



STATEMENT OF COMMON GROUND

APPEAL REFERENCE APP/E6840/V/17/3166811
PLANNING REFERENCE DC/2016/01033

DATE OF INQUIRY 20th June 2017 at 10.00
The Lysaght Institute, Orb Drive,
Corporation Rd, Newport, NP19 0RA

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT

Woodland House, Magor Vicarage and Curtilage Buildings at
Newport Road, Magor, Monmouthshire, NP26 3BZ
Demolition of Woodland House (Grade II Listed Building) to
accommodate the alignment of the M4 Corridor around Newport.

APPELLANT Welsh Government

LOCAL PLANNING AUTHORITY Monmouthshire County
Council

This statement addresses the following areas of common ground:

1. The site is Woodland House, also known locally as Magor Vicarage and is a Grade II Listed Building. Included on the list in 31/05/1995 ref 16068.
2. The application is for total demolition of the building and the structures within the curtilage.
3. The justification for the proposed demolition relates only to the proposed alignment of the M4 Corridor around Newport. Therefore listed building consent for demolition should only be granted if the M4 Corridor around Newport Scheme is approved and demolition should be implemented only if the M4 scheme proceeds to construction.

4. The application is assessed under the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Welsh Office Circular 61/96 and Planning Policy Wales (PPW) Chapter 6. In respect of protected species, PPW Chapter 5 and Technical Advice Note 5 and the duties under the Natural Environment and Rural Communities Act 2006 and the Environment (Wales) Act 2016 have been taken into account.
5. There is no objection from Monmouthshire County Council regarding ecological surveys in relation to Bats, following additional information being agreed between Natural Resources Wales and the Welsh Government.
6. Monmouthshire County Council is working with the Welsh Government in actively investigating the re-erection of Woodland House on another site following demolition, although a site has yet to be identified and the feasibility of re-erection remains unproven.
7. Notwithstanding Monmouthshire County Council's suggested planning conditions as presented in its Statement of Case, the following planning conditions would be appropriate only:
 - i. The works to which this consent relates must be commenced no later than the expiration of 5 years beginning with the date on which this consent is granted.
REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - ii. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
REASON: To ensure that adequate records are made of the building prior to its demolition.
 - iii. The listed building subject of this application shall not be demolished until the Orders under the Highways Acts necessary for the construction of the proposed Scheme have been approved and a contract for the carrying out of works to the M4 scheme has been made.
REASON- The only justification for the demolition of this Listed Building would be the overriding regional and national importance of the M4 relief road. Should that road scheme not be approved or not proceed, demolition

of the Listed Building would be unjustified and unacceptable.

- iv. The works of demolition shall not be carried out before details of the method of demolition, including the storage of the resulting building material, have been submitted to and approved in writing by the local planning authority. The demolition of the building shall be carried out in accordance with the approved details.
REASON- To enable the building to be demolished in a way that ensures the fixtures and fittings are preserved, if necessary and appropriate.

Signed on behalf of Appellant Matthew Jones 	Signed on behalf of Local Planning Authority Amy Longford 
Date 24/05/17	Date 24/05/17
Position: Welsh Government	Position: Heritage Manager