Grade II listed property.
- 2006, GGATE005623: Monmouth Archaeology was commissioned to undertake an archaeological watching brief at 28 St. Mary's Street, during which the only significant feature observed was a well of Post- medieval date.
- 2006: an archaeological excavation was undertaken by GGAT at Nailer's Lane, during which a large assemblage of pottery, animal bone and metalwork, all of medieval date, as well as prehistoric occupation deposits, were uncovered.
- 2007–8, GGATE00144: Monmouth Archaeology undertook an archaeological watching brief at The Town Wall, St James' Square, during which an early rampart preceding the town wall (built 1300) and a possible pit/ditch of Roman date were uncovered.
- 2008, GGATE001366: A. Pearson, Archaeological Consultant, carried out an archaeological watching brief during an extension behind 34 and 36 St Mary's Street, during which a Post-medieval well and probable Roman ditch were uncovered.
- 2009, GGATE001979: Monmouth Archaeology was commissioned to conduct an archaeological watching brief during groundworks associated with an extension of 33 Whitecross Street.
- 2010: an archaeological desk-based assessment was undertaken by GGAT in advance of a proposed development at Monmouth Comprehensive School, which recommended that a watching brief be applied to all groundworks due to the potential of encountering prehistoric, Roman and medieval features and deposits.
- 2011: an archaeological field evaluation was undertaken by GGAT at William Jones Almshouses on St James Square, during which a 13th century pit, a late medieval retaining wall and the possible remains of the medieval defensive ditch that originally surrounded Monmouth town centre were excavated.

- 2011: an archaeological field evaluation was undertaken by GGAT at William Jones Almshouses on St James Square, during which a pair of medieval pits were excavated.
- 2012, GGATE005444: an archaeological field evaluation was conducted by APAC Ltd at 1 Old Dixton Road, Monmouth, during which the remains of a Roman bank and two sections of the town wall were revealed.
- 2012: an watching brief was conducted by GGAT within the grounds of the Monmouth School for Boys (Archaeology in Wales 2013, 192), during which a pair of parallel ditches were uncovered, which respected the probable orientation of the fort of *Blestium*.
- 2013, GGATE006028: GGAT was commissioned to undertake an archaeological watching brief at St James' House during which a medieval cultivation deposit, medieval upcast (possibly from the town defences), and structural remains of a cobbled yard and cellar (probably Post-medieval) were uncovered.
- 2015, GGATE006552: Monmouth Archaeology was commissioned to carry out an archaeological watching brief at 15 St James Street, during which, apart from a thick deposit of slag, no finds of significance were encountered.
- 2016, GGATE005751: Archaeological Perspectives Analysis Consultancy (APAC) Ltd were commissioned to undertake a programme of building recording at St James' Square.
- Year unknown, GGATE003797: building work at St. Mary Street/Worcester Street corner revealed Roman and medieval pottery as well as Post-medieval pottery kiln wasters.

## 2.7 Cartographic Evidence

2.7.1 The earliest cartographic evidence relating to Monmouth is John Speed's map (Plate 12), published in 1610. On this map, Wye Bridge is shown towards the bottom right-hand corner, with the proposed development area being situated marginally beyond the limits of the map. Immediately west of Wye Bridge, the map shows present-day Wyebridge Street, which leads up to a block of buildings enclosed by what is now St James Street on the east, Whitecross Street to the north and west and St Mary's Street to the south. Today, the area inhabited by this block of buildings comprises the curtilages of Monmouth Methodist Church, St Mary's Roman Catholic Church as well as various other buildings. To the north of here the map shows the location of Dixton Gate, part of which survives today, while to the west the map shows Monk's Gate, which was demolished in 1710. The road leading up to Monk's Gate is demarcated on Speed's map as Monk Street – the name that it still goes by today. To the south of the aforementioned block of buildings the map shows another series of buildings, which are probably bounded by present-day St Mary's Street to the north, Almshouse Street to the east and Glendower and St John's Street to the south. In consideration of the Monmouth's current layout, it is likely that the road that bounded this block to the west no longer exists, which is now the location of Agincourt Square. To the north of here, Monmouth Castle is clearly demarcated. To the south of the town centre, Speed's map shows a large area of countryside, which today constitutes Chippenham

Playing Fields. Along the northern and western edges of this area are a twin series of fields, which are attached to the buildings of present-day St John's Street and Monnow Street respectively. On Speed's map, Monnow Street is known by the name Monmeth Street. Towards the southern side of Monnow Bridge, Speed shows the position of St Thomas Street. Today, St Thomas Street comprises Drybridge Street and Cinderhill Street.

- 2.7.2 The 1801 map of Monmouth, as published in William Coxe's *An Historical Tour in Monmouthshire* (Plate 13), shows some key alterations in the town's layout since the publication of John Speed's map in 1610 (Plate 12). In particular, a total of six blocks of buildings now inhabits the town centre, where in 1610 there were only three. One of these blocks comprises the curtilage of Monmouth School for Boys, which faces onto the eastern quayside. The layout of Monmouth on this 1801 map is markedly similar to that observed today. However, Back Lane, which is shown as leading northward from Wye Bridge, no longer exists, while Stepney Street, named after Sir John Stepney, MP for Monmouth between 1767–83, is now Church Street. Wye Street is now known as Wyebridge Street. Moreover, whereas the position of Dixton Gate is clearly shown on this map, the position of Monk's Gate is not, which has by now been demolished. The street previously known as Monmeth Street on Speed's map is now known in 1801 as Monnow Street. Immediately east of here, the area now occupied by Chippenham Playing Fields is shown as comprising Chippenham Meadow. To the south of Monnow Bridge, the layout of the Drybridge area has changed little since 1610, aside from the addition of Gouldsmith's Lane, which is today known as Lon Goldwire. Immediately north of Monmouth Castle, the 1801 map shows the location of a narrow bridge crossing the River Monnow, which as labelled as Tibbs Bridge. This bridge no longer exists.
- 2.7.3 Two Tithe Maps show the location of the development area and illustrate the 19<sup>th</sup> century town of Monmouth and its surrounding areas. The first, published in 1844 by William Apperley (*Map of Monmouth Parish in the County of Monmouth*) (Figure 8) shows the development area in relation to Monmouth's town centre to the west, along with the area immediately to the southwest of the village of Dixton. The second, published in 1845 by William Metcalfe (*Plan of the Parish of Dixton in the County of Monmouth*) (Figure 9) shows the development area in relation to the village of Mayhill to the east, along with Dixton to the north. In both maps, the location of Wye Bridge is clearly demarcated.
- 2.7.4 On the 1845 Tithe Map (Figure 9), the area immediately east of the development area, which comprises the eastern embankment of the River Wye, is shown as being occupied by a timber yard. On the attached apportionment (Appendix III), the timber yard is recorded as being owned by Henry Somerset, the 7<sup>th</sup> Duke of Beaufort, and occupied by Samuel and George Watkins. The timber yard at this time occupies Land Parcel 419. To the north of the timber yard, on the eastern edge of the river, are Land Parcels 417 and 418, both owned and occupied by Henry Somerset and John Watkins respectively. The apportionment shows the former as constituting a farm and garden, while the latter is shown as an arable field. Immediately south of the timber yard are some cottages and an attached garden located within Land Parcel 782, which is shown on the apportionment as being owned and occupied by David Roberts. On the southern side of this road is Land Parcel 420, which is shown as diminutive in size and

being used for pasture. Again, this field was owned and occupied by David Roberts. Immediately south of here, within Land Parcel 781, is a timber wharf owned by the Monmouth Corporation. Finally, to the south of Wye Bridge is an elongated river island, which still survives today. This small island (Land Parcel 780) is shown as being owned by John Owen and occupied by Robert Parry.

- 2.7.5 The 1844 Tithe Map (Figure 8) shows the areas along the western banks of the River Wye. Immediately north of the development area, facing the Duke of Beaufort's timber yard on the opposite side of the river, is another timber yard (Land Parcel 783), owned by Sarah Whitehouse, who also owned and occupied a house and garden immediately to the west in Land Parcel 784. Sarah Whitehouse and her two sons owned the successful S White and Sons tin-plate manufacturing business, based in Gloucester and founded in 1818 (LG 1849, 61). To the northeast of here is a chain of meadows leading along the western banks of the river up to the village of Dixton in the north. These meadows are still in use today. The entirety of Monmouth's town centre is shown as occupying Land Parcel 757 which, due to its non-agricultural status, is paying no tithes and is therefore shown on the Tithe Map as almost wholly blank.
- 2.7.6 On the 1<sup>st</sup> Edition 1882 Ordnance Survey (OS) Map of Monmouth (*Monmouthshire Sheet XIV*) (Figure 10) the development area is shown as being transected by the boundary line that separates the electoral wards of Wyesham to the east and Monmouth Town (now known as Drybridge) to the west. This boundary line runs from the north, directly through the centre of the River Wye, before reaching the development area, where it turns sharply westward, encroaching into the western edge of Mayhill. The boundary line then runs past the eastern side of Wye Bridge and extends directly south towards the Duke of Beaufort Iron Bridge, before continuing through the centre of the River Wye. The Duke of Beaufort's cottages, demarcated on the 1845 Tithe Map on the eastern edge of Wye Bridge, are shown as still occupying this location, however several other buildings have been constructed within their vicinity by this time. These include, most notably, Hadnock Cottages, which form a series of terraced buildings enclosing a central yard or communal garden. These buildings are shown as having encroached upon the eastern side of Land Parcel 782. Hadnock Cottages were demolished sometime after 1953 in order to make way for the Hadnock Industrial Estate. To the north is an area labelled 'Watkin's Buildings', which demarcates a series of buildings running along the western edge of the River Wye. It is possible that these buildings belonged to or were built by that same Watkins family that were shown as owning land and properties on the opposite side of the river on the 1844 Tithe apportionment (Appendix III). These buildings form a row of houses running in an E/W direction from Granville Street, before turning northward towards a dead end. The timber yard shown as being owned by Sarah Whitehouse on the 1844 Tithe Map, is situated directly north of the Watkin's Buildings, which covers a sizable area and comprises several buildings. Towards the west of the River Wye, the layout of Monmouth's town centre is clearly shown. This layout was omitted from the 1844 Tithe Map as this area was not subject to tithe payments. The layout of the town is shown as being broadly similar to its layout today, although there are some marked differences. Weirhead Street, which in 1882 ran E/W along the southern edge of The Monmouth School for Boys almshouses before turning northward to join up with Wyebridge Street, no longer exists. By today, the E/W section of Weirhead Street has



been converted into an entryway into the school carpark, while the N/S section of the street was replaced by the carpark itself. Moreover, in 1882 Chippenhamgate Street, which runs E/W to the south of Weirhead Street, extended towards the western embankment of the River Wye, presumably to facilitate the loading and unloading of boats on this side of the river. By today, Chippenhamgate Street has been significantly shortened. Observations of the 1882 OS Map also reveal that the construction of the A40, which today runs in a NE/SW direction along the River Wye, involved the destruction of several sites situated along the western banks of the river.

- 2.7.7 The 1882 OS Map also shows that, towards the south of Monmouth's town centre, the course of the River Monnow was changed. Where it once flowed into the River Wye within the Chippenham area, as shown on the 1844 Tithe Map, it now flows into the River Wye via an artificial watercourse extending directly eastward from Port Mahon. It seems that this alteration in the River Monnow's course was achieved for the purposes of flood alleviation. Also, within the village of Mayhill to the east of Monmouth's town centre, a sizeable gasworks is shown, immediately east of Hadnock Cottages, which would have supplied Monmouth and its surrounding areas with town gas.
- 2.7.8 The 2<sup>nd</sup> Edition 1901 OS Map (Figure 11) shows little in the way of significant change. However, by this time the buildings running along the eastern embankment of the River Wye, as shown on the 1<sup>st</sup> Edition OS Map, are now labelled as Watkin's Row. Immediately north of Watkin's Row is a wharf, which was not labelled on the previous 1<sup>st</sup> Edition OS Map. The large timber yard north of here remains, although by this time a tramway has been constructed, which runs from the centre of the timber yard in a NE/SW direction towards the western banks of the River Wye. To the south of here, the orchard near Chippenhamgate Street still exists, while Wyeside House is now known as Glandwr. Towards the opposite side of the river, within the village of Mayhill, May Hill Station has now been constructed, the remains of which today sit beneath the Hadnock Industrial Estate.
- 2.7.9 On the 3<sup>rd</sup> Edition 1920–1 OS map (Figure 8), the N/S return of Weirhead Street no longer exists as a result of the construction of additional buildings and yards within the Monmouth School for Boys, which has by this time been extended further towards the western banks of the River Wye. A new road has also been constructed, running along these western banks, which is labelled as Wyeside Road. This new road leads from the orchard in the south towards Wyebridge Street in the north. The present-day A40, whose construction led to the demolition of Wyeside Road, now respects the original line of the road. Moreover, both Weirhead Street and Chippenhamgate Street to the south are shown as feeding into Wyeside Road. Glandwr, previously known as Wyeside House, is still standing on the 3<sup>rd</sup> Edition OS Map, although it is no longer labelled. The timber yard to the north of Watkin's Row remains, although again it is no longer labelled, perhaps implying that it has fallen out of use – a suggestion supported by the fact that the tramway shown in the 2<sup>nd</sup> Edition OS Map has by this time been demolished.
- 2.7.10 The 4<sup>th</sup> Edition 1953 OS mMp (Figure 13) again shows little in the way of alteration. The only major change is represented by the construction of the A40, which leads in a NE/SW direction from the south of Monmouth before feeding into Wyeside Street.

The construction of the A40 also led to the destruction of the orchard previously situated on the southern side of the Monmouth Boys School. The alterations that occurred to Chippenhamgate Street, which have not yet been made by the time of the publication of the 4<sup>th</sup> Edition OS Map, were also caused by the construction of the A40.

## 2.8 Aerial Photographic Evidence

- 2.8.1 The 1941 aerial photographs of Monmouth (Plate 1–3) clearly show Wye Bridge crossing the River Wye from the village of Mayhill in the east towards Wyebridge Street in the west. The position and form of the buildings within this area marry well with those detailed on the 4<sup>th</sup> Edition 1953 OS Map (Figure 9). The Mayhill Gasworks to the east of the Wye Bridge is shown as being a dominant feature within the landscape, which contains within it a single towering gasholder.
- 2.8.2 The 1946, 1948 and 1951 aerial photographs (Plate 4–6) show that little has changed within the development area since 1941. However, the 1966 aerial photograph (Plate 7) demonstrates that by this time the A40 road had been constructed. Moreover, the 1971 aerial photograph (Plate 8) shows that a north-eastward extension to the A40 had later been constructed, which involved the demolition of Wyeside Road along with Watkin’s Row and the adjacent timber yard further north. Furthermore, the photograph shows that by this time Chippenhamgate Street was shortened to the same form it shares today. Little has changed on the 1972 aerial photograph (Plate 9, see also Plate 8), although the 1985 photograph (Plate 10) demonstrates that the sizeable gasholder within Mayhill has been dismantled, implying that the gasworks as a whole has been put out of use. The 1991 aerial photograph (Plate 11) shows the development area and the surrounding areas of Monmouth, Mayhill and Dixton as they appear today, which remain largely unchanged since 1985.

## 2.9 Documentary Evidence

- 2.9.1 The *South Wales Daily News* of 1884 contains a news story detailing a carriage accident towards the western edge of the Wye Bridge. The carriage, within which Mr George Griffin-Griffin and his two young sons were sat, left May Hill Station to the east of the River Wye, before the horse was startled, causing it to bolt across Wye Bridge, crashing into the wall of Monmouth Brewery. The passengers within the carriage sustained no significant injuries. Monmouth Brewery has not been marked within any of the OS Maps discussed in Section 2.7 and does not survive today. However, it is known to have been located on Worcester Street, near the Queen’s Head Public House, between 1871–1926.

## 2.10 Site Visit

- 2.10.1 A walkover survey was conducted on the 17<sup>th</sup> September 2021, during which the development area was photographed from key views.
- 2.10.2 Heritage assets within the primary 250m (radius) study area and designated sites within a secondary 1km (radius) study area were visited and assessed for indirect and setting effects and key views to and from the development area were photographed. Historic Landscape Character Areas (HCLAs) were visited and key views to and from the development area were also photographed.
- 2.10.3 The survey was undertaken in good and clear weather with strong sunlight.

### 3 Identified Heritage Assets

#### 3.1 Sites of Archaeological and Historical Interest

- 3.1.1 A single heritage asset was noted immediately within the vicinity of the development area. This heritage asset comprises St George's Quay Limekiln (ID103). This heritage asset was assessed and was determined to have likely been destroyed. However, this heritage asset has nonetheless been considered for assessment due to the possibility that subterranean structural remains pertaining to the lime kiln may still be present. In addition, the precise position that this heritage asset was (or indeed is) situated has not been fully determined, meaning that the location of these potential structural remains may cover a rather broad area, spanning both banks of the River Wye. This factor, therefore, only heightens the possibility of this heritage asset being encountered and/or disturbed during groundworks.
- 3.1.2 Within a 250m (radius) study area, 111 heritage assets were noted (Figure 2). A total of 13 of these heritage assets have been destroyed and have not been considered for impact assessment. Moreover, two of these heritage assets represented findspots and have likewise not been considered (but again, see Appendix IV). Resulting in a total 96 heritage assets that have been considered for impact assessment within a 250m radius of the development area.
- 3.1.3 For the purposes of assessing the setting and significance of statutory designated (Value A) heritage assets, a secondary 1km (radius) study area was applied (Figure 3). Within this study area a total of five heritage assets, which comprise Grade I Listed Buildings and Scheduled Monuments, have been identified and considered for assessment.
- 3.1.4 Grade II and II\* buildings are considered if their setting includes or is included with a Registered Landscape or Park and Garden. The Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) covers much of the development area's 1km radius. Of the 1km radius that falls within this historic landscape, 226 Grade II and II\* Listed Buildings have been identified. All of these heritage assets form part of the Monmouth (Central) Conservation Area (CA189) and have been assessed together as a group within Section 4.2. For purposes of clarity, all Listed Buildings within this Conservation Area have been included in Appendix V.
- 3.1.5 Finally, a larger study area of over 1km was applied in order to assess the setting and significance of statutory designated (Value A) within the wider landscape, within which one heritage asset was considered (Figure 3). Therefore, a total of six heritage assets have been considered for assessment within and beyond 1km of the study area.
- 3.1.6 To summarise, a total of 103 heritage assets have been considered for assessment, with 96 of these being situated within a primary 250m radius of the development area, five being situated within a secondary 1km radius and one being situated beyond this secondary 1km radius (Figure 10–15; Table 3).
- 3.1.7 All heritage assets not considered for further impact assessment have been included in Appendix IV.
- 3.1.8 The development area is situated wholly within The Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) (Figure 6). The development area also covers three

Historic Landscape Character Areas, including Dixton Transport Corridor (HLCA010),  
The River Wye (HLCA001) and Wyesham (HLCA035).

Fig ID	ID	Name	NGR	Period	Type	Designation	Designation ID	Value
Within Development Area								
103	St George's Quay Limekiln	SO5120012800	Post-medieval	Lime Kiln	St George's Quay Limekiln	None	n/a	D
Within 250m								
1	LB85182; LB85053; LB85214; GGAT01247 g; NPRN31981	Monmouth Boys School	SO5105212788	Post-medieval	School	Grade II Listed	85182, 85053, 85214	B
2	GGAT11461 g	Well, 28 St Mary's Street	SO5095112865	Post-medieval	Well	None	n/a	C
3	SMMm348; GGAT04303 g; NPRN27030 7	Mayhill Pill Boxes	SO5126412731	Modern	Pill Box	Scheduled Monument	348	A
4	GGAT11227 g; NPRN34554	Warehouse and Associated Features at the Boat House, Old Dixton Road	SO5122412886	Post-medieval	Warehouse	None	n/a	C
5	GGAT11059 g	Ditch, Swift House	SO5116412946	Medieval	Ditch	None	n/a	A
6	GGAT03134 g; NPRN33168	Dixton Gate and Town Walls	SO51121297	Medieval	Gate	None	n/a	A
7	LB85239; GGAT11898 g; NPRN32882	St. James's Square War Memorial	SO5107412954	Modern	Memorial	Grade II Listed	85239	B
8	GGAT11430 g	Hatcham Barn	SO5106213003	Post-medieval	Barn	None	n/a	C
9	LB2324; GGAT03946 g; NPRN20782	St James' House	SO51061298	Post-medieval	House	Grade II Listed	2324	B
10	LB2859; GGAT04542 g; NPRN20781	St James' Garage Front Ranges Only	SO5103512953	Post-medieval	Inn, Garage	Grade II Listed	2859	B
11	LB85195	Flood Arches in Eastern Approach Causeway to Wye Bridge	SO5121212734	Post-medieval	Arches	Grade II Listed	85195	B
12	LB2220; NPRN2431	Wye Bridge	SO5115512767	Medieval	Bridge	Grade II Listed	2220	B
13	LB85221	Old Entrance Gateway, River Wall and Secondary Gate	SO5108812764	Post-medieval	Gate	Grade II Listed	85221	B

		of Monmouth Boys School						
14	LB85187	Design and Technology Centre, Monmouth Boys School	SO5108512787	Post-medieval	Building	Grade II Listed	85187	B
15	LB85182; GGAT01247g	Day Houses and School House, Monmouth Boys School	SO5105612820	Post-medieval	Building	Grade II Listed	85182	B
16	LB85009; GGAT11038g; NPRN419432	War Memorial at Monmouth Boys School	SO5102912784	Modern	Memorial	Grade II Listed	85009	B
17	LB2245; GGAT01248g	Jones Almshouses (Part of Monmouth Boys School)	SO5098312784	Post-medieval	Almshouse	Grade II Listed	2245	B
18	LB85053; GGAT01247g	Block between the Library and the Almshouses including the William Jones Room, Monmouth Boys School	SO5100812803	Post-medieval	School Building	Grade II Listed	85053	B
19	LB85214; GGAT01247g	Chapel and Library, Monmouth Boys School	SO5102612816	Post-medieval	School Building	Grade II Listed	85214	B
20	LB85231	9 Almshouse Street	SO5098712817	Post-medieval	House	Grade II Listed	85231	B
21	LB85181	10 Almshouse Street	SO5099012820	Post-medieval	House	Grade II Listed	85181	B
22	LB85119	11 Almshouse Street	SO509128	Post-medieval	House	Grade II Listed	85119	B
23	LB85090	12 Almshouse Street	SO509128	Post-medieval	House	Grade II Listed	85090	B
24	LB85058	Worcester House	SO509128	Post-medieval	House	Grade II Listed	85058	B
25	LB85118	39 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85118	B
26	LB2353; NPRN20821	37 and 39 St Mary Street	SO509128	Post-medieval	House	Grade II Listed	2353	B
27	LB85033	House including Attached Railings	SO509128	Post-medieval	House	Grade II Listed	85033	B
28	NPRN20817	26, 28, 30 and 32 St Mary's Street	SO5099012850	Post-medieval	House	None	n/a	C
29	LB85108	33 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85108	B
30	LB85104	31 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85104	B
31	LB85088; NPRN20818	29 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85088	B
32	LB85084; NPRN20818	27 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85084	B

33	LB85075	25a St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85075	B
34	LB2351; NPRN20816	25 and 25a St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	2351	B
35	GGAT04145 g; NPRN20820	35-39 St Mary's Street	SO5096312842	Post-medieval	House	None	n/a	B
36	LB85113; NPRN40733 3	36 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85113	B
37	LB85109; NPRN40576 6	34 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85109	B
38	LB85105	32 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85105	B
39	LB85100; NPRN20817	30 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85100	B
40	LB85108; NPRN40675 1	28 St Mary's Street	SO509128	Post-medieval	House	Grade II Listed	85108	B
41	NPRN20815	21 and 23 St Mary Street	SO5099012850	Post-medieval	House	None	n/a	C
42	LB2355; NPRN40381 3	St Mary's Presbytery	SO509128	Post-medieval	Church	Grade II Listed	3255	B
43	LB85224	Queen's Head Public House	SO510128	Post-medieval	Public House	Grade II Listed	85224	B
44	GGAT04138 g	18 and 24 St James Street	SO5105412912	Post-medieval	House	Grade II Listed	2344, 2345	B
45	LB2331; GGAT04166 g	3 St James Street (The Old Vicarage)	SO510128	Post-medieval	House	Grade II Listed	2331	B
46	LB2332	Clent House	SO510128	Post-medieval	House	Grade II Listed	2332	B
47	NPRN20788	6-10 St James Street	SO5102012850	Post-medieval	House	None	n/a	C
48	LB2333	7 St James Street	SO510128	Post-medieval	House	Grade II Listed	2333	B
49	LB2334; NPRN42077 8	9 St James Street	SO510129	Post-medieval	House	Grade II Listed	2334	B
50	LB2335	11 and 13 St James Street	SO510129	Post-medieval	House	Grade II Listed	2335	B
51	LB85029	13 St James Street	SO510129	Post-medieval	House	Grade II Listed	85029	B
52	LB2336; NPRN20792	15 and 17 St James Street	SO510129	Post-medieval	House	Grade II Listed	2336	B
53	LB85045	17 St James Street	SO510129	Post-medieval	House	Grade II Listed	85045	B
54	LB2337	19 St James Street	SO510129	Post-medieval	House	Grade II Listed	2337	B
55	LB2338; NPRN20511	21 St James Street	SO510129	Post-medieval	House	Grade II Listed	2338	B
56	NPRN20796	22 St James Street	SO5110612946	Post-medieval	House	None	n/a	C
57	LB85069; NPRN20784	23 St James Street	SO510129	Post-medieval	House	Grade II Listed	85069	B
58	LB2326; NPRN36831	Erberley House	SO511129	Post-medieval	House	Grade II Listed	2326	B
59	LB2328; NPRN20785	25 St James Square	SO511129	Post-medieval	House	Grade II Listed	2328	B

60	LB2312; NPRN41097	The Old Nag's Head Public House	SO511129	Post- medieval, Medieval	Public House, Defensive Tower	Grade II* Listed	2312	A
61	LB2313; NPRN20511	1 Old Dixton Road	SO511129	Post- medieval	House	Grade II Listed	2312	B
62	LB2314; NPRN20512	3 Old Dixton Road	SO511129	Post- medieval	House	Grade II Listed	2314	B
63	LB85134	5 Old Dixton Road	SO511129	Post- medieval	House	Grade II Listed	85134	B
64	LB85159	7 Old Dixton Road	SO511129	Post- medieval	House	Grade II Listed	85159	B
65	LB2315; NPRN20540	Old Toll House	SO511130	Post- medieval	House	Grade II Listed	2315	B
66	LB2339; NPRN36954	The Grange	SO510128	Post- medieval	House	Grade II Listed	2339	B
67	LB2340	14 St James Street	SO510128	Post- medieval	House	Grade II Listed	2340	B
68	LB2341	16 St James Street	SO510128	Post- medieval	House	Grade II Listed	2341	B
69	LB2342; NPRN10901	Wesleyan Methodist Chapel	SO5103012900	Post- medieval	Chapel	Grade II*	2342	B
70	LB85200	Gatepiers, Gates and Railings of Wesleyan Methodist Chapel	SO510128	Post- medieval	Gatepiers, Gates, Railings	Grade II Listed	85200	B
71	LB2343; NPRN37016	The Hame	SO510129	Post- medieval	Coach House	Grade II Listed	2343	B
72	LB2344; GGAT04138 g	18 St James Street (Borough Offices)	SO510129	Post- medieval	House	Grade II Listed	2344	B
73	LB85062	20 St James Street	SO510129	Post- medieval	House	Grade II Listed	85062	B
74	LB2345; GGAT04138 g; NPRN20797	24 St James Street	SO510129	Post- medieval	Coach House	Grade II Listed	2345	B
75	LB85115	37 Whitecross Street	SO510129	Post- medieval	House	Grade II Listed	85115	B
76	LB85112	35 Whitecross Street	SO510129	Post- medieval	House	Grade II Listed	85112	B
77	LB2329	Apria Gir	SO510129	Post- medieval	House	Grade II Listed	2329	B
78	LB85097	3 St James Mews	SO510129	Post- medieval	House, Public House, Military Mess	Grade II Listed	85097	B
79	NPRN21126	23 and 25 Whitecross Street	SO5099912956	Post- medieval	House	None	n/a	C
80	LB85074	25 Whitecross Street	SO510129	Post- medieval	House	Grade II Listed	85074	B
81	NPRN21127	27 Whitecross Street	SO5105512980	Post- medieval	House	None	n/a	B
82	LB2364	Ventnor House	SO509129	Post- medieval	House	Grade II Listed	2364	B

83	LB85119	Gatepiers, Gates and Railings of 16 St James Square	SO510129	Post-medieval	Gatepiers, Gates, Railings	Grade II Listed	85119	B
84	LB85032	14 St James Square	SO510129	Post-medieval	House	Grade II Listed	85032	B
85	NPRN420344	16 St James Square	SO5108712975	Post-medieval	House	None	n/a	B
86	LB2325; NPRN20783	12 St James Square	SO510129	Post-medieval	House	Grade II Listed	2325	B
87	LB85213; NPRN31999	Monmouth Public Library (Formerly Rolls Hall)	SO510129	Post-medieval	Public Hall	Grade II Listed	85213	B
88	NPRN423158	Monmouth School Sports Club	SO5140012700	Modern	Sports Centre	None	n/a	C
89	LB85224; NPRN20724	Queen's Head Public House	SO507128	Post-medieval	House	Grade II Listed	85224	B
90	NPRN13000	School Chapel, Wyebridge Street	SO5105012830	Medieval/Post-medieval	Chapel	None	n/a	B
91	NPRN21159	Wyebridge Street Gable End	SO5107012830	Post-medieval	House	None	n/a	C
92	NPRN21158	3 and 4 Wyebridge Street	SO5106012830	Post-medieval	House	None	n/a	C
93	NPRN41137	St James Square Coach Building	SO5110013000	Post-medieval	Commercial Building	None	n/a	C
94	NPRN307638	12 St James Street	SO5101012730	Post-medieval	House	None	n/a	C
95	NPRN36382	Almshouses	SO5099012760	Post-medieval	Almshouses	None	n/a	C
96	NPRN21156	1-5 Worcester Street	SO5094012800	Post-medieval	Houses	None	n/a	C
<b>Within 1km</b>								
97	SMMm219; LB2218	Monnow Bridge and Gateway	SO505125	Medieval	Bridge, Gateway	Scheduled Monument, Grade I Listed	219, 2218	A
98	LB2228	The Shire Hall	SO507128	Post-medieval	Town Hall	Grade I Listed	2228	A
99	SMMm159; LB2216	Monmouth Castle	SO506128	Medieval	Castle	Scheduled Monument, Grade I Listed	2393, 2216	A
100	SMMm036	Clawdd Du	SO503122	Medieval	Defence	Scheduled Monument	36	A
101	LB2217	Great Castle House	SO5070912915	Post-medieval	House	Grade I Listed	2217	A
<b>Over 1km</b>								
102	SMMm125	Dixton Mound	SO5179813724	Medieval	Motte	Scheduled Monument	125	A

**Table 3. Identified heritage assets**



## 4 Assessment of Heritage Assets

### 4.1 Potential Direct Impacts of the Development on Heritage Assets

- 4.1.1 The assessment has concluded that four heritage asset has the potential to be directly impacted by the proposed development – St George’s Quay Limekiln (ID103), situated directly within the development area; Warehouse and Associated Features at the Boat House, Old Dixton (ID4), situated along the western banks of the River Wye; as well as Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11) and Wyebridge (ID12), both of which are situated immediately to the south (Figure 2). In particular, groundworks and plant movement necessitated by the installation of the concrete bank seats on the western and eastern banks of the river may physically disturb these heritage assets. In consideration of this, the proposed development has been assessed as having a **Moderate** direct effect on these heritage assets.
- 4.1.2 The development area sits directly within the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) (Figure 6), which has been characterised for the dense concentrations of prehistoric, Roman, medieval and Post-medieval remains within its confines. Therefore, although no known heritage assets are effected by the proposed development, the presence of buried archaeological deposits and features pertaining to these periods within the development area cannot be ruled out. There is therefore potential for direct impact of the development on yet unknown archaeological deposits. Furthermore, investigations conducted along the western banks of the River Wye by GGAT (Davies 2016) established that, within the vicinity of Wye Bridge, Post-medieval structural features are present, most notably walls and possible floor surfaces. These features likely belonged to dwellings that originally fronted onto Wyebridge Street. Therefore, groundworks within this area also have the potential to disturb these or related features. In addition, the possible presence of Roman and medieval wharfage along this stretch of the River Wye must also be considered, which may also be encountered and disturbed during groundworks.
- 4.1.3 Furthermore, the cartographic evidence (detailed in Section 2.7) indicates that groundworks associated with the proposed footpaths to the east and west of the bridge will likely disturb residential and agricultural remains pertaining to the Post-medieval period. In particular, the former site of Watkin’s Row immediately underlies the western footpath, while the eastern footpath is situated directly over the former industrial and agricultural sites. More specifically, a series of farmsteads and gardens as well as timber yards and wharfage have been noted in this area since Roman times. Although these sites are no longer visible today, there remains the likelihood that structural foundations associated with them may be disturbed during groundworks.
- 4.1.4 The proposed development covers three Historic Landscape Character Areas. These include The River Wye (HLCA001), across which the new bridge will erected, as well as Dixton Transport Corridor (HCLA010) on the western banks of the river and Wyesham (HCLA035) on the eastern, which will also be affected. The potential impact on these HLCAs was assessed through the ASIDOHL2 process which is presented in Section 7.

### 4.2 Potential Indirect (Visual) Impacts of the Development on Heritage Assets

- 4.2.1 For the purposes of the assessment of indirect impacts, all heritage assets within a primary 250m (radius) study area and statutory designated (Value A) heritage assets

within a secondary 1km (radius) study area have been assessed (Figure 2 and 3). The indirect effect of the proposed development on heritage assets was assessed via observations in the field, where key fields of view from heritage assets to the development area were photographed.

- 4.2.2 In addition, Zones of Theoretical Visibility (ZTV) analysis was used, which implemented LiDAR data to determine lines of sight to and from a set of pre-determined viewpoints using a GIS intervisibility algorithm (Figure 4 and 5). Viewpoints were established along each bank of the River Wye, encompassing the development area along with the areas immediately surrounding it.
- 4.2.3 Six heritage assets were identified within the primary 250m radius as having direct lines of site to and from the proposed development (Figure 4). These included Monmouth School for Boys (ID1); Mayhill Pill Boxes (ID3); Warehouse and Associated Features at the Boat House, Old Dixton (ID4); Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11), Wye Bridge (ID12); and War Memorial at Monmouth School for Boys (ID16).
- 4.2.4 The indirect (visual) effect on Mayhill Pill Boxes (ID3) was assessed as being **None**, due to the presence of thick vegetation surrounding them. Moreover, the visibility of these pill boxes was intentionally obscured during construction, and both are positioned slightly below the level of the road surface of the A466, alongside which they are situated. Therefore, these features were designed to be hidden from view. The indirect (visual) effect on Warehouse and Associated Features at the Boat House, Old Dixton (ID4) was assessed as being **Very Slight** as this heritage asset was recorded as being 'Near Destroyed' and partially shielded from view by the presence of tree cover and vegetation along the western banks of the River Wye. The indirect (visual) effect on War Memorial at Monmouth School for Boys (ID16) was assessed as being **Very Slight** as the line of sight is mostly obscured by the buildings associated with Monmouth Boys School (ID1). The indirect (visual) effect on Monmouth School for Boys (ID1) has been assessed as being **Slight**. A direct line of sight exists between the school, which comprises several buildings, some of which being significant in height, and the development area. However, as the school was established within the historic town centre of Monmouth, an area within which most of its cultural heritage links exist, the proposed development, in being situated beyond the town centre, will not to sever these links. The indirect (visual) effect on Wye Bridge (ID12) has been assessed as being **Moderate**. A direct line of sight exists between Wye Bridge and the development area. Also, the proposed development will obscure lines of sight between the northern stretches of the River Wye and the intricate architectural elements comprising the Wye Bridge, which were designed to be viewed and appreciated on approach to the bridge. However, the main cultural links defining the bridge exist within the historic town centre of Monmouth, which will not be obscured by the proposed development. Moreover, the presence of the new bridge to the north will allow views of the bridge that would otherwise be impossible, therefore heightening its architectural and artistic appreciation. On the other hand, this heightening in appreciation of Wye Bridge will only be experienced by pedestrians traveling along the new bridge by foot or bicycle and not necessarily by those traveling along the river by, for example, boat from the north. Indeed, views from the north of the river towards Wye Bridge will be obscured by the new bridge. The same applies to

views of Wye Bridge from the banks of the River Wye, which will again be obscured. The indirect (visual) effect on Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11), in forming part of Wye Bridge, has been assessed being **Moderate** for the same reasons.

- 4.2.5 Five nationally designated heritage assets were identified within the secondary 1km radius of the proposed development (Figure 5). These included Monnow Bridge and Gateway (ID97), The Shire Hall (ID98), Monmouth Castle (ID99), Clawdd Du (ID100) and Great Castle House (ID101). The assessment concluded that none of these heritage assets would suffer an indirect effect from the proposed development. The lines of sight between these assets and the proposed development are wholly obscured by the presence of Monmouth's town centre (Figure 13).
- 4.2.6 One designated heritage asset was identified beyond 1km of the proposed development (Figure 5). This heritage asset was Dixton Mound (ID102) to the north. The indirect (visual) effect on Dixton Mound has been assessed as being **Very Slight**, as although there are direct lines of sight between this heritage asset and the proposed development, they are separated by a considerable distance. In addition, the proposed development fails to obscure the lines of sight between Dixton Mound and Monmouth's town centre – an area it was intended to overlook, and be seen from, during the medieval period.
- 4.2.7 The proposed development was assessed as having an Indirect (Visual) Impact on two conservation areas – Monmouth (Central) (CA189), the eastern boundary of which is situated approximately 0.1km to the west, and Monmouth (Dixton) (CA188), the south-western edge of which is situated approximately 0.8km to the northeast. Monmouth (Central) (CA189) covers the entirety of the historic urban core of Monmouth's town centre and is characterised as a former Roman military and industrial centre (formerly the site of the *Blestium* auxiliary fort), as well as a medieval and Post-medieval urban townscape. The indirect (visual) effect on Monmouth (Central) (CA189) has been assessed as being **Very Slight**, as although there exists some intervisibility between the development and the conservation area, this intervisibility affects the Monmouth School for Boys buildings only. Monmouth (Dixton) (CA188) is situated to the northeast of Monmouth's town centre and is characterised as a medieval and Post-medieval agricultural landscape, which also includes remnants of small-scale industrial activity. The indirect (visual) effect on Monmouth (Dixton) (CA188) has been assessed as being **Very Slight**, as only small stretches of the existing field systems within the area are intervisible with the proposed development.

4.2.8 The last column "Setting Effects Y/N" identifies those heritage assets that may have indirect visual impacts to the setting of the monument (Stage 1 as set out in *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*).

Fig ID	ID	Name	NGR	Period	Type	Designation	Designation ID	Value	Rarity	Documentation / Association	Group Value	Survival/Condition	Direct Effect	Significance of Direct Effect	Indirect Effect	Setting Effect Yes/No
Within Development Area																
103	NPRN40711	St George's Quay Limekiln	SO5120012800	Post-medieval	Lime Kiln	St George's Quay Limekiln	None	D	Low	Low	Low	Likely Destroyed	Yes	High	None	No
Within 250m																
1	LB85182; LB85053; LB85214; GGAT01247g; NPRN31981	Monmouth School for Boys	SO5105212788	Post-medieval	School	Grade II Listed	85182, 85053, 85214	B	Medium	High	High	Intact/Very Good	None	n/a	Very Slight	Yes
3	SMMm348; GGAT04303g; NPRN270307	Mayhill Pill Boxes	SO51391277	Modern	Pill Box	Scheduled Monument	348	A	Medium	Moderate	Low	Intact/Good	None	n/a	None	No
4	GGAT11227g; NPRN34554	Warehouse and Associated Features at the Boat House, Old Dixton Road	SO5122412886	Post-medieval	Warehouse	None	n/a	C	Low	Low	Moderate	Near Destroyed/Poor	Yes	Low	Very Slight	No
11	LB85195	Flood Arches in Eastern Approach Causeway to Wye Bridge	SO5121212734	Post-medieval	Arches	Grade II Listed	85195	B	Medium	Moderate	High	Intact/Very Good	None	n/a	Slight	Yes
12	LB2220; NPRN2431	Wye Bridge	SO5115512767	Medieval	Bridge	Grade II Listed	2220	B	Medium	High	High	Intact/Very Good	None	n/a	Slight	Yes
16	LB85009; GGAT11038g; NPRN419432	War Memorial at Monmouth Boys School	SO5102912784	Modern	Memorial	Grade II Listed	85009	B	Low	Moderate	Moderate	Intact/Very Good	None	n/a	Very Slight	No
Within 1km Class A Monuments (and Grade II LBs within HLCAs)																
97	SMMm219; LB2218	Monnow Bridge and Gateway	SO505125	Medieval	Bridge, Gateway	Scheduled Monument, Grade I Listed	219, 2218	A	High	High	High	Intact/Very Good	None	n/a	None	No
98	LB2228	The Shire Hall	SO507128	Post-medieval	Town Hall	Grade I Listed	2228	A	Medium	High	High	Intact/Very Good	None	n/a	None	No
99	SMMm159; LB2216	Monmouth Castle	SO506128	Medieval	Castle	Scheduled Monument, Grade I Listed	2393, 2216	A	Medium	High	High	Damaged/Moderate	None	n/a	None	No
100	SMMm036	Clawdd Du	SO503122	Medieval	Defence	Scheduled Monument	36	A	Medium	Low	High	Damaged/Fair	None	n/a	None	No
101	LB2217	Great Castle House	SO5070912915	Post-medieval	House	Grade I Listed	2217	A	Medium	High	High	Intact/Very Good	None	n/a	None	No
Beyond 1km Class A Monuments (and Grade II LBs within HLCAs)																
102	SMMm125	Dixton Mound	SO5179813724	Medieval	Motte	Scheduled Monument	125	A	Medium	Moderate	High	Near Destroyed/Fair	None	n/a	Very Slight	No
Conservation Areas																

n/a	CA189	Monmouth (Central)	SO5068212843	n/a	n/a	Conservation Area	189	n/a	n/a	n/a	n/a	n/a	n/a	None	Very Slight	No
n/a	CA188	Monmouth (Dixton)	SO1586313591	n/a	n/a	Conservation Area	188	n/a	n/a	n/a	n/a	n/a	n/a	None	Very Slight	No

**Table 4. Assessment of Heritage Assets**

### **4.3 Potential Impacts on Setting and Significance – Stage 1**

- 4.3.1 Potential indirect impacts of the proposed development on heritage assets are confined to the impacts upon the setting of International and National value heritage assets (A\* and A class); these include Scheduled Monuments, Registered Landscapes, Parks and Gardens and sometimes Grade I Listed Buildings. Grade II and II\* buildings are considered if their setting includes or is included with a Registered Landscape or Park and Garden.
- 4.3.2 In total, it has been concluded that the proposed development will potentially have an effect on the setting of three heritage assets – Monmouth School for Boys (ID1), Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11) and Wye Bridge (ID12).
- 4.3.3 For the purposes of the assessment of setting and significance of Registered Landscapes, Parks and Gardens, the development area is set wholly within The Lower Wye Valley Landscape of Outstanding Historic Interest (HLW(GT)3) (Figure 6). The development spans three HLCAs; The River Wye (HCLA001), as well as Dixton Transport Corridor (HCLA010) and Wyesham (HCLA035). The potential impact on these HLCAs, and the Registered Historic Landscape as a whole, was assessed through the ASIDOHL2 process which is presented in Section 7.

#### 4.4 Defining and Evaluating the Setting and Significance of Heritage Assets – Stage 2 and 3

4.4.1 Section 1.5 above set out the context and extent of the identified heritage assets, which contribute to the Stage 1 and 2 assessment of setting and significance. Section 3 sets out the value and Section 4.1 and 4.2 the direct and indirect effects, which also contribute to the overall understanding of heritage assets and their setting (Stage 2 assessment of setting and significance).

ID	PRN	Name	Value	Evidential Value	Historical Value	Aesthetic Value	Communal Value	Type of visual effect/change	Magnitude of Effect	Significance of Effect	Cumulative Visual Effect
1	LB85182; LB85053; LB85214; GGAT01247g; NPRN31981	Monmouth School for Boys	B	Very High	High	High	Very High	Very Slight interruption	Low	Significant	Very Slight
11	LB85195	Flood Arches in Eastern Approach Causeway to Wye Bridge	B	High	High	High	High	Moderate interruption	Moderate	Significant	Moderate
12	LB2220; NPRN2431	Wye Bridge	B	Moderate	Very High	High	High	Moderate interruption	Moderate	Significant	Moderate

**Table 5. Assessing value and significance of indirect visual effects on the setting of heritage assets**

4.4.2 The assessment of the Cumulative Visual Effect is the culmination of the assessment of value, degree of change and corresponding effects. This is partly a subjective exercise based on the assessor's experience and knowledge.

## 4.5 Summary of Significance and Setting

- 4.5.1 The proposed development has been assessed as having a **Very Slight** indirect effect as the key views and/or essential lines of sight to and from Monmouth School for Boys (ID1), while it has been assessed as having a **Moderate** indirect effect as the key views and/or essential lines of sight to and from Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11) and Wye Bridge (ID12).
- 4.5.2 The key views and/or essential lines of sight to and from the proposed development and Monmouth School for Boys will be noticeable but will result in little discernible severance of cultural heritage links. More specifically, the proposed development will partially obscure views and lines of sight to and from the school buildings and the River Wye as well as the village of Wyesham on the eastern side of the river. However, the views and lines of sight to and from the school buildings and the historic core of Monmouth to the west will be unaffected by the proposed development. The views and lines of sight to and from the school buildings and the eastern banks of the River Wye will be affected, but only partially. The views and lines of sight to and from the school buildings and boats traveling in a N/S direction along the river may be largely unaffected, with the only possible obscuration occurring when boats are traveling below the bridge, which comprises a relatively small area. The nature of the proposed development must also be considered here. As the proposed development will comprise a pedestrian and cycling bridge leading from Wyesham towards the direction of the Monmouth School for Boys, it may be argued that travel along the bridge will heighten the visual appreciation of the school's east-facing façade. The overall impact to the setting then is Very Slight and may be viewed as both positive and negative.
- 4.5.3 The key views and/or essential lines of sight to and from the proposed development and both Flood Arches in Eastern Approach Causeway to Wye Bridge and Wye Bridge will be noticeable, resulting in some severance of cultural heritage links. More specifically, although the proposed development will fail to obscure lines of sight to and from these heritage assets and the historic core of Monmouth, it will nonetheless obscure lines of sight of the River Wye to the north. This means that when approaching these heritage assets via boat from the north, key views of them will be obscured. The proposed development will also lead to further obscuration of views towards these heritage assets from the western and eastern banks of the River Wye along this northern stretch. However, the erection of the new bridge will allow views of these heritage assets that would otherwise be impossible and will heighten the potential appreciation of their impressive architectural qualities. The overall impact to the setting then is Moderate.



## 5 Mitigation Recommendations

5.1.1 The assessment has concluded that four heritage asset has the potential to be directly impacted by the proposed development – St George’s Quay Limekiln (ID103), situated directly within the development area; Warehouse and Associated Features at the Boat House, Old Dixton (ID4), situated along the western banks of the River Wye; as well as Flood Arches in Eastern Approach Causeway to Wye Bridge (ID11) and Wyebridge (ID12), both of which are situated immediately to the south (Figure 2). In particular, groundworks and plant movement necessitated by the installation of the concrete bank seats on the western and eastern banks of the river may physically disturb these heritage assets. In consideration of this, the proposed development has been assessed as having a **Moderate** direct effect on these heritage assets. Furthermore, the cartographic evidence (detailed in Section 2.7) indicates that groundworks associated with the proposed footpaths to the east and west of the bridge will likely disturb small-scale industrial and agricultural remains pertaining to the Post-medieval period. In particular, the former site of Watkin’s Row immediately underlies the western footpath, while the eastern footpath may be situated directly over the former site of timber yards, wharfs, farmsteads, gardens and other such sites and features. Although these sites have long since been demolished, there remains the likelihood that structural foundations associated with them may be disturbed during groundworks. There is, finally, the possibility that wharfage dating to the Roman and medieval periods may be disturbed during groundworks. The precise locations of this wharfage is unknown, although could potentially be situated within the vicinity of either the western or eastern banks of the River Wye. As a result, it is recommended here that an archaeological watching brief is undertaken during all ground penetrating works carried out in association with the erection of the new bridge and the construction of the two adjoining footpaths.

## 6 Assessment of Residual Impacts

- 6.1.1 Provided the mitigation measures noted above are followed then it should be possible to reduce the residual impacts of the proposed development on unknown buried archaeological remains to None.
- 6.1.2 The assessment has also concluded that all indirect impacts will remain unchanged for the lifetime of the proposed development.

## 7 Assessment of the Significance of the Impact of the Development on Historic Landscape Areas (ASIDOHL2)

### 7.1 Project Background

- 7.1.1 Black Mountains Archaeology Ltd were commissioned by Capita Property and Infrastructure Ltd to compile an Archaeological Desk-based Assessment and an Assessment of the Significance of the Impact of the Development on the Historic Landscape (ASIDOHL2) on the proposed erection of a bridge crossing the River Wye to the north of the existing Wye Bridge in Monmouth, Monmouthshire (DM/2020/01374). The proposed bridge will comprise a pedestrian and cycling bridge with a pair of proposed footways leading up to its western and eastern ends. The western footpath will extend from the A40, which bounds Monmouth's town centre on its eastern edge, while the eastern footpath will extend from the A466, which leads up to the existing Wye Bridge from the direction of Wyesham. The construction of the proposed bridge will also involve the installation of two reinforced concrete bank seats along the western and eastern banks of the River Wye, and associated groundworks. The deck of the bridge will be suspended over the width of the river via the use of hanger cables, meaning that structural foundations within the river itself will not be necessitated. Overall, the proposed bridge is intended to enhance Monmouth's waterfront while also providing safe and convenient access to its town centre from the east. The proposed development area is situated within The Lower Wye Valley Outstanding Historic Landscape (HLW(Gt)3) (Figure 6). The proposed development is centred on NGR SO 51214 12813 (Figure 1).
- 7.1.2 Designated in 2001, The Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3) is described by Cadw as "one of the most scenically attractive lowland landscapes in Britain, and one of the few lowland Areas of Outstanding Natural Beauty. It is also one of the few remaining areas with comparatively large tracts of ancient broadleaved woodlands, whilst the pastures, hay meadows, hedges and copses of the farmed landscape in and around the valley are also rich natural habitats with historical significance." Cadw also state that the archaeological features within the historic landscape "range from Bronze Age round barrows and Iron Age hillforts, such as Blackfield Wood camp, which provide spectacular vantage points over the valley, to Romano-British sites and Norman earthwork castles" (Cadw 2021).

### 7.2 The Register of Historic Landscapes and Historic Landscape Characterisation

- 7.2.1 An Assessment of the Significance of the Impact of Development On Historic Landscapes (ASIDOHL2) is a staged approach to assessing the significance of impact to historic landscapes (and constituent character Areas) as characterised in the *Register of Landscapes of Outstanding Historic Interest in Wales* (Pt 2.1, 1998) and *Register of Landscapes of Special Historic Interest in Wales* (Pt 2.2, 2001) to the method set out in the *Guide to Good Practice on Using the register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (revised 2<sup>nd</sup> Edition 2007).
- 7.2.2 Cadw note "...the Register is a means of recognising historic landscapes as one of the nation's most valuable cultural assets, and as special, often fragile and irreplaceable, parts of our heritage". The *Historic Environment (Wales) Act 2016* provides a statutory duty to maintain the registers and the registers are key factors in the planning process.

Any development likely to directly or indirectly (visual) affect a statutory designated heritage asset or high value undesignated asset and its setting will likely require 'consultation before grant of permission' under the *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016*, schedule 4 (1)(i) and (ii) if the proposed development meets and of the following criteria:

- Development likely to affect the site of a Registered Park or Garden or its setting
- Development is within a Registered Historic Landscape that requires an Environmental Impact Assessment and ASIDOHL2.

### 7.3 Methodology

- 7.3.1 The method of conducting an ASIDOHL2 assessment is set out by Cadw in *Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales* in the Planning and Development Process (2<sup>nd</sup> Edition 2007) (Appendix V). The assessment utilised the HLCAs as a basic unit of measurement, which can be variable as each HLCA may not be entirely representative of the wider Historic Landscape character and value (e.g. an agricultural character area forming part of an industrial historic landscape). Nevertheless, the HLCAs contribute to the value of the wider historic landscape in ASIDOHL2 terms. The ASIDOHL2 assessment is broken into five stages. Stage 1 is the compilation of contextual data, usually in the form of baseline information for an archaeological desk-based assessment (see above). Stages 2-4 assesses each HLCA for direct and indirect effects by the proposed development and Stage 5 combines the results of Stages 2-4 to produce an assessment of the overall impact on the Historic Landscape. (Cadw 2007, Table 1,15).
- 7.3.2 Heritage assets are categorised to the only values that are nationally agreed in the Department of Transport/Welsh Office/Scottish Office *Design Manual for Roads and Bridges. Formerly Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007, amended 2009 (DMRB 2007), as amended January 2020 LA 106 Revision 1*. Cadw published their *Conservation Principles for the sustainable management of the historic environment in Wales* 2011. These principles provide the basis upon which Cadw discharges its statutory duties, makes decisions or offers advice about changes to historic assets. Cadw further advise that the *Conservation Principles* should also be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process (PPW 2016).
- 7.3.3 There are four values that need to be considered when assessing significance and these are set out in *Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales*: Evidential value, Historic Value, Aesthetic Value and Communal Value.

## 8 Assessment

### 8.1 Registered Landscapes, Parks and Gardens

- 8.1.1 The proposed development comprises the erection of a new pedestrian and cycling bridge, the construction of two footpaths leading up to the bridge from the east and west sides of the River Wye (Figure 1). The new bridge will cover a total area of 242m<sup>2</sup>. The eastern and western footpaths will cover a total area of 314m<sup>2</sup> and 381m<sup>2</sup> respectively. In total, therefore, the proposed development will cover a combined area of 937m<sup>2</sup>. The development area lies within the Lower Wye Valley Landscape of Outstanding Historic Interest (HLW(Gt)3) (Figure 6), which covers a total area of 58,250km<sup>2</sup>. The development area spans three HLCAs, including The River Wye (HLCA001), along with Dixon Transport Corridor (HLCA010) towards the western banks of the river and Wyesham (HLCA035) towards the eastern.
- 8.1.2 The River Wye (HLW(Gt)3) covers a total area of 1,716m<sup>2</sup> and is characterised as possessing “an extensive history of human occupation and exploitation; the river’s fast flowing tributary streams have been harnessed over the centuries to power agricultural milling and heavy industry alike. A series of bridges, weirs, fords, viaducts, ports/docks and ferries of varying date are located within or extend into the area” (GGAT 2021). Dixon Transport Corridor (HLCA010) covers a total of 745km<sup>2</sup> and is characterised as a “long narrow area on the west bank of the River Wye that runs from north to south and wraps around the east of Monmouth. The area encompasses several transport and communication routes and falls historically within the parish of Monmouth. A number of maritime features of post-medieval date exist at the edge of this character area to the east of the main town of Monmouth” (GGAT 2021). Finally, Wyesham (HLCA035) covers a total area of 872km<sup>2</sup> and is characterised as “an area of modern residential suburban development, transport and communication. It forms part of the modern urban growth of Monmouth and occupies the east bank of the Wye, opposite the main historic centre of Monmouth itself” (GGAT 2021).
- 8.1.3 One heritage assets exist directly within the development area – St George’s Quay Limekiln (ID103). Immediately to the east is the Hadnock Industrial Estate, which encompasses a large area situated between the A466 and A4136, both of which lead eastward from Wye Bridge, and Hadnock Road, which extends northward from the A4136. However, immediately west of the development, within an area covered by the historic core of Monmouth, is a medieval and Post-medieval townscape. The medieval remains within this area comprise, most notably, Monmouth Castle, which overlooks the town centre from the west, and Monnow Bridge and Gateway, which has provided access into the town centre from the south since the mid-12<sup>th</sup> century. Furthermore, Monnow Street, which runs N/S along the western side of Monmouth, leading from Monnow Bridge, represented the main road running into the town centre during this time. Moreover, several other streets, including present-day Whitecross Street, Glendower Street and Drybridge Street, are probably of medieval origin also. The Post-medieval heritage assets within the town centre are very densely collected, with all major streets within Monmouth being defined by Georgian and Victorian houses and commercial buildings. The architectural character of Monmouth, as seen today, was largely defined by the local architect George Vaughan Maddox, who worked during the early–mid-19<sup>th</sup> century. Maddox designed and built many of

Monmouth's public and private buildings, including the Market Hall at its centre, which were all constructed according to a symmetrical Neo-classical style.

- 8.1.4 There are no Scheduled Monuments (SMs) within the development area. Within the primary 250m radius of the development, one Scheduled Monument is present – Mayhill Pill Boxes (SMMm348; GGAT04303g; NPRN270307). The site comprises a pair of WWII era pill boxes positioned along southern and northern edges of the A466. The site walkover survey established that neither this Scheduled Monument, nor its setting, was intervisible with the proposed development due to the pill boxes low lying positions, which were intentionally concealed from view.
- 8.1.5 Within the secondary 1km buffer, three Scheduled Monuments were identified, including Monmouth Castle (SMMm159; LB2216) to the west, Monnow Bridge and Gateway (SMMm219; LB2218) to the southwest and Clawdd Du (SMMm036), also to the southwest, with only the eastern end of this Scheduled Monument encroaching into the buffer zone. Again, the site walkover survey established that none of these sites were intervisible with the proposed development, due to the presence of Monmouth's town centre, which obscures almost all lines of sight from the western edge of the town towards the River Wye.
- 8.1.6 The site walkover survey, in conjunction with Zones of Theoretical Visibility (ZTV) analysis (Figure 4 and 5), identified that the proposed development had a potential indirect visual effect on a total of eighteen HLCA's. These HLCA's include, in alphabetical order: Dixton Transport Corridor (HLCA010), The Garth and Wyesham Fieldscape (HLCA033), Hadnock Fieldscape (HLCA020), Hayes Coppice (HLCA023), Highmeadow Woods (HLCA019), The Kymin (HLCA006), Kymin Naval Temple (HLCA031), Lord's Grove Woodland (HLCA040), Monmouth (HLCA011), Newton (HLCA021), Pen-y-garn and Church Hill Common (HLCA032), Penallt (HLCA034), The River Wye (HLCA001), Troy Farm Fieldscape (HLCA037), Troy House (HLCA038), Troypark Wood (HLCA036), Upper Redbrook Fieldscape (HLCA015) and Wyesham (HLCA035).
- 8.1.7 Dixton Transport Corridor (HLCA010) is characterised mainly as a multi-period transport and communication corridor. According to GGAT (2021), the area comprises "a long narrow area on the west bank of the River Wye that runs from north to south and wraps around the east of Monmouth. The area encompasses several transport and communication routes and falls historically within the parish of Monmouth. A number of maritime features of post-medieval date exist at the edge of this character area to the east of the main town of Monmouth."
- 8.1.8 The Garth and Wyesham Fieldscape (HLCA033) is characterised as a medieval and Post-medieval agricultural landscape. According to GGAT (2021), the area represents "an agricultural fieldscape occupying the lower hill slopes of the Wye Valley between the settlements of Wyesham and the Kymin. It falls within the parish of Dixton in the manor of Hadnock, the main landowner during the mid-nineteenth century was the Duke of Beaufort, and the occupation divided among small tenants."
- 8.1.9 Hadnock Fieldscape (HLCA020) is characterised as medieval and Post-medieval agricultural and manorial landscape. According to GGAT (2021), the area is "centred on the slopes of a small tributary valley of the Wye at the northern limits of the Wye

Valley Historic Landscape. The area is bounded by the River Wye to the northwest and by the surrounding ancient woodland on all other sides. The area lies in the parish of Dixton, in the manor of Hadnock.”

- 8.1.10 Hayes Coppice (HLCA023) is characterised as an ancient and mixed woodland defined mainly by small-scale Post-medieval industry. According to GGAT (2021), the area “occupies the south end of a low ridge running along the west bank of the River Wye. Its boundaries are defined by the extent of the ancient woodland to the south, east and west, and by the national border to the north. The area lies in the parish of Dixton, in the manor of Newton.”
- 8.1.11 Highmeadow Woods (HLCA019) is characterised as a hilltop ancient woodland defined mainly by medieval ecclesiastical sites and Post-medieval industrial activity. According to GGAT (2021), it “is an area of ancient woodland, which occupies the summit of a hill overlooking a large bend in the River Wye. The boundaries are defined by the extent of the ancient woodland, and by the national border with England to the east.”
- 8.1.12 The Kymin (HLCA006) is characterised mainly by dispersed Post-medieval settlement. According to GGAT (2021), the area “comprises a discrete area of scattered settlement located within deciduous woodland on a west-facing precipitous hillside to the east of Monmouth within the parish of Dixton Newton. The area forms the essential setting of the adjacent Kymin Naval Temple, a registered park and garden.”
- 8.1.13 Kymin Naval Temple (HLCA031) is characterised as a commemorative and ornamental landscape. According to GGAT (2021), it can be described as “a small discrete area of parkland, a registered park (PGW (Gt) 5, PRN 06103g), [which] is currently managed by the National Trust. It occupies the summit of the High Kymin hill, which forms the east side of the Wye Valley at this point, and overlooks the wide valley bottom formed by the confluence of the Wye and Monnow rivers. Its boundaries follow the area of the registered park. Historically, the area fell within the parish of Dixton.”
- 8.1.14 Lord’s Grove Woodland (HLCA040) is characterised as an area of expansive ancient woodland. According to GGAT (2021), it “runs in a long narrow strip along the west-facing hillside, which forms the side of the Wye Valley at this point. It is bounded by the surrounding fieldscape to the east, and to the west by the narrow transport corridor running along the bank of the River Wye. Historically, the area fell within the parish of Dixton.”
- 8.1.15 Monmouth (HLCA011) is characterised as a significant medieval and Post-medieval townscape. According to GGAT (2021), the area “is situated on a low hill at the confluence of the Rivers Wye and Monnow and has been an important Anglo-Welsh border town throughout its history. Prehistoric activity in the area has currently only been evidenced by artefacts, and no structural evidence for settlement has been found. Evidence for Roman exploitation of the area has also been found as below-ground archaeology; it is largely accepted that a Roman fort recorded in the Antonine Itinerary as *Blestium*, was located at Monmouth. Excavations carried out by the Glamorgan-Gwent Archaeological Trust along Monnow Street, Monmouth revealed further evidence of Roman occupation. Although initial settlement is likely to have had military origins, based around the fort of *Blestium*, between the second and fourth

century AD settlement here is likely to have been primarily civilian, with significant evidence of iron working indicating an economy strongly based in industry.”

- 8.1.16 Newton (HLCA021) is characterised mainly by medieval and Post-medieval industry, agriculture and settlement. According to GGAT (2021), the area can be described as “an agricultural fieldscape, occupying the shallow valley of the Mally Brook; the boundaries are defined by the valley edges, the ancient woodland of Hayes Coppice to the north, and the line of the communication corridor to the east. The borders of this area are to an extent necessarily artificial, its character in fact extending well beyond the boundaries set for the historic landscape currently on the register of historic landscapes. The area lies within the parish of Dixton, within the manor of Dixton Newton.”
- 8.1.17 Pen-y-garn and Church Hill Common (HLCA032) is characterised as varied medieval and Post-medieval landscape. According to GGAT (2021), it is “an agricultural landscape consisting of an amalgamated fieldscape and enclosed fields won from the common. The area is defined by a small area of surviving common and the agricultural land enclosed from it, and to the east by the edge of the ancient woodland. The area occupies the south- and east-facing slopes above the Black Brook valley. Historically the area fell within the parish of Penallt, which was part of the manor of Trellech.”
- 8.1.18 Penallt (HLCA034) is characterised mainly for its medieval and Post-medieval agricultural activity and settlement. According to GGAT (2021), the area comprises dispersed settlement and its associated agricultural land on the steep upper slopes of the Wye Valley. It includes the historic hamlet of Penallt though not the modern village which lies to the southwest, beyond the boundary of the Historic Landscape. Penallt was part of the parish of Trellech until 1887, when it became a separate parish, and was part of the manor of Trellech. The area's topography largely defines the area; the River Wye and adjacent areas of ancient woodland form its boundaries. Though a tithe map dating to 1847 exists, the parishes of Penallt and Trellech were united until 1887, when Penallt became a separate parish in its own right.”
- 8.1.19 The River Wye (HLCA001) is characterised mainly as a multi-period transport and communication corridor. According to GGAT (2021), “The Wye and its associated river valley have an extensive history of human occupation and exploitation; the river’s fast flowing tributary streams have been harnessed over the centuries to power agricultural milling and heavy industry alike. A series of bridges, weirs, fords, viaducts, ports/docks and ferries of varying date are located within or extend into the area. These include the Chepstow Town Slipway, and the Grade II listed bridges over the Wye at Monmouth and the Bridge at Bigsweir. The latter formed part of the early nineteenth century turnpike road developed by the Chepstow and Monmouth Turnpike Trustees.”
- 8.1.20 Troy Farm Fieldscape (HLCA037) is characterised mainly as a Post-medieval agricultural landscape whose essential setting is intimately attached to the 17th century Troy House estate. According to GGAT (2021), it is “an area of agricultural land which includes the farmhouse and farm buildings. It occupies the lower western slopes of the Trothy River Valley, and, in the north of the area, the flat valley floor, at the confluence of the River Trothy and the River Wye. The area is bounded by the Wye to the north, and by the ancient woodland, which occupies the top of the ridge to the

east. A road, the modern B4293, defines its western boundary. It fell within the parish of Mitchell Troy, in the manor of Trellech and is part of the estate associated with Troy House, which, from the seventeenth century, was the residence of the Dukes of Beaufort in Monmouthshire.”

- 8.1.21 Troy House (HLCA038) is characterised as Post-medieval country house and curtilage. The area also comprises a Registered Park (PGW(Gt)16). According to GGAT (2021), it “includes three separately listed structures: Troy House itself; the gateway and gates to the house; and the associated walled garden, which lies to the west. The area is defined by the settlement, in the form of Troy House and its associated parkland. Its boundaries are formed by the limits of the park on the Register of Parks and Gardens in Wales, and have been extended slightly to the west in order to include features considered to be closely enough associated with the mansion house and parkland as to justify altering the boundaries to include them. Historically, the area fell within the parish of Mitchel Troy, which was part of the manor of Trellech.”
- 8.1.22 Troypark Wood (HLCA036) is characterised mainly for its Post-medieval industrial activity. According to GGAT (2021), it is “an area of ancient woodland which forms a long thin band on top of the ridge and slopes which separate the Trothy and Wye Valleys, and encompasses the following woods: Lydart Orles Wood; Graig Wood; Troy Orles; Troypark; and the Livox. Its boundaries are defined by the extent of the ancient woodland, and by the River Wye to the north. Historically it fell within the parish of Mitchell Troy, which was part of the manor of Trellech, traditionally held by the Dukes of Beaufort. The woodland, part of Troy estate, was initially purchased by the fourth Earl of Worcester around 1600 and remained in this family (later the Dukes of Beaufort) until purchased by Edward Arnott.”
- 8.1.23 Upper Redbrook Fieldscape (HLCA040) is characterised mainly as a medieval and Post-medieval agricultural landscape. According to GGAT (2021), it “occupies the sides and plateau on the summit of a ridge which forms the eastern side of the Wye Valley. The area appears to have been progressively cleared from woodland and is bounded to the north and southwest by two areas of ancient woodland: Highmeadow Woods (HLCA 019) and Lord's Grove Woodland (HLCA 040) respectively. The settlement on the Kymin, and the area of registered parkland at the summit of the Kymin hill, border the area to the northwest. Woodland also forms a natural boundary to the east, which also coincides with the boundary of the administrative division of Monmouthshire Unitary Authority and the national border with England, and similarly the southern boundary, which runs through the centre of the village of Upper Redbrook, which straddles the border. Historically, the area fell within the parish of Dixton, in the hamlet of Wyesham, which was held by Edward, the fourth Earl of Worcester in 1607, later the Dukes of Beaufort.”
- 8.1.24 Wyesham (HLCA035) is characterised mainly as a Post-medieval and modern industrial and urban townscape. According to GGAT (2021), the area “forms part of the modern urban growth of Monmouth and occupies the east bank of the Wye, opposite the main historic centre of Monmouth itself. Its boundaries are defined by the extent of modern development.”



## 8.2 Stage 2: Assessment of Direct Physical Impact on Registered Historic Landscapes

- 8.2.1 The proposed development area, which covers a total area of 242m<sup>2</sup>, lies directly within three HLCAs. These include The River Wye (HLCA001) (which covers a total area of 1,716km<sup>2</sup>), Dixton Transport Corridor (HLCA010) (which covers a total area of 745km<sup>2</sup>) and Wyesham (HLCA035) (which covers a total area of 872km<sup>2</sup>). The proposed development area covers 147m<sup>2</sup> of The River Wye (HLCA001), meaning that 0.008% of its total area will be affected by the development. The proposed development area also covers 407m<sup>2</sup> of Dixton Transport Corridor – a figure that corresponds to the area covered by the westernmost proposed footpath in addition to the small portion of the bridge that will also encroach upon the HLCA. This means that 0.005% of its total area will be affected by the development. Finally, the proposed development covers 383m<sup>2</sup> of Wyesham (HLCA035) – a figure that corresponds to the total area covered by the easternmost proposed footpath in addition to the small portion of bridge that will also encroach up on the HLCA. This means that 0.04% of its total area will be affected by the development. Moreover, the development area covers 937m<sup>2</sup> of the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3), meaning that 0.001% of its total area will be effected by the development.
- 8.2.2 No heritage assets have been identified within the proposed development area that contribute to the character of the aforementioned HLCAs. However, the proposed development will have an impact on certain elements that contribute to the essential character of these HLCAs, as detailed in Table 6 below.

<b>ASIDOHL2 Stage 2: Assessment of Direct Physical Impact on The River Wye (HLCA001)</b>				
<b>(a) Absolute Impact (Loss of Area)</b>			<b>Magnitude and Score</b>	
147m <sup>2</sup> of a total of 1,716km <sup>2</sup> = 0.01%			Very Slight – 1	
<b>(b) Relative and Landscape Impacts (Loss of known characteristics or Elements) and scores</b>				
<b>Element/ % of loss</b>	<b>Category</b>	<b>Magnitude</b>	<b>Landscape Value (c)</b>	<b>Landscape Visual Effect</b>
Communication and coastal maritime corridor (medieval and Post-medieval) – less than 1%	C – 2	Very Slight – 1	Medium – 3	Very Slightly reduced – 1
<b>Summary of the Magnitude of Direct, Physical Impact on Historic Character Area The River Wye (HLCA001)</b>				
<b>Score</b>			<b>Grading</b>	
7			Slight	
<b>ASIDOHL2 Stage 2: Assessment of Direct Physical Impact on Dixton Transport Corridor (HLCA010)</b>				

Absolute Impact (Loss of Area)			Magnitude and Score	
407m <sup>2</sup> of a total of 7,454km <sup>2</sup> = 0.005%			Very Slight – 1	
Element/ % of loss	Category	Magnitude	Landscape Value (c)	Landscape Visual Effect
Post-medieval field systems – 2%	C – 2	Very Slight – 1	Low – 2	Very Slightly reduced – 1
Small-scale Post-medieval industry – 1%	C – 2	Very Slight – 1	Low – 2	Very Slightly reduced – 1
Summary of the Magnitude of Direct, Physical Impact on Historic Character Area Dixon Transport Corridor (HLCA010)				
Score			Grading	
6			Slight	
ASIDOHL2 Stage 2: Assessment of Direct Physical Impact on Wyesham (HLCA035)				
Absolute Impact (Loss of Area)			Magnitude and Score	
383m <sup>2</sup> of a total of 8,723km <sup>2</sup> = 0.04%			Very Slight – 1	
Element/ % of loss	Category	Magnitude	Landscape Value (c)	Landscape Visual Effect
Post-medieval field systems	C – 2	Very Slight – 1	Very Low – 1	Very Slightly reduced – 1
Summary of the Magnitude of Direct, Physical Impact on Historic Character Area Wyesham (HLCA035)				
Score			Grading	
5			Slight	
Summary of Overall Direct, Physical Impacts on Historic Landscape Character Areas				
HLCA	Score		Grading	
HLCA001	7		Slight	
HCLA010	6		Slight	
HCLA035	5		Slight	

Table 6. Summary of Stage 2 assessment

### 8.3 Stage 3: Assessment of Indirect Impact on Registered Historic Landscape

- 8.3.1 Stage 3 describes and quantifies indirect impacts of the development on theoretically and physically visible Registered Landscapes, individual HLCAs and/or HLCAs connected by setting to HLCAs in the development area. Indirect impacts are subdivided into two potential impacts; Indirect Physical impacts and Indirect (Non-Physical) Visual impacts.
- 8.3.2 Physical impacts can result from an increased risk of exposure, increased management needs, the severance or fragmentation of related elements, frustration or cessation

of historic land-use practices and the frustration of access leading to decreased opportunities for education and enjoyment of the amenity elements (Cadw 2007, 20, i-v).

- 8.3.3 Visual impacts (non-physical) can occur as a result of impacts to elements of an HLCA from which the development can be seen (views to and from) or obstructed (direct line of site); the creation of inappropriate visual connections and finally the visual impact of the development area itself in relation to the existing historic character of the HLCA when considering its form and appearance (Cadw 2007, 21, i-v).
- 8.3.4 The Magnitude of Indirect Impacts has been assessed using site visits, contour maps, aerial photographs and taking into consideration existing surface features such as forestry and built environment using Digital Surface Models (DSM) generated by LiDAR. Indirect Visual Effects have been assessed utilising the criteria set out above in accordance with ASIDOHL2 guidelines.

#### **8.4 Indirect Physical Impacts (a)**

- 8.4.1 Based on the present assessment it is considered that the proposed development will have no permanent indirect physical impact on any of the statutory designated, landscapes, sites and monuments noted above. As a result, the first part of Stage 3, (a), has not been carried out. No physical change from and increased risk of exposure, increased management needs, the severance or fragmentation of related elements, frustration or cessation of historic land-use practices and the frustration of access leading to decreased opportunities for education and enjoyment of the amenity elements will occur (Cadw 2007, 20, i-v).

#### **8.5 Indirect (non-physical) Visual Impacts (b)**

- 8.5.1 The indirect visual impacts to sites that lie within the proposed development area and primary 250m (radius) buffer area have been assessed above (Table 4). A secondary 1km (radius) study area was also applied to identify potential impacts upon the **setting** of Internationally and Nationally important heritage assets (Value A\* and A), these include Scheduled Ancient Monuments, Registered Landscapes, Parks & Gardens and Grade I and II\* Listed Buildings and sometimes Grade II Listed Buildings (if situated within a Registered Landscape or Park & Garden).
- 8.5.2 Indirect Visual Impact to HLCAs were assessed using site visits, contour maps, aerial photographs and taking into consideration existing surface features such as forestry and built environment using Digital Surface Models (DSM) generated by LiDAR (ZTV analysis). Following detailed assessment in combination with site visits, it is considered that 18 HLCAs have the potential for Indirect Visual Impact (Figure 7). These HLCAs include, in alphabetical order: Dixton Transport Corridor (HLCA010), The Garth and Wyesham Fieldscape (HLCA033), Hadnock Fieldscape (HLCA020), Hayes Coppice (HLCA023), Highmeadow Woods (HLCA019), The Kymin (HLCA006), Kymin Naval Temple (HLCA031), Lord's Grove Woodland (HLCA040), Monmouth (HLCA011), Newton (HLCA021), Pen-y-garn and Church Hill Common (HLCA032), Penallt (HLCA034), The River Wye (HLCA001), Troy Farm Fieldscape (HLCA037), Troy House (HLCA038), Troypark Wood (HLCA036), Upper Redbrook Fieldscape (HLCA015) and Wyesham (HLCA035).

ASIDOHL2 Stage 3 (b): Assessment of Indirect (non-physical) Impacts on Historic Character Areas												
Impacts to...											Total Scores	
HLCA	Views to/from Element Partially Altered	Magnitude & Score	Visual Connections between Related Elements Occluded/Obstructed	Magnitude & Score	(Inappropriate) Visual Connections between Elements not intended to be inter-visible	Magnitude & Score	Development Form (scale, distribution of features)	Magnitude & Score	Development Appearance (size, shape, colour of features)	Magnitude & Score	Assessment Score (Average)	Overall Magnitude of Indirect Impacts on 28 Point Scale (3(a)+3(b)) x 28 ÷ 20
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)		
HLCA001	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight – 1	1.3	Very Slight – 1	1.7	2 – Very Slight
HLCA010	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA035	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HCLA006	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA011	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight – 1	1.3	Very Slight – 1	1.7	2 – Very Slight
HCLA015	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA019	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight - 1	1	Very Slight - 1	1.4	2 – Very Slight
HLCA020	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight - 1	1.3	Very Slight – 1	1.7	2 – Very Slight
HLCA021	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight – 1	1.3	Very Slight – 1	1.7	2 – Very Slight
HCLA023	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA031	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight - 1	1.3	Very Slight – 1	1.7	2 – Very Slight
HLCA032	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA033	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight - 1	1	Very Slight - 1	1.4	2 – Very Slight
HLCA034	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight - 1	1	Very Slight - 1	1.4	2 – Very Slight
HCLA036	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight – 1	1	Very Slight – 1	1.4	2 – Very Slight
HLCA037	C – 2	Very Slight – 1	None	0	None	0	1	Very Slight - 1	1	Very Slight - 1	1.4	2 – Very Slight
HLCA038	B – 3	Very Slight – 1	None	0	None	0	1.3	Very Slight - 1	1.3	Very Slight - 1	1.7	2 – Very Slight
HLCA040	C – 2	Very Slight – 1	None	0	None	0	1.6	Very Slight - 1	1.6	Very Slight - 1	1.4	2 – Very Slight
Combined Assessment Score and Overall Magnitude of Indirect (non-physical) Visual Impacts on HLCAs											1.5	2 – Very Slight

Table 7. Summary of Stage 3 assessment

8.5.3 Note: Indirect Visual Effects (Magnitude and Score) have been assessed based on professional judgement utilising the criteria set out in Section 1.4 above

## 8.6 Stage 4: Evaluation of Relative Importance

8.6.1 Stage 4 evaluates the relative importance of parts and elements (sites, monuments and landscapes) of HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to:

- The whole of the HLCA(s) concerned, and or;
- The whole of the Registered Historic Landscape, followed by;
- An evaluation of the relative importance of the HLCA(s) concerned with the national context.

8.6.2 Stage 4 should then be completed with a determination of the average, overall value of all the HLCAs (or part thereof) affected (Cadw 2007, 23–8).

8.6.3 The criteria for determining the relative importance or value of HLCAs (and their constituent elements or parts) in Stage 4, steps (a), (b) and (c) are as follows (Cadw 2007, 24-5):

- Rarity
- Representativeness
- Documentation
- Group Value
- Survival
- Condition
- Coherence
- Integrity
- Potential
- Amenity
- Associations

8.6.4 As noted above, the proposed development area covers a total area of 242m<sup>2</sup> and lies within the HLCAs of The River Wye (HLCA001), Dixton Transport Corridor (HLCA010) and Wyesham (HLCA035). The proposed development area, which covers a total area of 242m<sup>2</sup>, lies directly within three HLCAs. These include The River Wye (HLCA001) (which covers a total area of 1,716km<sup>2</sup>), Dixton Transport Corridor (HLCA010) (which covers a total area of 745km<sup>2</sup>) and Wyesham (HLCA035) (which covers a total area of 872km<sup>2</sup>). The proposed development area covers 147m<sup>2</sup> of The River Wye (HLCA001), meaning that 0.008% of its total area will be affected by the development. The proposed development area also covers 407m<sup>2</sup> of Dixton Transport Corridor – a figure that corresponds to the area covered by the westernmost proposed footpath in addition to the small portion of the bridge that will also encroach upon the HLCA. This means that 0.005% of its total area will be affected by the development. Finally, the proposed development covers 383m<sup>2</sup> of Wyesham (HLCA035) – a figure that corresponds to the total area covered by the easternmost proposed footpath in addition to the small portion of bridge that will also encroach up on the HLCA. This means that 0.04% of its total area will be affected by the development. Moreover, the development area covers 937m<sup>2</sup> of the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3), meaning that 0.001% of its total area will be removed by the development.

8.6.5 The proposed development has also been assessed as having an indirect effect on a further 15 HLCAs. These further HLCAs include, in alphabetical order: The Garth and Wyesham Fieldscape (HLCA033), Hadnock Fieldscape (HLCA020), Hayes Coppice (HLCA023), Highmeadow Woods (HLCA019), The Kymin (HLCA006), Kymin Naval Temple (HLCA031), Lord's Grove Woodland (HLCA040), Monmouth (HLCA010), Newton (HLCA021), Pen-y-garn and Church Hill Common (HLCA032), Penallt (HLCA034), Troy Farm Fieldscape (HLCA037), Troy House (HLCA038), Troypark Wood (HLCA036), Upper Redbrook Fieldscape (HLCA015).

### 8.6.6 HLCA001 The River Wye

8.6.7 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included the communications corridor that defines The River Wye as a whole, Post-medieval bridges.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival				✓		
Condition			✓			
Coherence			✓			
Integrity	✓					
Potential				✓		
Amenity			✓			
Associations	✓					
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition				✓		
Coherence			✓			
Integrity				✓		
Potential			✓			
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness				✓		
Documentation					✓	
Group Value				✓		
Survival						✓
Condition					✓	
Coherence				✓		
Integrity				✓		
Potential			✓			
Amenity				✓		
Associations					✓	
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 38 Total(a)/55x100 = 69.1	Total(b) = 32 Total(b)/55x100= 58.1	Total(c) = 28 Total(c)/55x100= 50.9		59.3	59 – Considerable	

**Table 8. Summary of Stage 4 assessment of The River Wye (HLCA001)**

### 8.6.8 HLCA010 Dixton Transport Corridor

8.6.9 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval fields, dispersed settlements and Post-medieval and modern rail.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness			✓			
Documentation			✓			
Group Value			✓			
Survival				✓		
Condition				✓		
Coherence			✓			
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness					✓	
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition						✓
Coherence					✓	
Integrity				✓		
Potential					✓	
Amenity				✓		
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness					✓	
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence				✓		
Integrity				✓		
Potential				✓		
Amenity				✓		
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 30 Total(a)/55x100 = 54.5	Total(b) = 23 Total(b)/55x100= 41.8	Total (c) = 26 Total(c)/55x100= 47.2		47.8	48 – Considerable	

**Table 9. Summary of Stage 4 assessment of Dixton Transport Corridor (HLCA010)**



### 8.6.10 HLCA035 Wyesham

8.6.11 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included Post-medieval and modern industrial complexes (specifically the remains of the Monmouth Gasworks) as well as Post-medieval houses and public buildings.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness		✓				
Documentation		✓				
Group Value		✓				
Survival			✓			
Condition			✓			
Coherence		✓				
Integrity			✓			
Potential					✓	
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness					✓	
Documentation			✓			
Group Value					✓	
Survival				✓		
Condition				✓		
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity						✓
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness					✓	
Documentation			✓			
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence				✓		
Integrity					✓	
Potential						✓
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 38 Total(a)/55x100 = 69.1	Total(b) = 25 Total(b)/55x100= 45.4	Total (c) = 23 Total(c)/55x100= 41.8		52.1	52 – Considerable	

**Table 10. Summary of Stage 4 assessment of Wyesham (HLCA035)**

### 8.6.12 HLCA006 The Kymin

8.6.13 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval dispersed settlement, traditional boundaries and communications features.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation		✓				
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence				✓		
Integrity				✓		
Potential				✓		
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence				✓		
Integrity						✓
Potential					✓	
Amenity					✓	
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness				✓		
Documentation					✓	
Group Value				✓		
Survival				✓		
Condition					✓	
Coherence					✓	
Integrity					✓	
Potential				✓		
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 27 Total(a)/55x100 = 49.1	Total(b) = 23 Total(b)/55x100= 41.8	Total (c) = 24 Total(c)/55x100= 43.6		44.8	45 – Considerable	

**Table 11. Summary of Stage 4 assessment of The Kymin (HLCA006)**

### 8.6.14 HLCA011 Monmouth

8.6.15 The below assessment was made in consideration of a single elements of the HLCA that was intervisible with the proposed development. These elements comprised Post-medieval educational institutes, specifically the Monmouth School for Boys.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness		✓				
Documentation		✓				
Group Value		✓				
Survival		✓				
Condition		✓				
Coherence		✓				
Integrity		✓				
Potential					✓	
Amenity			✓			
Associations				✓		
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness					✓	
Documentation			✓			
Group Value				✓		
Survival					✓	
Condition				✓		
Coherence				✓		
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness					✓	
Documentation				✓		
Group Value					✓	
Survival				✓		
Condition					✓	
Coherence				✓		
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations					✓	
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 45 Total(a)/55x100 = 81.8	Total(b) = 27 Total(b)/55x100= 49.1	Total (c) = 24 Total(c)/55x100= 43.6		58.1	58 – Considerable	

**Table 12. Summary of Stage 4 assessment of Monmouth (HLCA011)**

### 8.6.16 HLCA015 Upper Redbrook Fieldscape

8.6.17 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval fields, farms and traditional boundaries.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity					✓	
Representativeness				✓		
Documentation			✓			
Group Value				✓		
Survival			✓			
Condition				✓		
Coherence			✓			
Integrity				✓		
Potential				✓		
Amenity				✓		
Associations					✓	
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness			✓			
Documentation			✓			
Group Value						✓
Survival			✓			
Condition				✓		
Coherence			✓			
Integrity			✓			
Potential						✓
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence					✓	
Integrity				✓		
Potential			✓			
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>Equation Score</b>		<b>Overall Score</b>	
Total(a) = 34 Total(a)/55x100 = 61.8	Total(b) = 32 Total(b)/55x100 = 58.2	Total(c) = 26 Total(c)/55x100 = 47.3	55.8		56 – Considerable	

**Table 13. Summary of Stage 4 assessment of Upper Redbrook Fieldscape (HLCA015)**

### 8.6.18 HLCA019 Highmeadow Woods

8.6.19 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised ancient woodland.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness			✓			
Documentation			✓			
Group Value				✓		
Survival		✓				
Condition			✓			
Coherence		✓				
Integrity			✓			
Potential					✓	
Amenity			✓			
Associations				✓		
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness						✓
Documentation						✓
Group Value					✓	
Survival					✓	
Condition				✓		
Coherence					✓	
Integrity				✓		
Potential					✓	
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness						✓
Documentation						✓
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 39 Total(a)/55x100 = 70.9	Total(b) = 22 Total(b)/55x100= 40	Total (c) = 17 Total(c)/55x100= 30.9		47.2	47 – Considerable	

**Table 14. Summary of Stage 4 assessment of Highmeadow Woods (HLCA019)**

### 8.6.20 HLCA020 Hadnock Fieldscape

8.6.21 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval fields and farms, and Post-medieval estates.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity					✓	
Representativeness			✓			
Documentation			✓			
Group Value			✓			
Survival			✓			
Condition	✓					
Coherence				✓		
Integrity				✓		
Potential				✓		
Amenity			✓			
Associations			✓			
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness					✓	
Documentation			✓			
Group Value				✓		
Survival				✓		
Condition				✓		
Coherence					✓	
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations				✓		
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition				✓		
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations				✓		
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>Equation Score</b>		<b>Overall Score</b>	
Total(a) = 36 Total(a)/55x100 = 65.4	Total(b) = 31 Total(b)/55x100 = 56.3	Total(c) = 31 Total(c)/55x100 = 56.3	59.3		59 – Considerable	

**Table 15. Summary of Stage 4 assessment of Hadnock Fieldscape (HLCA020)**

### 8.6.22 HLCA021 Newton

8.6.23 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval fields, traditional boundaries and Post-medieval estates and gardens.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness			✓			
Documentation			✓			
Group Value			✓			
Survival			✓			
Condition			✓			
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity		✓				
Associations					✓	
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness					✓	
Documentation			✓			
Group Value				✓		
Survival				✓		
Condition				✓		
Coherence					✓	
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations				✓		
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition				✓		
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations				✓		
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 36 Total(a)/55x100 = 65.4	Total(b) = 31 Total(b)/55x100 = 56.3	Total(c) = 31 Total(c)/55x100 = 56.3		59.3	59 – Considerable	

**Table 16. Summary of Stage 4 assessment of Newton (HLCA021)**

### 8.6.24 HLCA023 Hayes Coppice

8.6.25 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised ancient woodland.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness					✓	
Documentation					✓	
Group Value					✓	
Survival				✓		
Condition				✓		
Coherence					✓	
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness						✓
Documentation					✓	
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness						✓
Documentation						✓
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 22 Total(a)/55x100 = 40	Total(b) = 18 Total(b)/55x100 = 32.7	Total(c) = 17 Total(c)/55x100 = 30.9		34.5	35 – Moderate	

**Table 17. Summary of Stage 4 assessment of Hayes Coppice (HLCA023)**



### 8.6.26 HLCA031 Kymin Naval Temple

8.6.27 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included ancient woodland and Post-medieval commemorative sites, specifically the Kymin Naval Temple and associated features.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity					✓	
Representativeness				✓		
Documentation		✓				
Group Value			✓			
Survival		✓				
Condition		✓				
Coherence			✓			
Integrity			✓			
Potential					✓	
Amenity			✓			
Associations		✓				
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity				✓		
Representativeness					✓	
Documentation				✓		
Group Value					✓	
Survival				✓		
Condition					✓	
Coherence					✓	
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations			✓			
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity				✓		
Representativeness					✓	
Documentation					✓	
Group Value					✓	
Survival					✓	
Condition				✓		
Coherence				✓		
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations				✓		
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 43 Total(a)/55x100 =78.2	Total(b) = 28 Total(b)/55x100 = 50.9	Total(c) = 27 Total(c)/55x100 = 49		59.3	59 – Considerable	

**Table 18. Summary of Stage 4 assessment of Kymin Naval Temple (HLCA031)**

### 8.6.28 HLCA032 Pen-y-garn and Church Hill Common

8.6.29 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised medieval and Post-medieval fields and traditional boundaries.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity					✓	
Representativeness				✓		
Documentation			✓			
Group Value				✓		
Survival				✓		
Condition				✓		
Coherence					✓	
Integrity				✓		
Potential					✓	
Amenity						✓
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness			✓			
Documentation			✓			
Group Value						✓
Survival			✓			
Condition				✓		
Coherence			✓			
Integrity			✓			
Potential						✓
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence					✓	
Integrity				✓		
Potential			✓			
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 25 Total(a)/55x100 = 45.5	Total(b) = 32 Total(b)/55x100 = 58.2	Total(c) = 26 Total(c)/55x100 = 47.3		50.3	50 – Considerable	

**Table 19. Summary of Stage 4 assessment of Pen-y-garn and Church Hill Common (HLCA032)**

### 8.6.30 HLCA033 The Garth and Wyesham Fieldscape

8.6.31 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval dispersed settlement, farms, fields, traditional boundaries and communications features.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness			✓			
Documentation			✓			
Group Value			✓			
Survival				✓		
Condition				✓		
Coherence				✓		
Integrity				✓		
Potential			✓			
Amenity				✓		
Associations			✓			
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival				✓		
Condition				✓		
Coherence			✓			
Integrity				✓		
Potential					✓	
Amenity				✓		
Associations					✓	
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence					✓	
Integrity				✓		
Potential			✓			
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 36 Total(a)/55x100 = 65.5	Total(b) = 31 Total(b)/55x100 = 56.3	Total(c) = 26 Total(c)/55x100 = 47.3		56.3	56 – Considerable	

**Table 20. Summary of Stage 4 assessment of The Garth and Wyesham Fieldscape (HLCA033)**

### 8.6.32 HLCA034 Penallt

8.6.33 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included ancient woodland and traditional boundaries.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value			✓			
Survival				✓		
Condition			✓			
Coherence			✓			
Integrity				✓		
Potential					✓	
Amenity				✓		
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value			✓			
Survival				✓		
Condition					✓	
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity				✓		
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness					✓	
Documentation					✓	
Group Value					✓	
Survival						✓
Condition						✓
Coherence					✓	
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>Equation Score</b>		<b>Overall Score</b>	
Total(a) = 31 Total(a)/55x100 = 56.4	Total(b) = 28 Total(b)/55x100 = 50.9	Total(c) = 19 Total(c)/55x100 = 34.5	47.2		47 – Considerable	

**Table 21. Summary of Stage 4 assessment of Penallt (HLCA034)**

### 8.6.34 HLCA036 Troypark Wood

8.6.35 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised ancient woodland.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation					✓	
Group Value					✓	
Survival					✓	
Condition				✓		
Coherence					✓	
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness						✓
Documentation					✓	
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness						✓
Documentation						✓
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 22 Total(a)/55x100 = 40	Total(b) = 18 Total(b)/55x100 = 32.7	Total(c) = 17 Total(c)/55x100 = 30.9		34.5	35 – Moderate	

**Table 22. Summary of Stage 4 assessment of Troypark Wood (HLCA036)**

### 8.6.36 HLCA037 Troy Farm Fieldscape

8.6.37 The below assessment was made in consideration of those elements of the HLCA that were intervisible with the proposed development. These elements included medieval and Post-medieval fields, farms and traditional boundaries.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation			✓			
Group Value				✓		
Survival			✓			
Condition				✓		
Coherence			✓			
Integrity				✓		
Potential				✓		
Amenity				✓		
Associations			✓			
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value			✓			
Survival				✓		
Condition					✓	
Coherence				✓		
Integrity				✓		
Potential			✓			
Amenity					✓	
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival					✓	
Condition					✓	
Coherence					✓	
Integrity				✓		
Potential			✓			
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>		<b>Equation Score</b>	<b>Overall Score</b>	
Total(a) = 35 Total(a)/55x100 = 63.6	Total(b) = 29 Total(b)/55x100 = 52.7	Total(c) = 26 Total(c)/55x100 = 47.3		54.5	55 – Considerable	

**Table 23. Summary of Stage 4 assessment of Troy Farm Fieldscape (HLCA037)**

### 8.6.38 HLCA038 Troy House

8.6.39 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised Post-medieval estates, specifically the western edge of the Troy House estate.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation				✓		
Group Value				✓		
Survival		✓				
Condition			✓			
Coherence			✓			
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations		✓				
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity						✓
Representativeness				✓		
Documentation			✓			
Group Value				✓		
Survival				✓		
Condition				✓		
Coherence					✓	
Integrity					✓	
Potential					✓	
Amenity				✓		
Associations				✓		
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness				✓		
Documentation			✓			
Group Value				✓		
Survival					✓	
Condition				✓		
Coherence				✓		
Integrity				✓		
Potential					✓	
Amenity			✓			
Associations				✓		
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>Equation Score</b>		<b>Overall Score</b>	
Total(a) = 37 Total(a)/55x100 = 67.2	Total(b) = 29 Total(b)/55x100 = 52.7	Total(c) = 32 Total(c)/55x100 = 58.1	59.3		59 – Considerable	

**Table 24. Summary of Stage 4 assessment of Troy House (HLCA038)**

### 8.6.40 HLCA040 Lord's Grove Woodland

8.6.41 The below assessment was made in consideration of a single element of the HLCA that was intervisible with the proposed development. This element comprised ancient woodland.

Evaluation of the Relative Importance of the HLCA						
Criteria ↓	Value →	V High/ V Good (5)	High/ Good (4)	Mod/ Med (3)	Low (2)	V Low/ Poor (1)
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the Historic Landscape Character Area</b>						
Rarity						✓
Representativeness				✓		
Documentation					✓	
Group Value					✓	
Survival				✓		
Condition				✓		
Coherence				✓		
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(b) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the whole of the Historic Landscape on the Register</b>						
Rarity					✓	
Representativeness						✓
Documentation					✓	
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>(a) HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development in relation to the relative importance of the HLCA(s) concerned within the national context</b>						
Rarity					✓	
Representativeness						✓
Documentation						✓
Group Value						✓
Survival					✓	
Condition					✓	
Coherence						✓
Integrity					✓	
Potential					✓	
Amenity					✓	
Associations						✓
<b>Overall Evaluation Scores</b>						
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>Equation Score</b>		<b>Overall Score</b>	
Total(a) = 24 Total(a)/55x100 = 43.6	Total(b) = 18 Total(b)/55x100 = 32.7	Total(c) = 17 Total(c)/55x100 = 30.9	35.7		36 – Moderate	

**Table 25. Summary of Stage 4 assessment of Lord's Grove Woodland (HLCA040)**



<b>Overall Evaluation Scores for Historic Landscape Character Areas Affected by the Development</b>	
<b>HLCA</b>	<b>Overall Value</b>
HLCA001 The River Wye	59 – Considerable
HLCA010 Dixton Transport Corridor	48 – Considerable
HLCA035 Wyesham	52 – Considerable
HLCA006 The Kymin	45 – Considerable
HLCA011 Monmouth	58 – Considerable
HLCA015 Upper Redbrook Fieldscape	56 – Considerable
HLCA019 Highmeadow Woods	47 – Considerable
HLCA020 Hadnock Fieldscape	59 – Considerable
HLCA021 Newton	59 – Considerable
HLCA023 Hayes Coppice	35 – Moderate
HLCA031 Kymin Naval Temple	59 – Considerable
HLCA032 Pen-y-garn and Church Hill Common	50 – Considerable
HLCA033 The Garth and Wyesham Fieldscape	56 – Considerable
HLCA034 Penallt	52 – Considerable
HLCA036 Troypark Woods	35 – Moderate
HLCA037 Tory Farm Fieldscape	55 – Considerable
HLCA038 Troy House	59 – Considerable
HLCA040 Lord’s Grove Woodland	36 – Moderate
<b>Average Evaluated Landscape Value in Relation to the Development</b>	
<b>Overall Total Value</b>	<b>Grade</b>
51	Considerable

Table 26. Overall summary of Stage 4 assessment

## 8.7 Stage 5: Assessment of Overall Significance of Impact

8.7.1 The following stage combines the results of Stages 2 to 4 to produce an “assessment of the overall significance of the impact of development and the effect that altering the Historic Character Area(s) concerned has on the whole of the Historic Landscape area on the Register” (Cadw 2007, 28). The effect of the development on each Historic Landscape Character Area (HLCA) is scored and the value assessed in relation to the likely loss and consequent reduction in value of the Historic Landscape on the Register. The results are set out in the following table.

Summary of the Overall Significance of the Impact of Development on Landscapes of Historic Interest				
HLCA	Value of Historic Character Area (based on stage 4 results)	Impact of Development (Based on stage 2 and 3 results)	Reduction of value of the Historic Landscape Area on Register	Overall Significance of Impact
001 The River Wye	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
010 Dixton Transport Corridor	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	7 – Slight
035 Wyesham	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
006 The Kymin	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	7 – Slight
011 Monmouth	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
015 Upper Redbrook Fieldscape	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
019 Highmeadow Woods	High Key elements of high intrinsic importance and/or condition and/or group value and/or uncommon elsewhere in this or other historic landscape areas on the Register. Score: 7	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	9 – Slight
020 Hadnock Fieldscape	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values.	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values.	8 – Slight

	Score: 6	Score: 1	Score: 1	
021 Newton	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
023 Hayes Coppice	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 4	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	6 – Slight
031 Kymin Naval Temple	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
032 Pen-y-garn and Church Hill Common	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	7 – Slight
033 The Garth and Wyesham Fieldscape	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	8 – Slight
034 Penallt	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	7 – Slight
036 Troypark Woods	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 4	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	6 – Slight
037 Troy Farm Fieldscape	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 5	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	7 – Slight
038 Troy House	Medium	Very Low	Very Low	8 – Slight

	Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 6	Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	
040 Lord's Grove Woodland	Medium Key elements of varying intrinsic importance and/or condition and/or group value and/or generally typical of this or other historic landscape areas on the Register Score: 4	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	Very Low Marginal land loss and consequent fragmentation and/or visual intrusion causing negligible changes to elements and their values. Score: 1	6 – Slight

**Table 27. Overall summary of Stage 5 assessment**

## 8.8 ASIDOHL2 Concluding Statement

- 8.8.1 The proposed development (centred on NGR SO 51214 12813) comprises the erection of a new pedestrian and cycling bridge towards the eastern edge of Monmouth's town centre, which will cross the River Wye approximately 60m north of the existing Wye Bridge. The construction of the proposed bridge will also involve the installation of two reinforced concrete bank seats along the western and eastern banks of the River Wye, and associated groundworks. Furthermore, the proposed bridge is intended to enhance Monmouth's waterfront while also providing safe and convenient access to its town centre from the east.
- 8.8.2 The proposed development area is also situated within the Lower Wye Valley Outstanding Historic Landscape (HLW(GT)3), which covers Symonds Yat, Monmouth and Chepstow. The majority of this landscape is characterised by an extensive gorge that cuts through the limestone plateau on the southern edge of the River Wye. This landscape is characterised as being one of the most scenically attractive lowland areas in Britain, being defined by ancient woodlands and agricultural settings such as pastures, meadows, hedges and copses. This landscape is also characterised for its dense collection of archaeological remains which cover, most notably, the periods between the Bronze Age and Post-medieval periods. Moreover, the proposed development area covers three HLCAs, including The River Wye (HLCA001), Dixon Transport Corridor (HLCA010) and Wyesham (HLCA035).
- 8.8.3 The River Wye (HLCA003) is characterised as possessing "an extensive history of human occupation and exploitation; the river's fast flowing tributary streams have been harnessed over the centuries to power agricultural milling and heavy industry alike. A series of bridges, weirs, fords, viaducts, ports/docks and ferries of varying date are located within or extend into the area" (GGAT 2021).
- 8.8.4 Dixon Transport Corridor (HLCA010) is characterised as possessing "an extensive history of human occupation and exploitation; the river's fast flowing tributary streams have been harnessed over the centuries to power agricultural milling and heavy industry alike. A series of bridges, weirs, fords, viaducts, ports/docks and ferries of varying date are located within or extend into the area" (GGAT 2021).
- 8.8.5 Wyesham (HLCA036) is characterised as "an area of modern residential suburban development, transport and communication. It forms part of the modern urban growth of Monmouth and occupies the east bank of the Wye, opposite the main historic centre of Monmouth itself" (GGAT 2021).
- 8.8.6 The ASIDOHL2 process considered the potential effect to all landscapes on the Register resulting in the identification of a single landscape being affected – The Lower Wye Valley (HLW(GT)3) (Figure 6). The remaining landscapes on the Register were discounted as having no effect. Other than The Lower Wye Valley (HLW(GT)3), the closest landscape to the development area is Blaenavon (HLW(Gt)1), situated approximately 26km to the west.
- 8.8.7 The ASIDOHL2 process has identified that the proposed development will lead to a direct physical impact on three HLCAs, which include The River Wye (HLCA003), Dixon Transport Corridor (HLCA010) and Wyesham (HLCA035). The direct physical impact on The River Wye (HLCA003) has been assessed as being **Slight**, with the maximum

possible area of the HLCA being affected by the development amounting to 0.01% of its total. The direct physical impact on Dixton Transport Corridor (HLCA010) has been assessed as being **Slight**, with the maximum possible area of the HLCA being affected by the development amounting to 0.003% of its total. The direct physical impact on Wyesham (HLCA035) has been assessed as being **Slight**, meaning that maximum possible area of the HLCA being affected by the development amounting to 0.007% of its total.

- 8.8.8 The ASIDOHL2 process identified that the proposed development would have an indirect effect on a total of 18 HLCAs. These HLCAs included, in alphabetical order: Dixton Transport Corridor (HLCA010), The Garth and Wyesham Fieldscape (HLCA033), Hadnock Fieldscape (HLCA020), Hayes Coppice (HLCA023), Highmeadow Woods (HLCA019), The Kymin (HLCA006), Kymin Naval Temple (HLCA031), Lord's Grove Woodland (HLCA040), Monmouth (HLCA011), Newton (HLCA021), Pen-y-garn and Church Hill Common (HLCA032), Penallt (HLCA034), The River Wye (HLCA001), Troy Farm Fieldscape (HLCA037), Troy House (HLCA038), Troypark Wood (HLCA036), Upper Redbrook Fieldscape (HLCA015) and Wyesham (HLCA035).
- 8.8.9 Based on the present assessment it is considered that there will be no permanent indirect physical impact on any statutory designated landscapes, sites and monuments noted above. As a result, the first part of Stage 3 (a) was not carried out. No physical change from and increased risk of exposure, increased management needs, the severance or fragmentation of related elements, frustration or cessation of historic land-use practices and the frustration of access leading to decreased opportunities for education and enjoyment of the amenity elements will occur (Cadw 2007, 20, i-v).
- 8.8.10 Stage 3(b) assessed these HLCAs for the potential for indirect (non-physical) Visual Impact and their Magnitude of Indirect Visual Effects, which determined that the proposed development would have only a **Slight** effect on all of them.
- 8.8.11 The relative importance of parts or elements of HLCAs which may be directly or indirectly, wholly or partially, affected by the proposed development were considered in Stage 4. The remaining overall (combined) averaged landscape value was determined to be **Considerable**.
- 8.8.12 The final ASIDOHL2 assessment process identified the assessment of the overall significance of the impact of development and the effect that altering the Historic Landscape Character Area(s) (HLCA) concerned has on the whole Historic Landscape area on the Register (Cadw 2007, 28). The effect of the development on each HLCA was scored and the value assessed in relation to the likely loss and consequent reduction in value of the HLCA on the Register. The results indicated that the summary of overall significance of the impact of development on the historic landscape is **Slight**. The development's impact on key elements, therefore, is such that there is a slight reduction in the overall value of the historic landscape on the Register.

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## **10 Appendices**

### **10.1 Appendix I – Figures**

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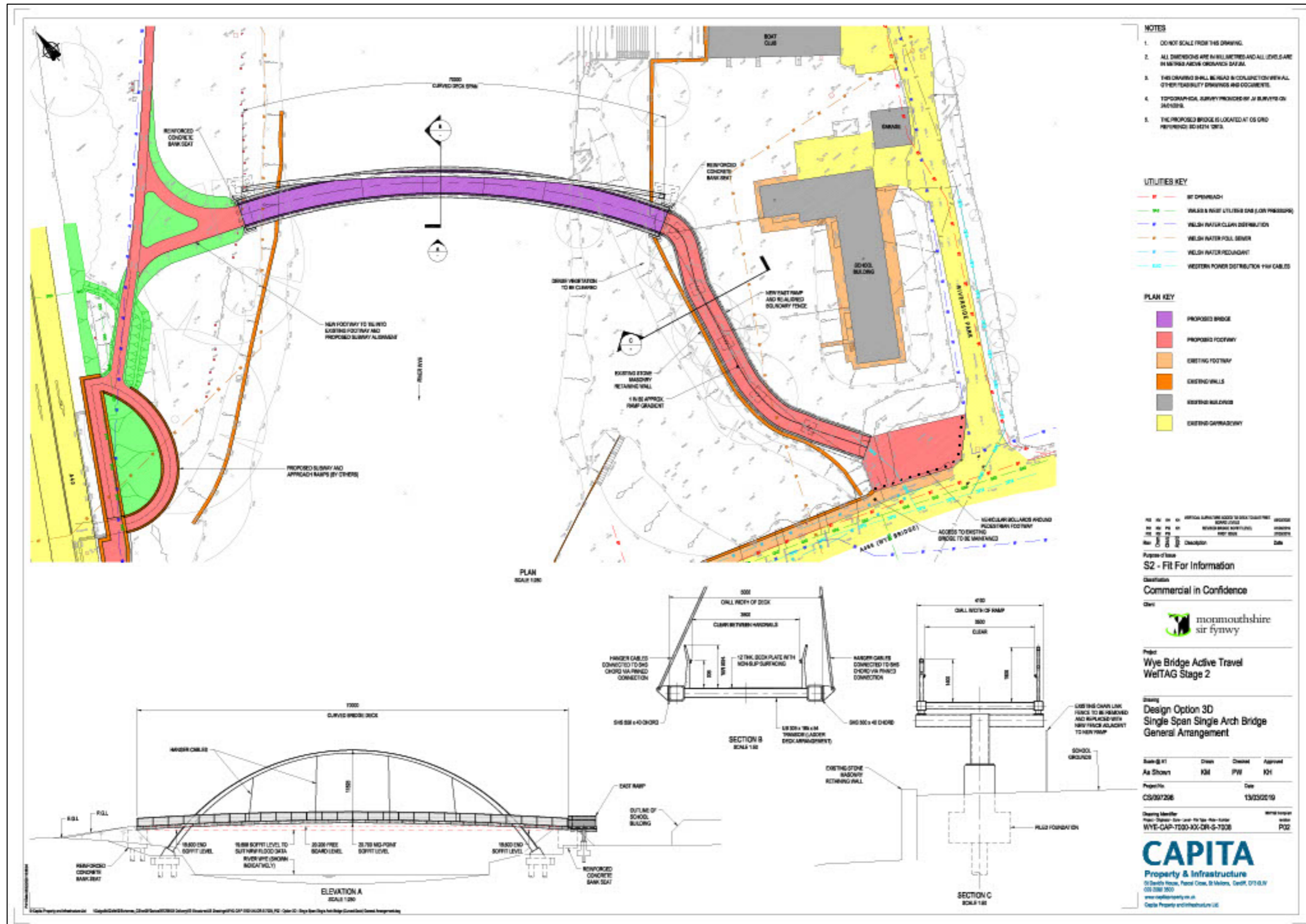


Figure 1. Plan of proposed development, involving the erection of a new bridge (purple) crossing the River Wye and the construction of two footpaths (red), to the east of Monmouth's town centre



Figure 2. Heritage assets considered for assessment situated within proposed development and within 250m of development area

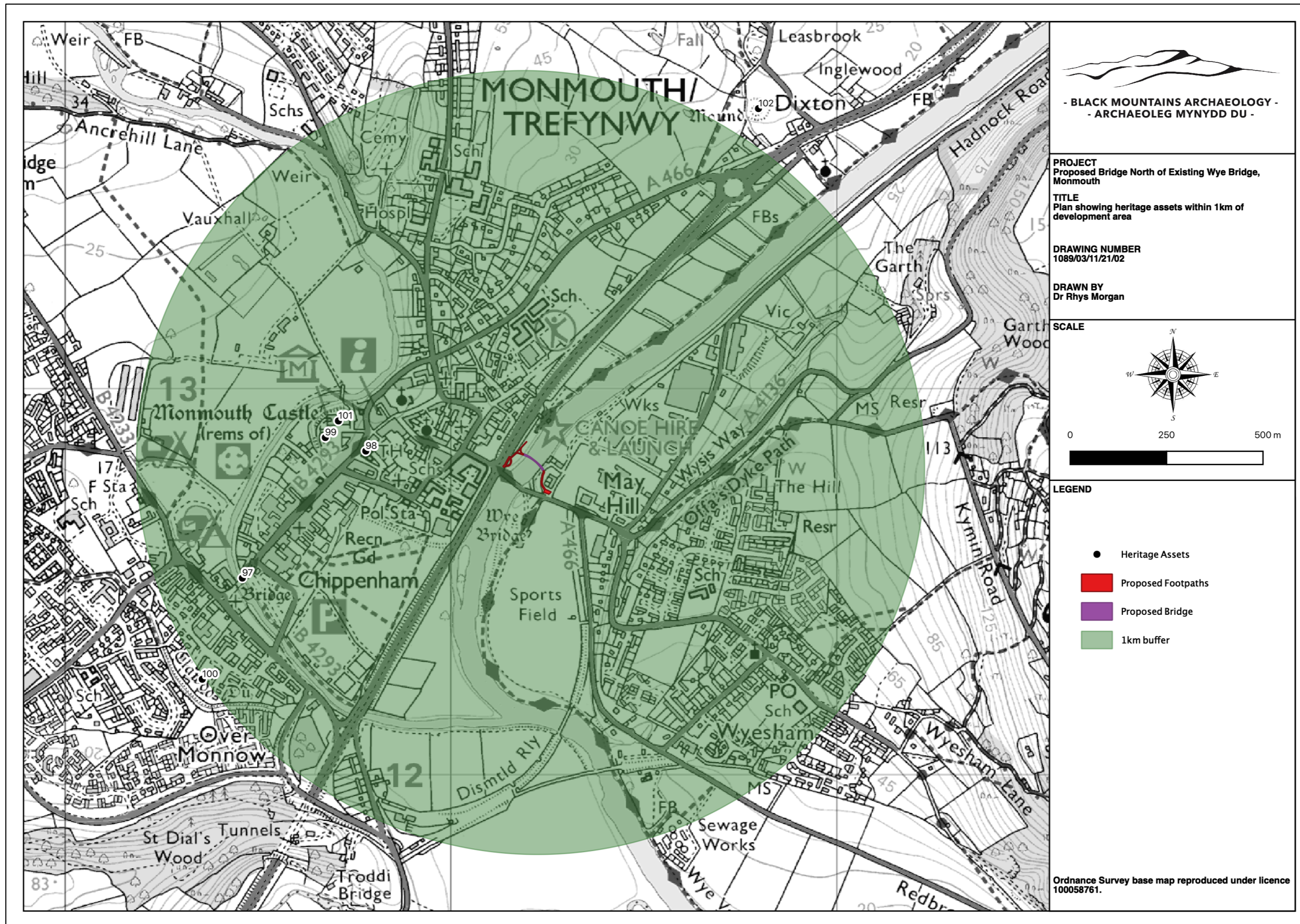


Figure 3. Heritage assets considered for assessment within and beyond 1km of development area

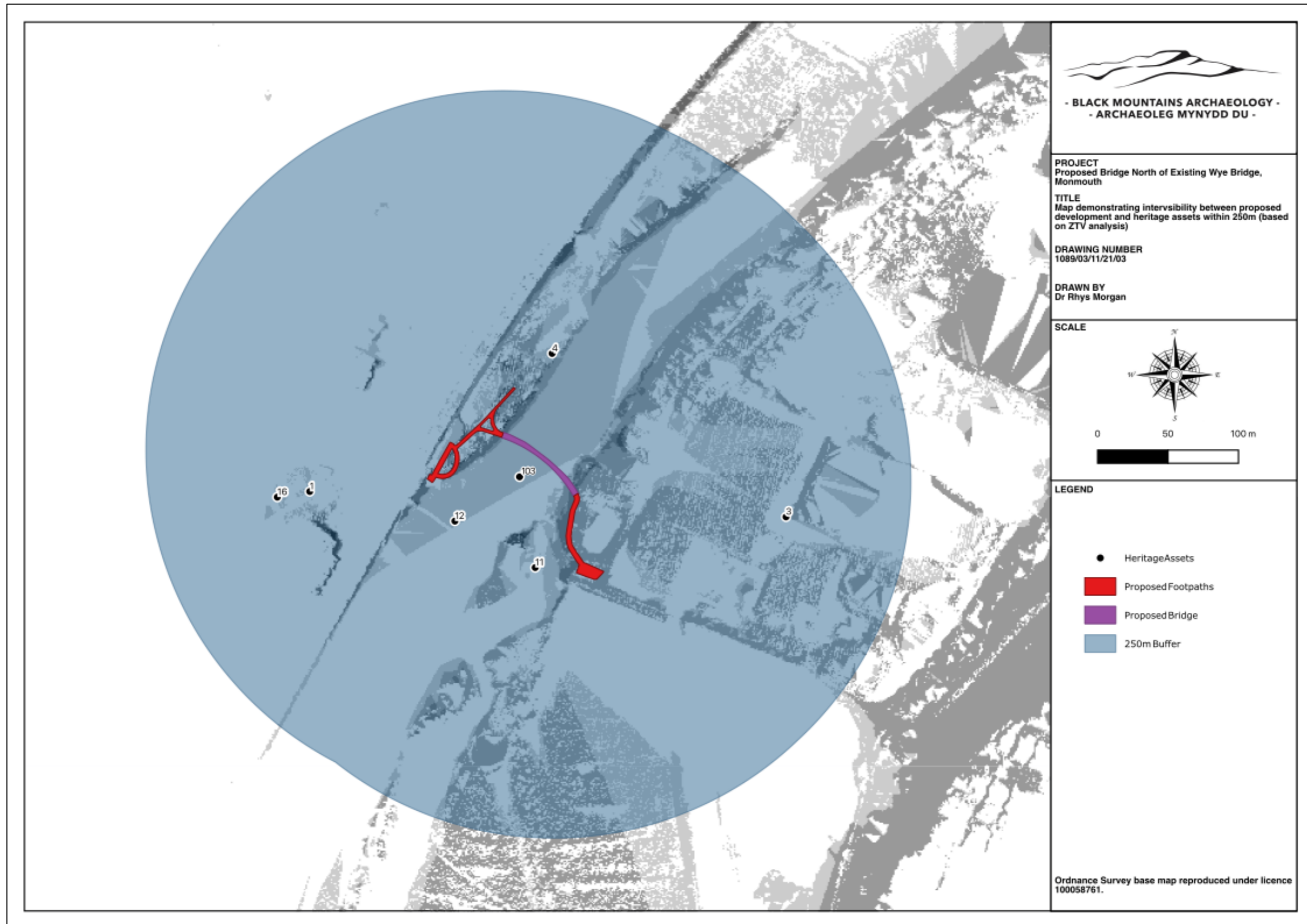


Figure 4. Intervisibility between proposed development and heritage assets within 250m, based on ZTV analysis (black = maximum intervisibility, white = no intervisibility)

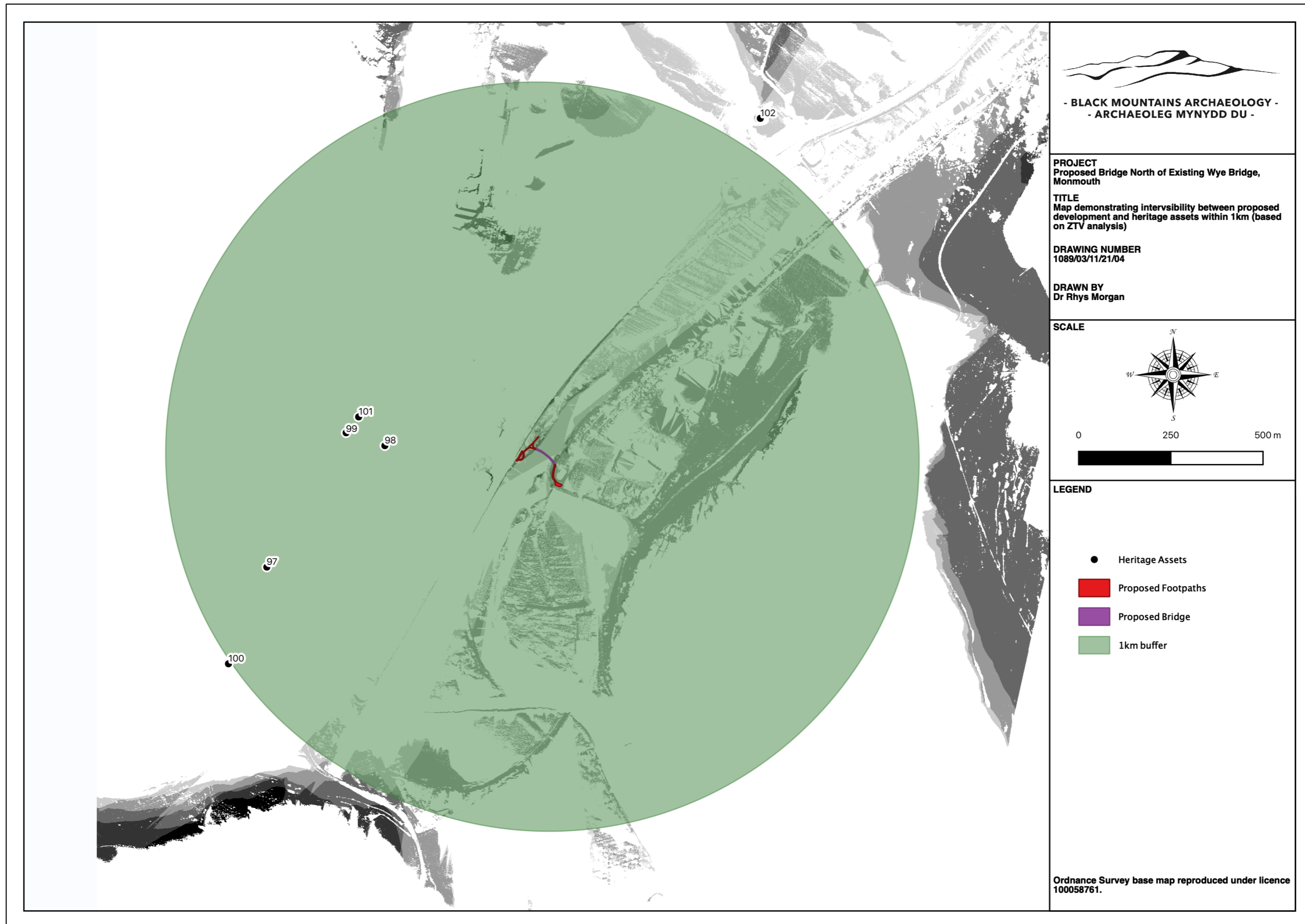


Figure 5. Intervisibility between proposed development and heritage assets within and beyond 1km, based on ZTV analysis (black = maximum intervisibility, white = no intervisibility)

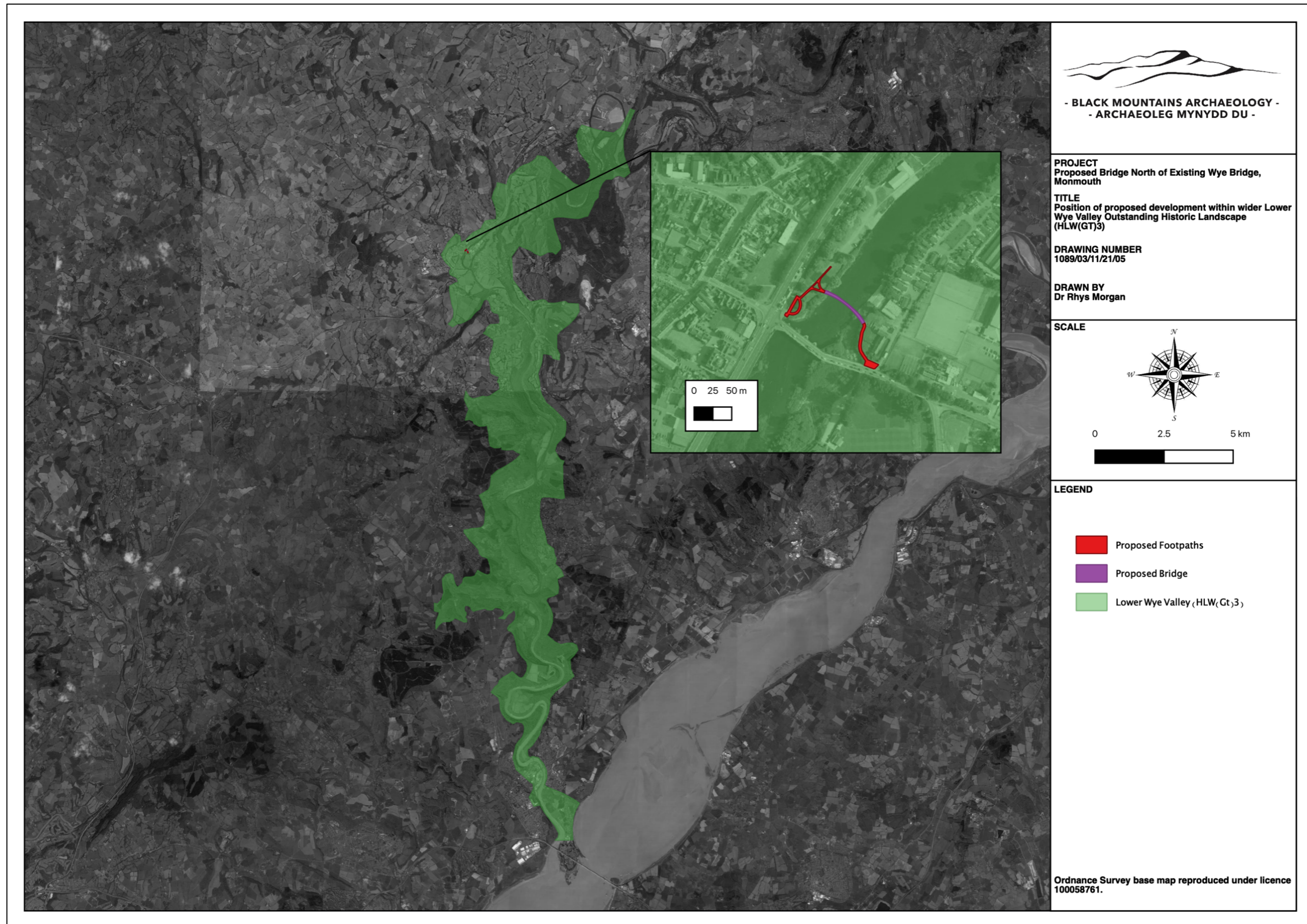


Figure 6. Position of proposed development within wider Lower Wye Valley Outstanding Historic Landscape (HLW(Gt)3) (copyright Terrametrics 2021)



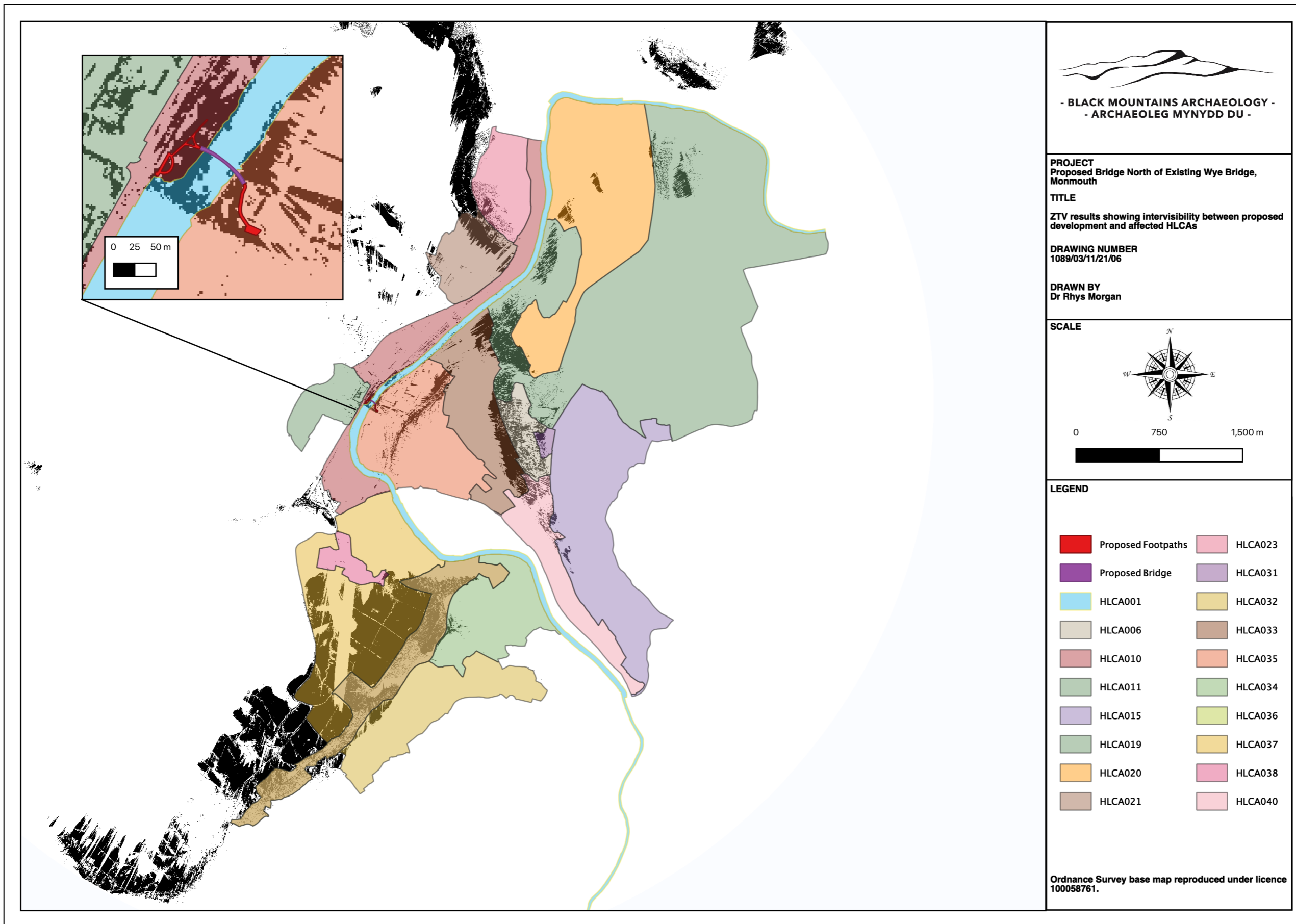


Figure 7. Intervisibility between proposed development and affected HLCAs, based on ZTV analysis (black = maximum intervisibility, white = no intervisibility)

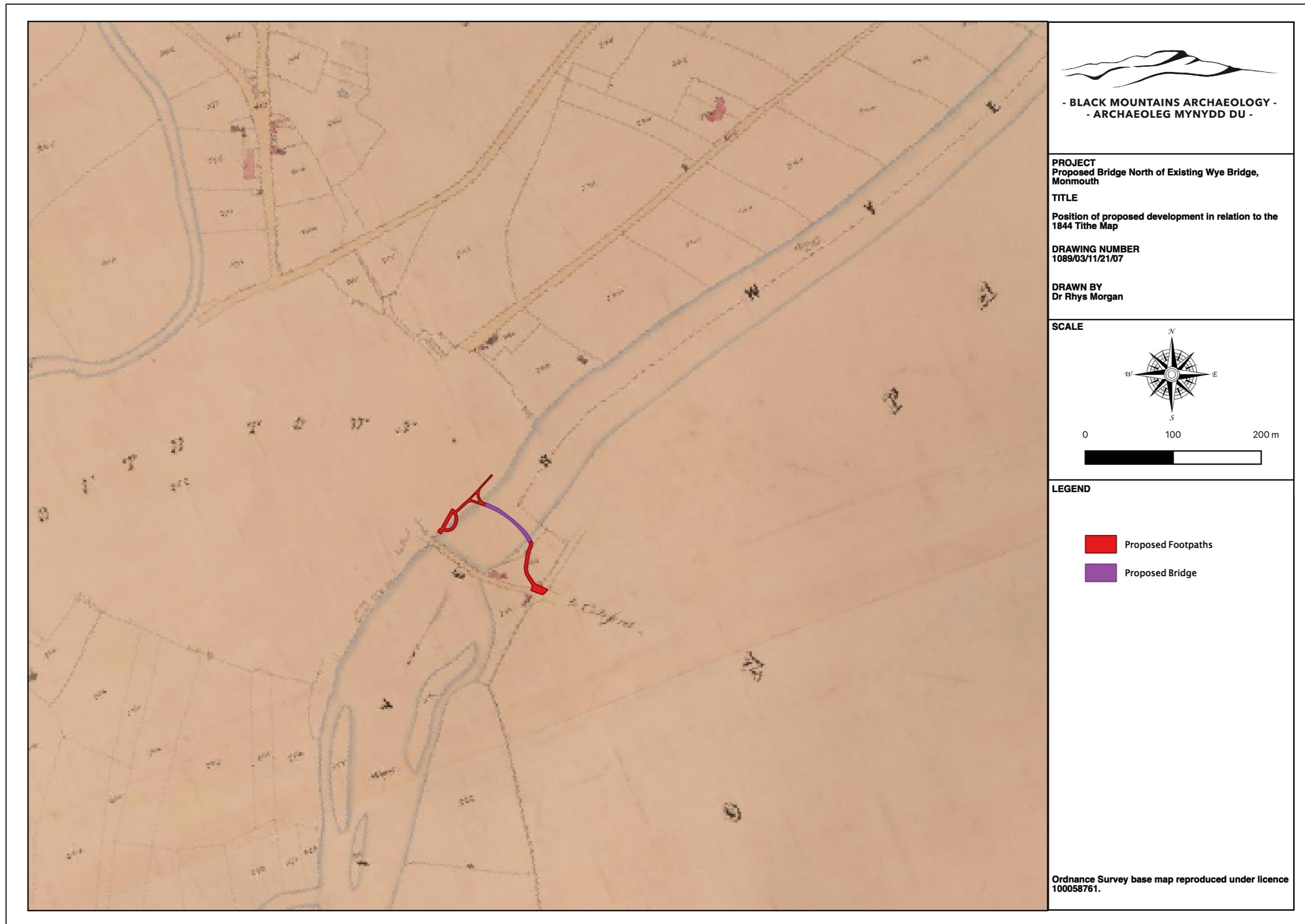


Figure 8. Position of proposed development in relation to the 1844 Tithe Map (*Map of Monmouth Parish in the County of Monmouth*)

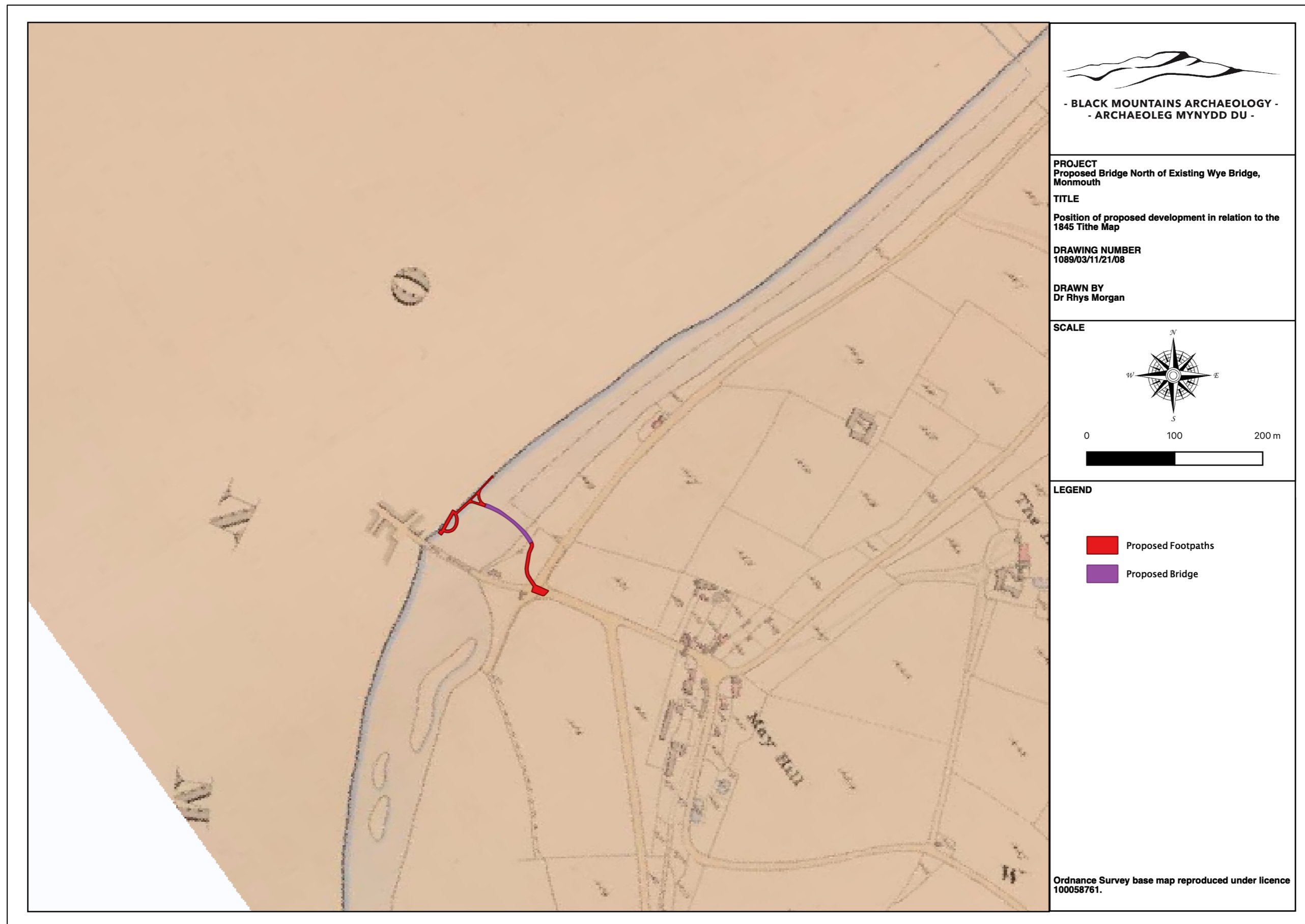


Figure 9. Position of proposed development in relation to the 1845 Tithe Map (Plan of the Parish of Dixton in the County of Monmouth)

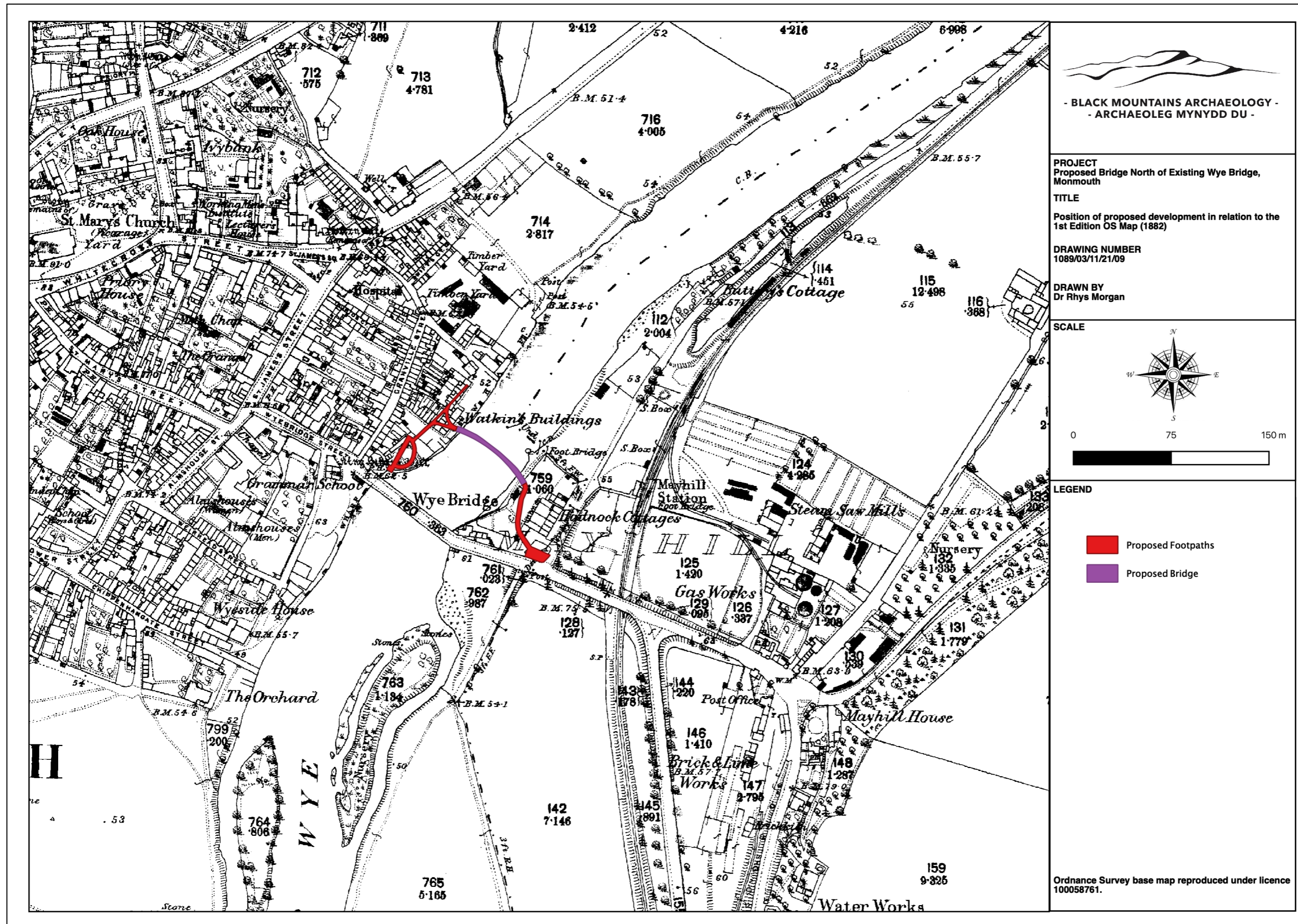


Figure 10. Position of proposed development in relation to the 1882 OS map (1<sup>st</sup> Edition)

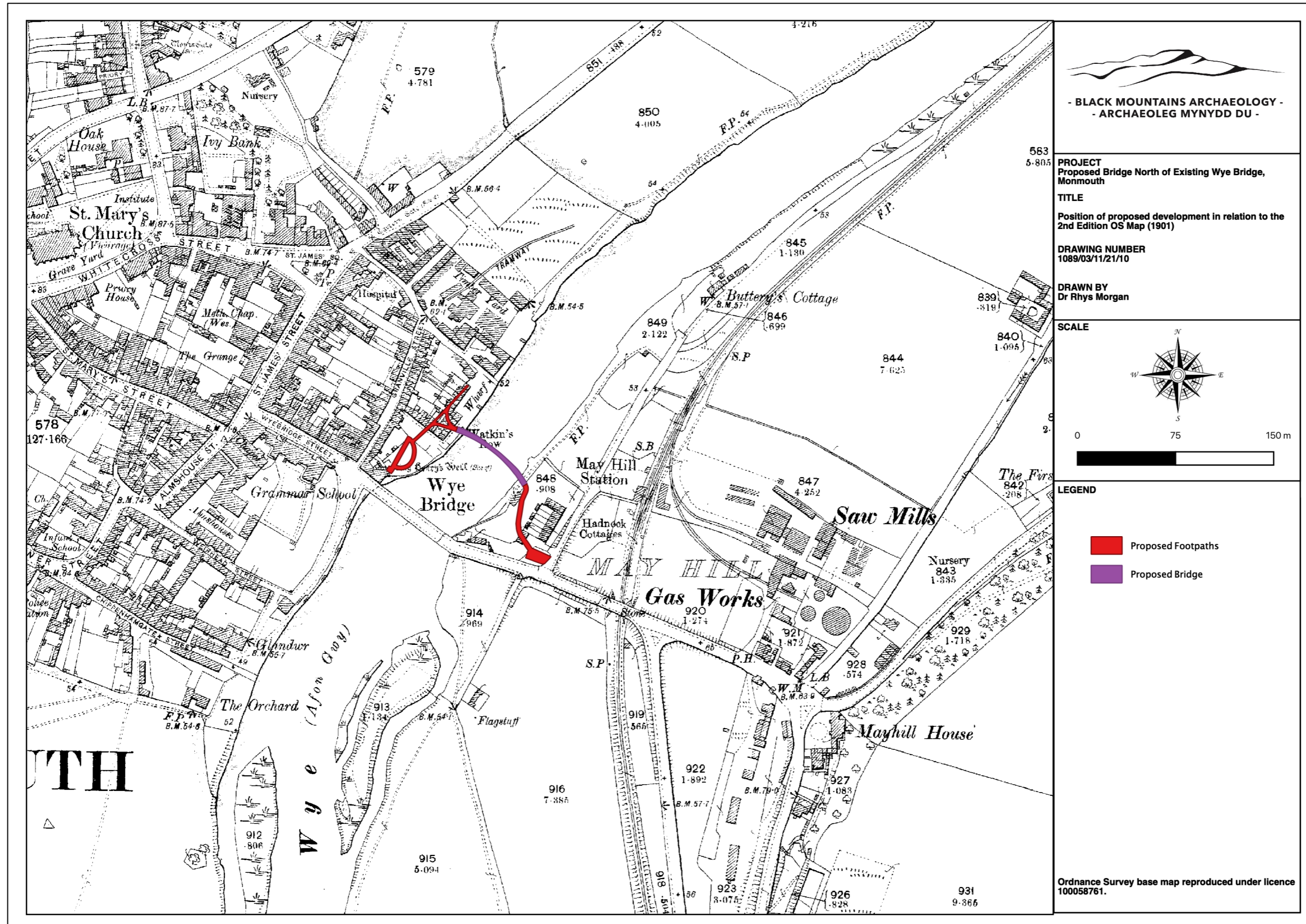


Figure 11. Position of proposed development in relation to the 1901 OS map (2<sup>nd</sup> Edition)

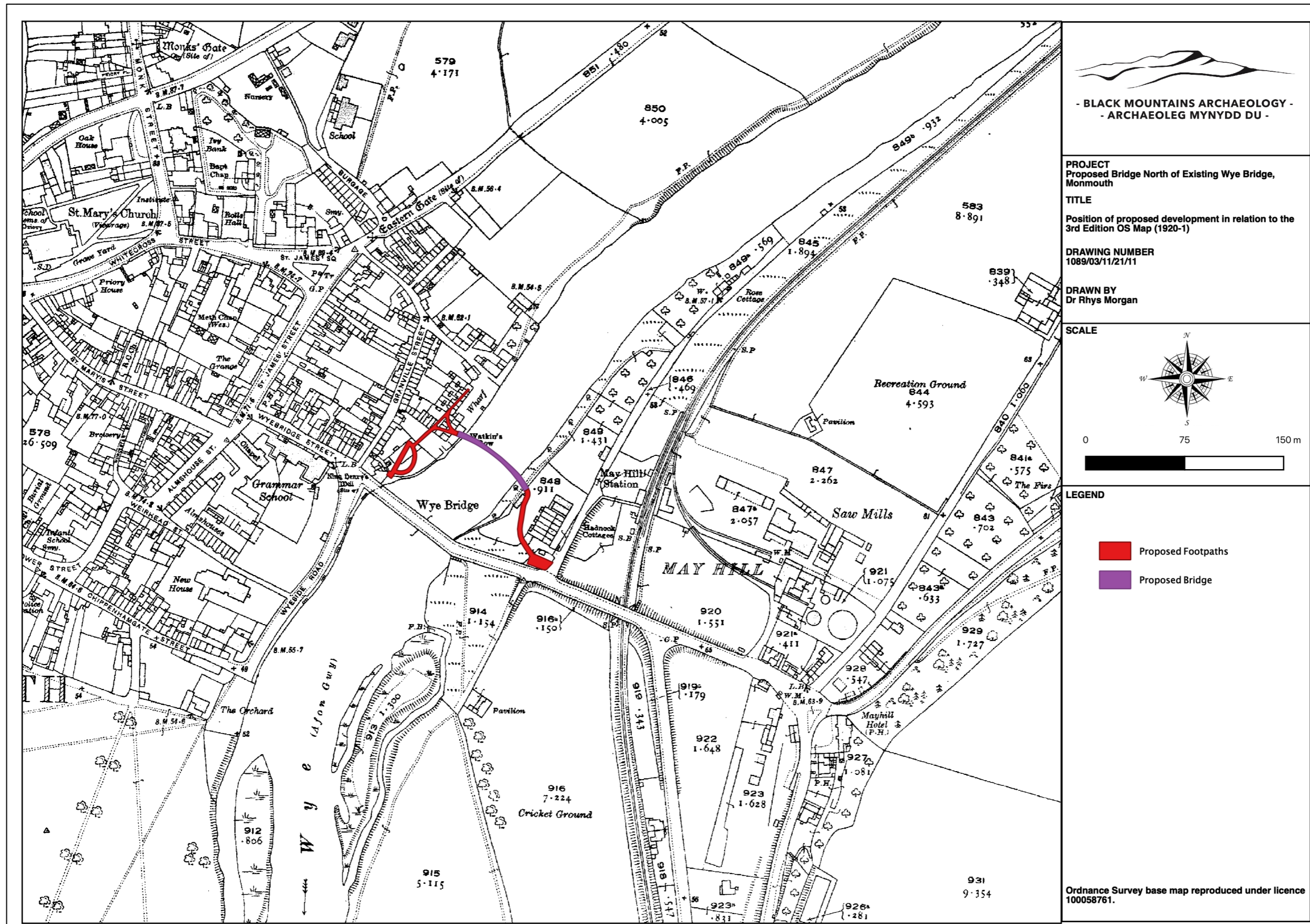


Figure 12. Position of proposed development in relation to the 1920–1 OS map (3<sup>rd</sup> Edition)

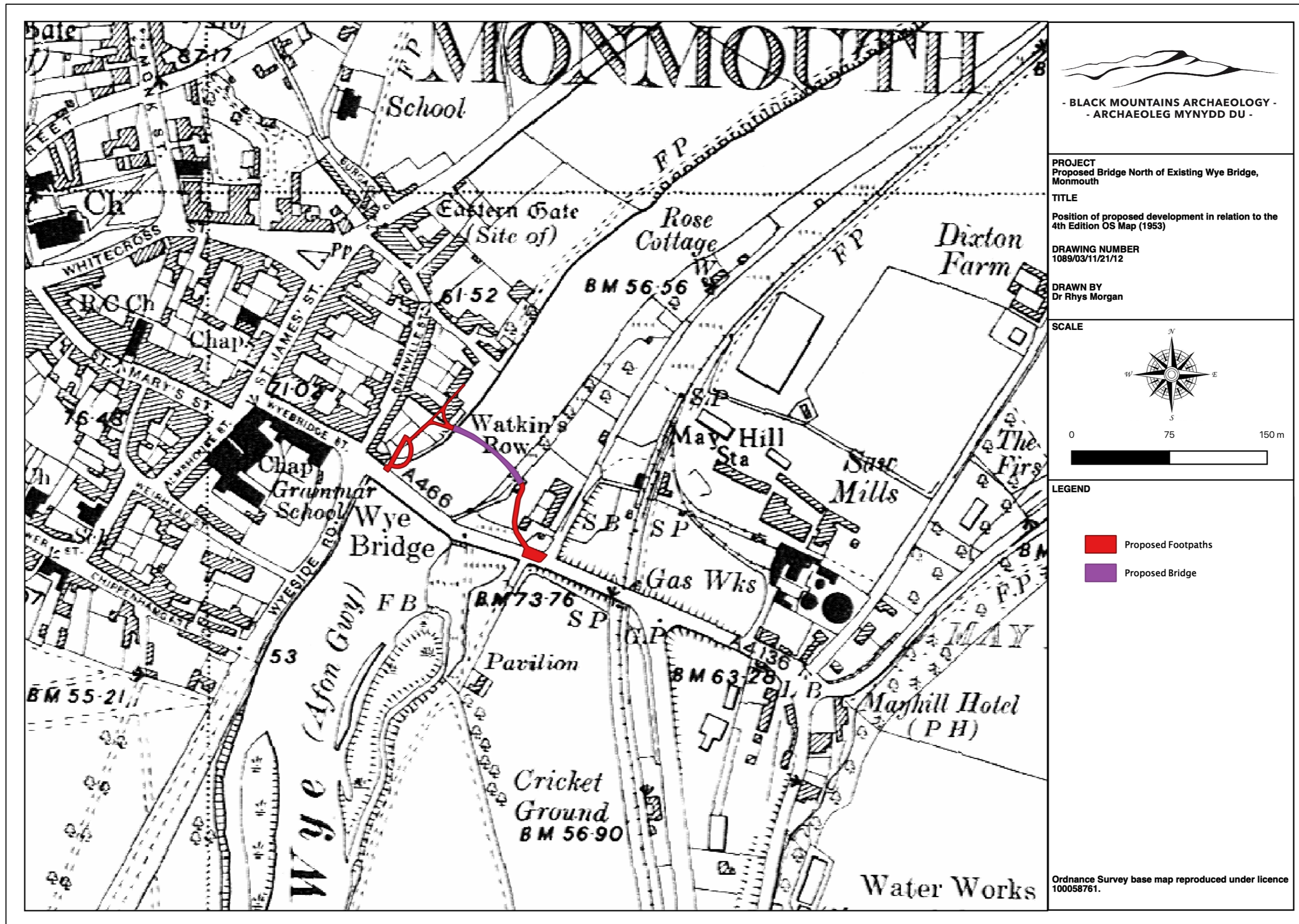


Figure 13. Position of proposed development in relation to the 1953 OS map (4<sup>th</sup> Edition)

## **10.2 Appendix II – Plates**

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**Plate 1. 1941 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)**



**Plate 2. 1941 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)**



Plate 3. 1941 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)



Plate 4. 1946 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)



Plate 5. 1948 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)



Plate 6. 1951 aerial photograph of Monmouth taken by RAF (copyright Air Photo Wales)



Plate 7. 1966 aerial photograph of Monmouth (copyright Air Photo Wales)



Plate 8. 1971 aerial photograph of Monmouth (copyright Air Photo Wales)



**Plate 9. 1972 aerial photograph of Monmouth (copyright Air Photo Wales)**



**Plate 10. 1985 aerial photograph of Monmouth (copyright Air Photo Wales)**



**Plate 11. 1991 aerial photograph of Monmouth (copyright Air Photo Wales)**

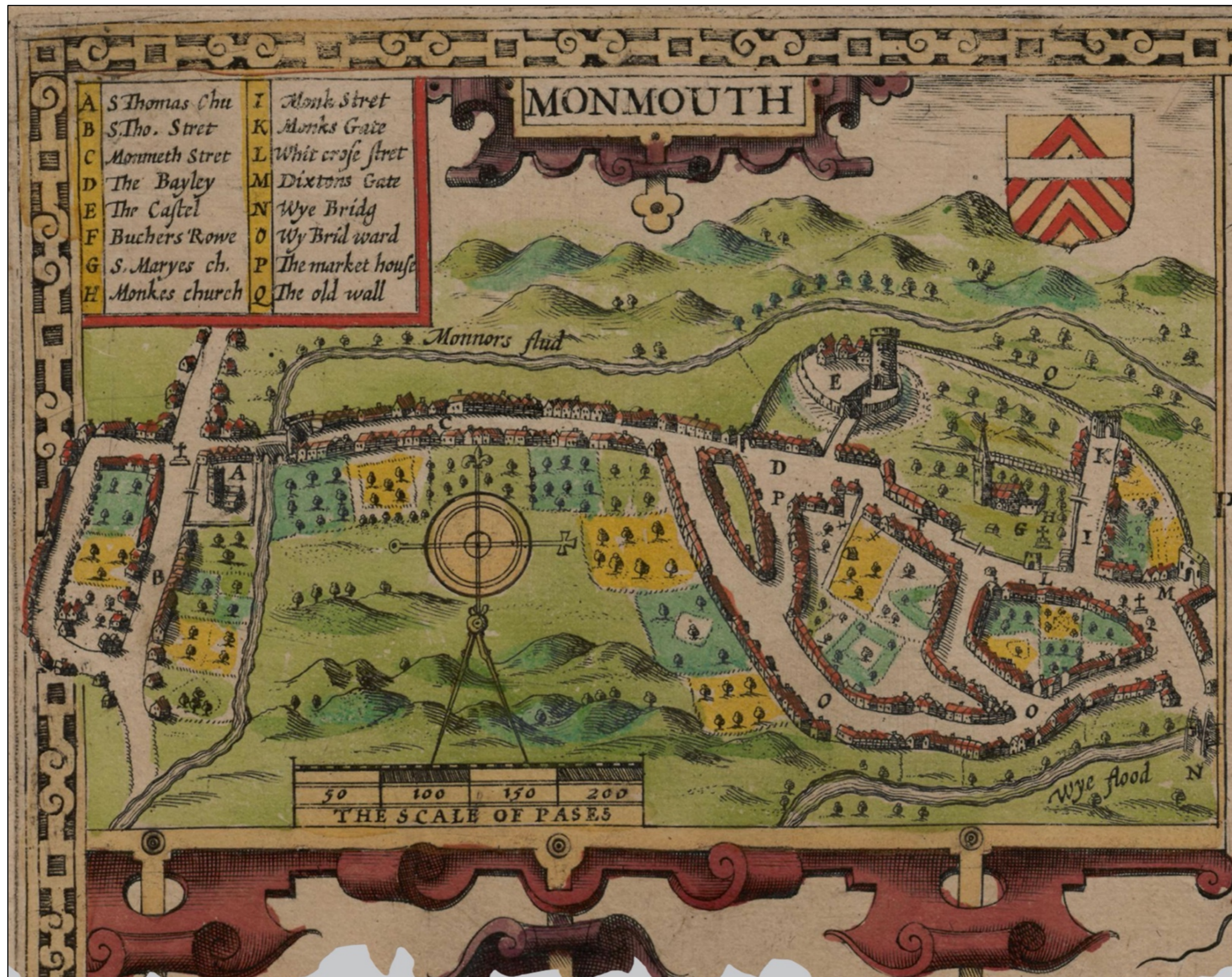


Plate 12. John Speed map of Monmouth (1601)



Plate 13. 1801 map of Monmouth, from William Coxe's *An Historical Tour of Monmouthshire, Volume 2*



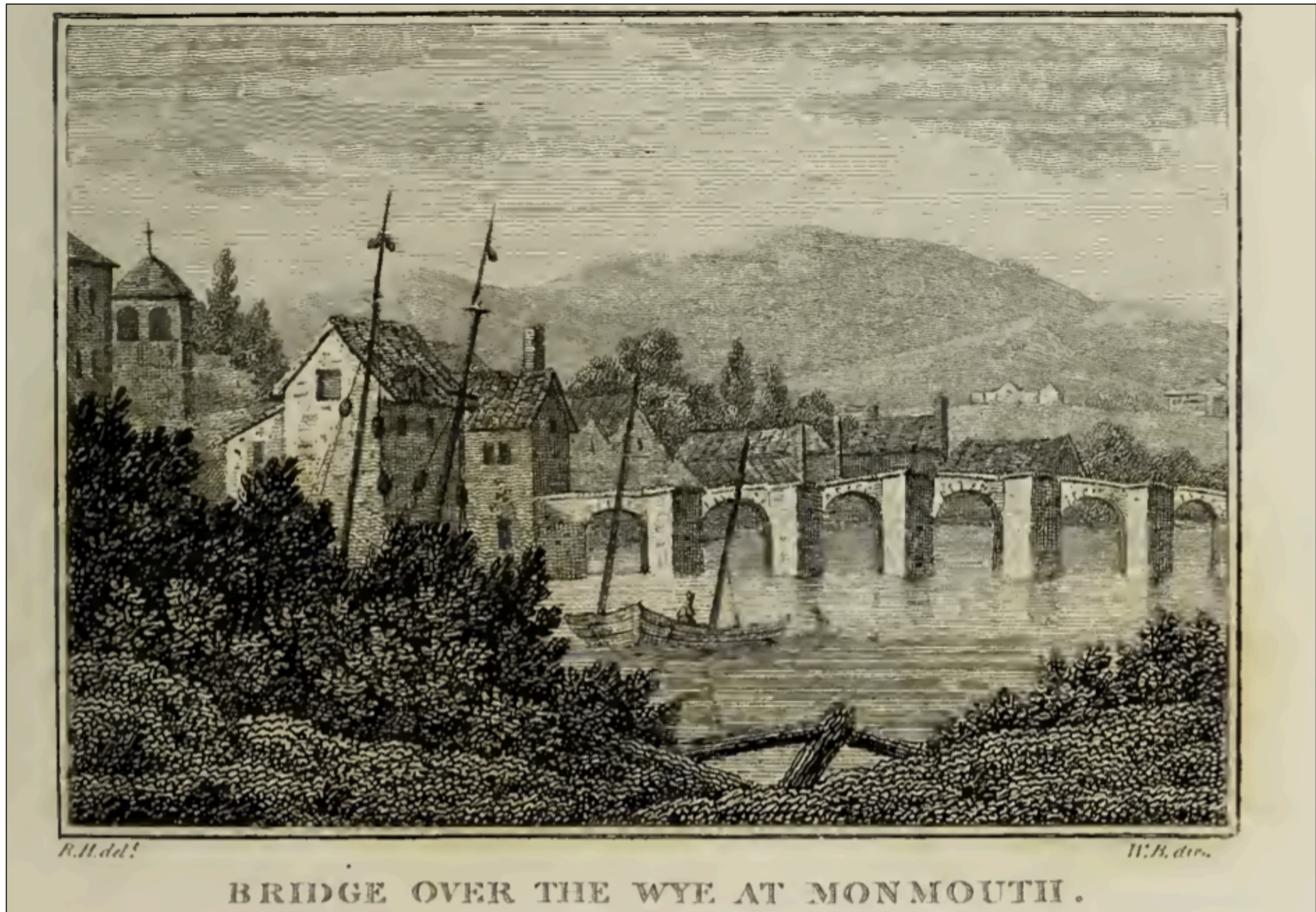


Figure 14. Illustration of Wye Bridge from Coxe (1801), published March 1800 by Cadell A Davies Strand

### 10.3 Appendix III – Tithe Apportionment

#### 10.3.1 1844 Tithe Map (*Map of Monmouth Parish in the County of Monmouth*)

Parcel Number	Landowners	Occupiers	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Amount of Rent- charge apportioned upon the several Lands, and to whom payable						
					A.	P.	R.	Payable to Vicar			Payable to Appropriator			
								£	S	P	£	S	P	
757	Sarah Whitehosue	Site of Monmouth Town			1	3	20							
783	Sarah Whitehouse	In Hand	Timber Yard	Grass		3	8							
784	Sarah Whitehouse	In Hand	Cottages, Sheds and Garden	Grass	1	2	35							

#### 10.3.2 1845 Tithe Map (*Plan of the Parish of Dixton in the County of Monmouth*).

Parcel Number	Landowners	Occupiers	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Amount of Rent- charge apportioned upon the several Lands, and to whom payable						
					A.	P.	R.	Payable to Vicar			Payable to Appropriator			
								£	S	P	£	S	P	
417	Beafort the Most Noble Henry Duke of Somerset	William Whiting	Wye Bridge Field	Arable	6	2	20		10	7	2	4		
418	Beafort the Most Noble Henry Duke of Somerset	John Watkins	House and Garden	Arable		2	27							
419	Beafort the Most Noble Henry Duke of Somerset	Samuel and George Watkins	Timber Yard	Meadow	1		24							
420	Roberts David	Himself	Part of Meadow	Pasture			2							

Parcel Number	Landowners	Occupiers	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Amount of Rent- charge apportioned upon the several Lands, and to whom payable						
					A.	P.	R.	Payable to Vicar			Payable to Appropriator			
						£	S	P	£	S	P			
780	Owen John	Parry Robert	Garden Island			2	34							
781	Monmouth Corporation	In Hand	Timber Wharf	Arable		3	4							
782	Roberts David	In Hand	Cottages and Garden	Grass		2	38	1	6					

## 10.4 Appendix IV – Inventory of Rejected Heritage Assets

ID	Name	NGR	Period	Type	Survival/Condition
Within Development Area					
None					
Within 250m of Development Area					
GGAT11226g	Cinder Mine at The Boat House	SO5122412886	Post-medieval	Mine	Destroyed
GGAT01237g	East Gate Forge, River Wye	SO51201295	Medieval	Forge	Destroyed
GGAT05451g	Gloucestershire House, Roman Pottery and Coins	SO5101412851	Roman	Findspot	n/a
GGAT09642g	Monmouth School, Roman Coins	SO51041280	Roman	Findspot	n/a
GGAT03265g	Monmouth School, Roman Iron Furnaces	SO5105612820	Roman	Furnaces	Destroyed
GGAT04801g	Medieval and Roman Levels	SO5107212828	Roman, Medieval	Deposits	Destroyed
GGAT01249g	King Henry's Well	SO51101280	Unknown	Well	Destroyed
GGAT03135g	Gateway, Monmouth	SO51121279	Medieval	Gate	Destroyed
GGAT09632g	Roman Site A40	SO51201295	Roman	Ironworking Site	Destroyed
GGAT11628g	Lecturer's House	SO5104312996	Post-medieval	House	Destroyed
NPRN41139	Wyebridge Street Chairmaking Factory	SO5110012800	Post-medieval	Factory	Destroyed
NPRN415525	Monmouth Gas Works	SO5145512698	Post-medieval	Gasworks	Destroyed
NPRN33345	Monmouth Brewery	SO5094012830	Post-medieval	Brewery	Destroyed
NPRN41134	Granville Street Sawmills	SO5110012900	Post-medieval	Sawmill	Destroyed

### 10.5 Appendix V – Inventory of Listed Buildings within Monmouth (Central) Conservation Area (CA189)

ID	Name	NGR	Period	Type	Designation
LB85025	13 Chippenhamgate Street	SO509126	Post-medieval	House	Grade II Listed
LB85019	11 Chippenhamgate Street	SO509126	Post-medieval	House	Grade II Listed
LB85172	9 Chippenhamgate Street	SO509126	Post-medieval	House	Grade II Listed
LB2247	7, 9, 11 and 13 Chippenhamgate Street	SO509126	Post-medieval	House	Grade II Listed
LB2269	Monmouth Rugby Football Club	SO508127	Post-medieval	House, Public House	Grade II Listed
LB2268	Monmouth Police Station	SO508127	Post-medieval	House, Police Station	Grade II Listed
LB85225	Railing and Gate of No 17 (Police Station) fronting Chippenham	SO508126	Post-medieval	Railing, Gate	Grade II Listed
LB85237	Wall, Railings, Gatepiers and Gates of Henry Burton Court	SO508126	Modern	Wall, Railings, Gatepiers, Gates	Grade II Listed
LB85220	Henry Burton Court (6 Glendower Street)	SO508126	Modern	Almshouses	Grade II Listed
LB85219	Henry Burton Court (5 Glendower Street)	SO508126	Modern	Almshouses	Grade II Listed
LB85218	Henry Burton Court (4 Glendower Street)	SO508126	Modern	Almshouses	Grade II Listed
LB85217	Henry Burton Court (3 Glendower Street)	SO508126	Modern	Almshouses	Grade II Listed

LB85008	Henry Burton Court (2 Glendower Street)	SO508126	Modern	Almshouses	Grade II Listed
LB85206	1 Henry Burton Court	SO508126	Modern	Almshouses	Grade II Listed
LB2267	13 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2266	St John's	SO508127	Post-medieval	House	Grade II Listed
LB2265	9 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB85157	7 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2264	5 and 7 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB85093	3 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2263	1 and 3 Glendower Street	SO507127	Post-medieval	House	Grade II Listed
LB85160	7 St John's Street	SO507127	Post-medieval	House	Grade II Listed
LB85149	6 St John's Street	SO507127	Post-medieval	House	Grade II Listed
LB85136	5 St John's Street	SO507127	Post-medieval	House	Grade II Listed
LB2347	4-7 St John's Street	SO507127	Post-medieval	House	Grade II Listed
LB2346	3 St John's Street	SO507127	Post-medieval	House	Grade II Listed
LB2290	Lord Nelson's Seat in Nelson's Garden	SO507127	Post-medieval	Loggia	Grade II* Listed
LB85077; NPRN36936	26 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB85071	24 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2273	Gatepiers, Gates and Railings of Glendower House	SO508127	Post-medieval	Gatepiers, Gates, Railings	Grade II Listed
LB2272	Glendower House	SO508127	Post-medieval	Chapel	Grade II* Listed

LB85014	10 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2271	8 and 10 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB85146	6 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB2270	4 and 6 Glendower Street	SO508127	Post-medieval	House	Grade II Listed
LB85056	Nelson Rooms	SO508127	Post-medieval	Welfare Building	Grade II Listed
LB2243	6 Agincourt Street	SO508127	Post-medieval	House	Grade II Listed
LB2244	Gates and Railing of 6 Agincourt Street	SO508127	Post-medieval	Gates, Railings	Grade II Listed
LB85052	2 Agincourt Street	SO507128	Post-medieval	House	Grade II Listed
LB2242	9 Agincourt Street	SO508127	Post-medieval	House, Office	Grade II* Listed
LB85154	7 Agincourt Street	SO507127	Post-medieval	House	Grade II Listed
LB2242	Inch Cottage	SO507128	Post-medieval	House	Grade II Listed
LB2240	The Agincourt	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB2239	1 Agincourt Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85153	The King's Head Hotel	SO507128	Post-medieval	Bank, Hotel	Grade II Listed
LB85171	The King's Head Public House (Former County Club)	SO507128	Post-medieval	Clubhouse, Hotel	Grade II* Listed
LB2230	The King's Head Public House	SO507128	Post-medieval	Bank, Clubhouse, Hotel	Grade II* Listed
LB85012	10 Agincourt Square	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85127	45 Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85130	49 Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85139	51 Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed

LB85190	Coach House Restaurant	SO507127	Post-medieval	House	Grade II Listed
LB85188	Coach House Restaurant (Former Stables)	SO507127	Post-medieval	House	Grade II Listed
LB85024	12 Monnow Street	SO507127	Post-medieval	House	Grade II Listed
LB80878	14 Monnow Street	SO507127	Post-medieval	Commercial Building	Grade II Listed
LB85039	16 Monnow Street	SO507127	Post-medieval	Commercial Building	Grade II Listed
LB2289	Lloyds TSB	SO507127	Post-medieval	House	Grade II Listed
LB85060	20 Monnow Street	SO506127	Post-medieval	House	Grade II Listed
LB85067	22 Monnow Street	SO506127	Post-medieval	House	Grade II Listed
LB2234	16 Agincourt Square	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85035	15 Agincourt Square	SO507128	Post-medieval	House, Commercial Building	Grade II Listed
LB2234	14 and 15 Agincourt Square	SO507128	Post-medieval	House, Commercial Building	Grade II Listed
LB2232	13 Agincourt Square	SO507128	Post-medieval	House, Commercial Building	Grade II Listed
LB85023	HSBS	SO507128	Post-medieval	Bank	Grade II Listed
LB2231	11 Agincourt Square	SO507128	Post-medieval	House, Commercial Building	Grade II Listed
LB85051	1A Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85095	3 Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85133	5 Monnow Street	SO507128	Post-medieval	Commercial Building	Grade II Listed
LB85027	13 Monnow Street	SO507128	Post-medieval	House, Commercial Building	Grade II Listed
LB2298	Former Gloucestershire Arms	SO506127	Post-medieval	Public House	Grade II Listed



LB85042	17 Glendower Street	SO506127	Post-medieval	Bank	Grade II Listed
LB85034	27 and 29 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85087	29 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85103	31 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85107	33 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85111	35 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85114	37 Monnow Street	SO506127	Post-medieval	House	Grade II Listed
LB85117	39 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB2793	41 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85140	53 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85141	55 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB2299	The Vine Tree Public House	SO506127	Post-medieval	Public House	Grade II Listed
LB2300	65 Monnow Street (The Foxhunter Café)	SO505127	Post-medieval	House	Grade II Listed
LB2301	67 Monnow Street	SO505126	Post-medieval	House	Grade II Listed
LB85170	85 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB85125	43 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB2291	40, 42 and 44 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85124	42 Monnow Street	SO5066112724	Post-medieval	Commercial Building	Grade II Listed
LB85126	44 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85128	46 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85129	48 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed
LB85138	50 Monnow Street	SO506127	Post-medieval	Commercial Building	Grade II Listed

LB2293	Front Garden Railings and Gates of 56 and 58 Monnow Street	SO506126	Post-medieval	Commercial Building	Grade II* Listed
LB2292	56 and 58 Monnow Street	SO506126	Post-medieval	House	Grade II* Listed
LB85142	Cornwall House	SO506126	Post-medieval	House	Grade II* Listed
LB85194	East Garden Wall of 56 Monnow Street	SO506126	Post-medieval	Wall	Grade II Listed
LB85151	62 Monnow Street	SO506126	Post-medieval	Commercial Building	Grade II Listed
LB85152	64 Monnow Street	SO506126	Post-medieval	Commercial Building	Grade II Listed
LB85162	74 Monnow Street	SO505126	Post-medieval	House, Commercial Building	Grade II Listed
LB85163	76 Monnow Street	SO505126	Post-medieval	House	Grade II Listed
LB85178	92 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB85179	94 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB85180	96 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB2294	98 and 100 Monnow Street	SO505126	Post-medieval	Commercial Building	Grade II Listed
LB85230	The Gatehouse Public House	SO505126	Post-medieval	Public House	Grade II Listed
LB2295	Chippenham House	SO505126	Post-medieval	House	Grade II Listed
LB2296	The Borough Pharmacy	SO505125	Post-medieval	Commercial Building, Public House	Grade II Listed
LB85018	120 and 122 Monnow Street	SO505125	Post-medieval	House	Grade II Listed
LB2297	The Robin Hood Inn	SO505125	Post-medieval, Medieval	Public House	Grade II* Listed
SMMm219; LB2218	Monnow Bridge and Gateway	SO505125	Medieval	Bridge, Gateway	Scheduled Monument, Grade I Listed

LB2214	Church of St Thomas a Becket	SO504124	Medieval	Church	Grade II* Listed
LB2359	St Thomas' House including Attached Railings	SO5044212432	Post-medieval	House	Grade II Listed
LB2352	House including Railings	SO504124	Post-medieval	House, Railings	Grade II Listed
LB2358	Diamond Jubilee Drinking Fountain	SO504124	Post-medieval	Fountain	Grade II Listed
LB2356	Overmonnow Cross	SO504124	Medieval, Post-medieval	Cross	Grade II Listed
LB85196	Former Coach House of 21 Overmonnow House	SO503124	Post-medieval	Coach House	Grade II Listed
LB2357	Overmonnow House including Attached Railings	SO504124	Post-medieval	House	Grade II Listed
LB2260	The Three Horseshoes Inn	SO503125	Post-medieval	Public House	Grade II Listed
LB80877	25–35 Drybridge Street	SO503125	Post-medieval	Houses	Grade II Listed
LB85078	27 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB85085	29 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB85101	31 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB85106	33 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB85110	35 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB2261	37, 39 and 41 Drybridge Street	SO503125	Post-medieval	House	Grade II Listed
LB2228	The Shire Hall	SO507128	Post-medieval	Town Hall	Grade I Listed
LB2229	Statue of CS Rolls	SO507128	Modern	Statue	Grade II* Listed
LB85233	Two Telephone Call-boxes beside the Shire Hall	SO507128	Modern	Phone Boxes	Grade II Listed

LB2227	The Beaufort Arms Court	SO508128	Post-medieval	Hotel	Grade II* Listed
LB2226	The Punch House Public House (5 Agincourt Square)	SO507128	Post-medieval	Public House	Grade II Listed
SMMm159; LB2216	Monmouth Castle	SO506128	Medieval	Castle	Scheduled Monument, Grade I Listed
LB85238	War Memorial of the Royal Monmouthshire	SO507128	Modern	Memorial	Grade II Listed
LB2217	Great Castle House	SO5070912915	Post-medieval	House	Grade I Listed



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Yn rhan o'n hawydd i wella ansawdd ein gwasanaeth, rydym yn croesawu unrhyw adborth y gallwch ei ddarparu.

As part of our desire to improve our quality of service we welcome any feedback you are able to provide.

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