

Chepstow Society – Town Planning Roundup for February 2021

Simon Maddison, 25th February 2021

Introduction

This is an updated summary of a selection of recent planning applications and decisions. Some are still in progress and some have been decided for a while. This includes some developments that I did not include last month, and a couple of updates.

I have chosen these on the basis of their impact to the town, in terms of character and street and townscape. They are (mainly) listed in order of date of approval. Apart from the photographs, all material has been taken from the MCC planning portal.

Lower Hardwick, Hardwick Hill

DC/2015/00931 | Erection of three dwellings and formation of new access. | Lower Hardwick, Hardwick Hill, Chepstow, Monmouthshire, NP16 5PN

These are pretty much completed photos attached below:



From up hill on the back lane. The eco house to the right.

Hardwick Hill Lane

DC/2017/00623 | Construction of sustainable low energy Eco-House dwelling with landscaping and surface car parking, plus new access/egress onto Hardwick Hill Lane by part demolition of existing garden boundary wall and replacement iron railings | Land At Hardwick Hill Lane For Construction Of Eco House Hardwick Hill Chepstow Monmouthshire. Photos attached, this is nearing completion.



[29 Hardwick Avenue](#)

DM/2019/02049 | New dwelling, garage and associated works. | 29 Hardwick Avenue Chepstow
Monmouthshire NP16 5DJ

Approved: 5/3/2020. The stone cladding to the front is progressing.



Railway Station

DM/2020/00037 | Footbridge repairs and refurbishment Off site. | Chepstow Railway Station, Station Road Chepstow Monmouthshire

Approved: 17/3/2020

The footbridge between the platforms has now been removed for restoration. There is a functioning temporary bridge at the other end of the platforms.





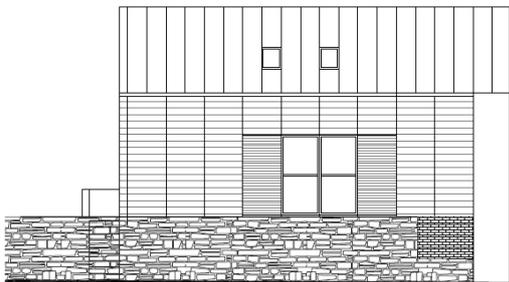
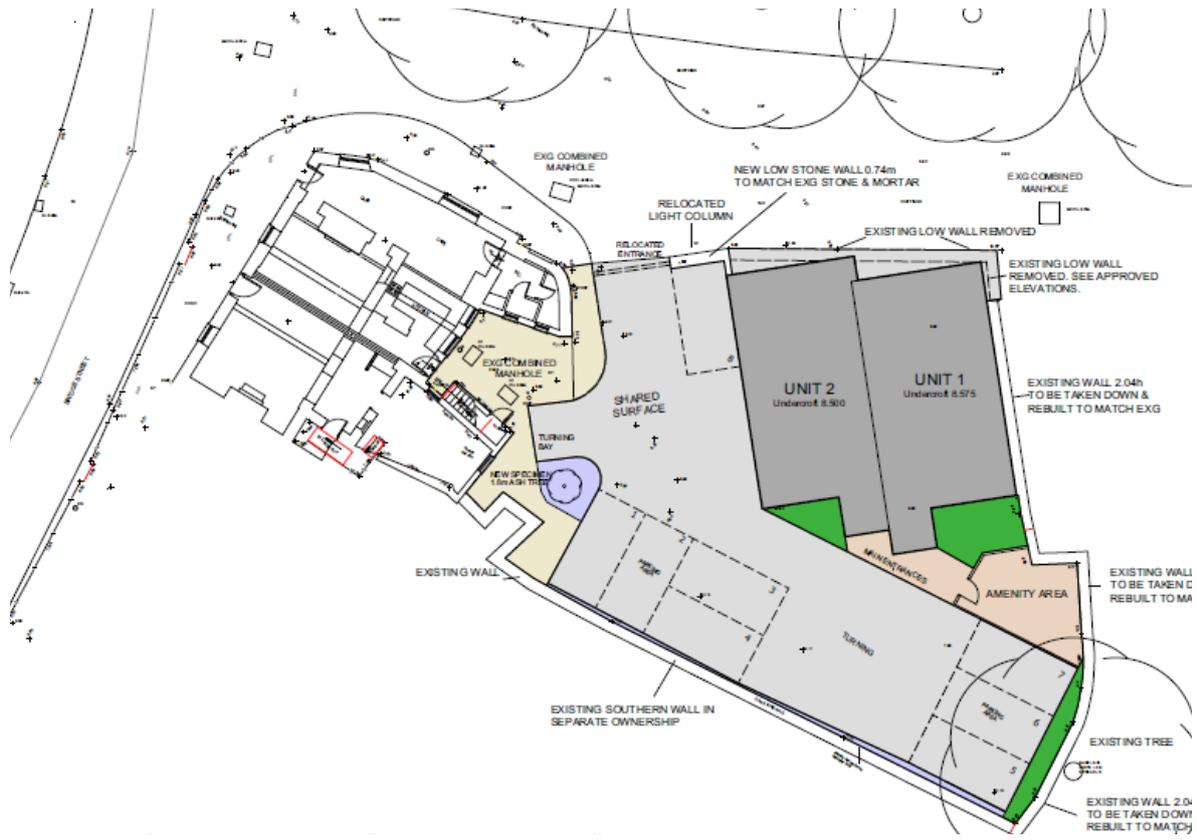
The Bridge Inn

DC/2013/00350 | Conversion and alteration of existing public house to form 2 no. new flats and two no cottages in car park. | The Bridge Inn, Bridge Street, Chepstow, Monmouthshire, NP16 5EZ
Approved: 17/11/2016

There are a number of subsidiary applications related to change of use, detail of the new cottages, the modifications to the Bridge Inn building and to the surrounding walls. These are:

DC/2017/01354 DM/2018/00720 DM/2018/01451 DM/2018/01666 DM/2018/01674
DM/2019/00304 DM/2019/00164 DM/2019/01209 DM/2019/01488 DM/2020/00465

It has been hard to find a simple way of identifying all these, except by looking at the search as a map view. There does not as yet appear to be any start to these new cottages.



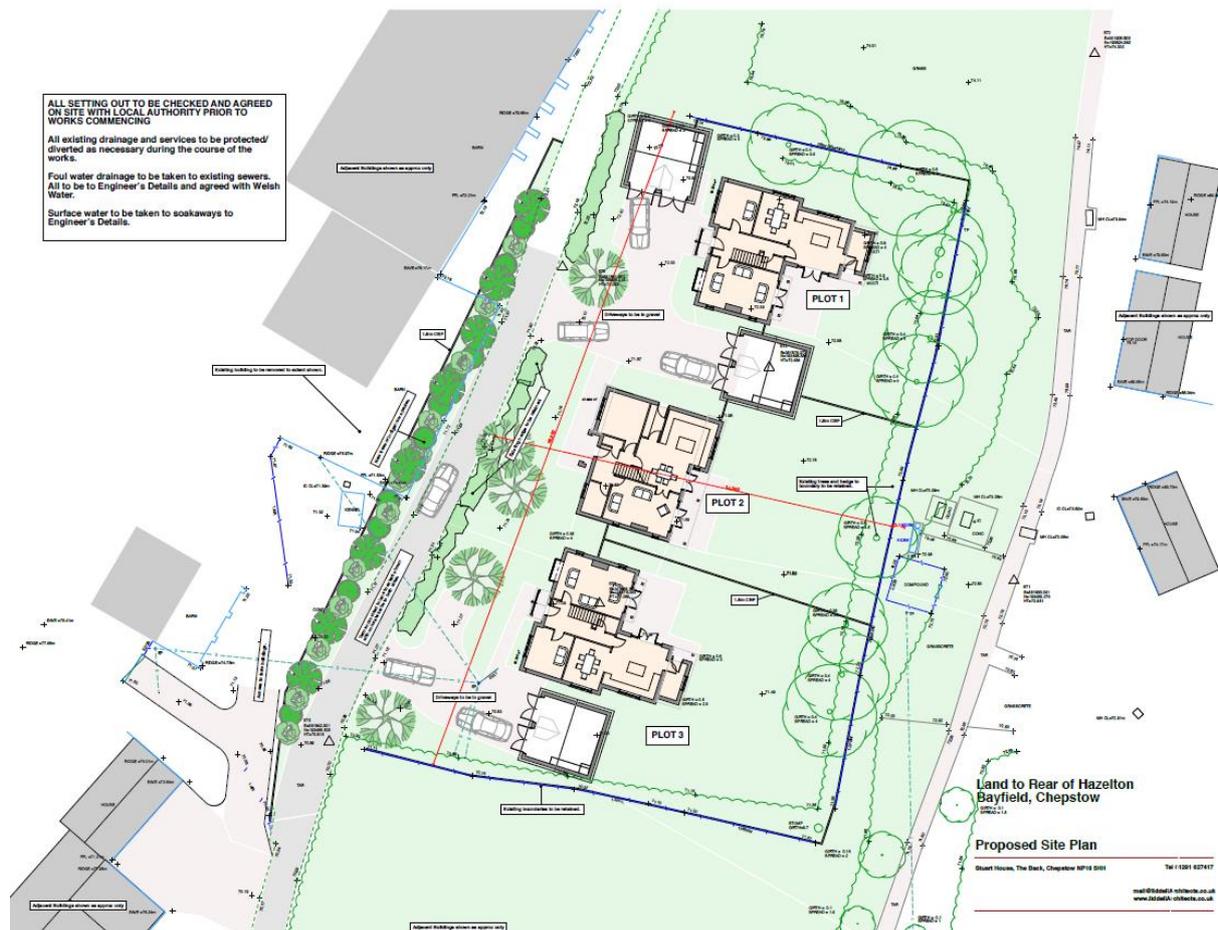
EAST ELEVATION



NORTH / FRONT ELEVATION

Hazelton, Bayfield

DC/2017/00011. This relates to the detail of DC/2014/01538 which was the original application. This covers 3 houses on a piece of land adjacent to the farm and adjacent to the green walkway. Work on plot 1 is now well advanced.



Bayfield, St Lawrence

DM/2019/00013 | Outline planning application for up to 200 homes including public open space; new vehicular, pedestrian & cycle accesses; and associated landscaping & engineering works. | Land At Bayfield St Lawrence Road Chepstow Monmouthshire. This is adjacent to the site of the old Forensic labs.

Approval: under consideration

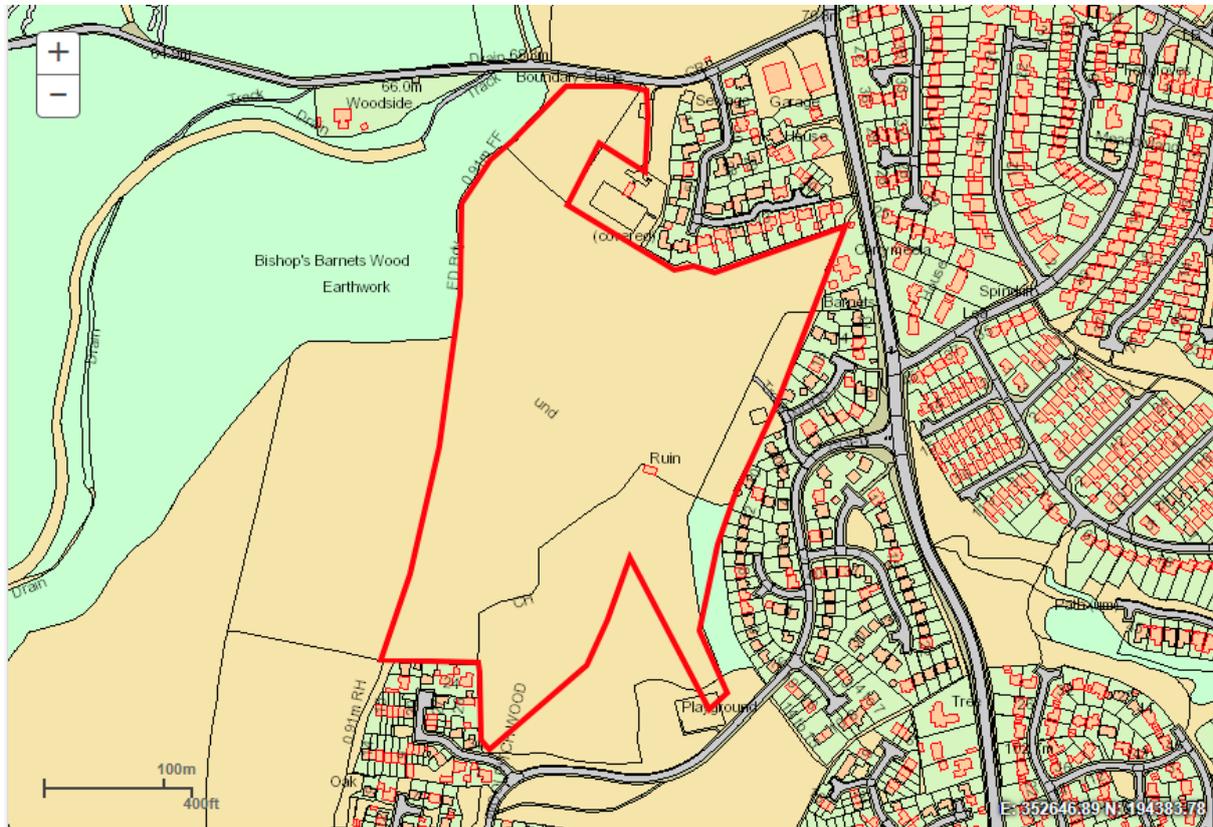
There are over a thousand documents related to this plan. There are probably at least 900 comments. A random selection of these are all strong objections, citing the additional road traffic, air quality and other infrastructure including schools and health facilities.

An archaeological investigation has been carried out and little of interest was found. This is particularly relevant as Bishop Barnet's Wood Camp is located in the woodland immediately adjacent. Both CADW and GGAT offer no further objection to the development. There is a very

detailed pre-application consultation report from the developers, dated January 2019 which addresses the various points of objection, but comments appear to continue up to the present.

The Chepstow Society offered an objection in January 2019 on the above grounds.

The figure below shows the land and that following is an indicative master plan from the Design and Access Statement dated November 2018. It is unclear what the status of the application now is.



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|---|------------------|---|-----------------|---|------------------|--------------------------------|
|  | Redline Boundary |  | Secondary Route |  | PRow | 1. Agricultural field retained |
|  | Residential |  | Green Lanes |  | Attenuation Pond | 2. Existing Landscape Buffer |
|  | Primary Route |  | POS | | | 3. Existing POS |

Dockyard Developments

DM/2019/00001 | Residential development of 345 dwellings and associated infrastructure and landscaping. | Mabey Bridge Station Road Chepstow NP16 5YL

Not surprisingly there are a very large number of detailed applications each with very many documents, relating to this site. It is hard to pick out the documents that summarise the currently approved plans, but an overview of what I have found is included below. There is much more documentation to extract yet.

Most of the ground works appear to be substantially complete over the whole site, based on observations from the coastal path above the quarry. The foliage is low at the moment and affords a less obstructed view. Construction of houses and apartments has started in the Brunel quarter, immediately adjacent to the main entrance by the station and Tesco. I understand that viewings can be arranged by appointment with the marketing office. I attach a couple of photos below. Pedestrian access beyond the far end of the bridge is not allowed, as it is an active building site.





The plans that follow are two sections of the overall composite plan. There are much more detailed plans available for various aspects of the site, and I will endeavour to highlight these in the future.

