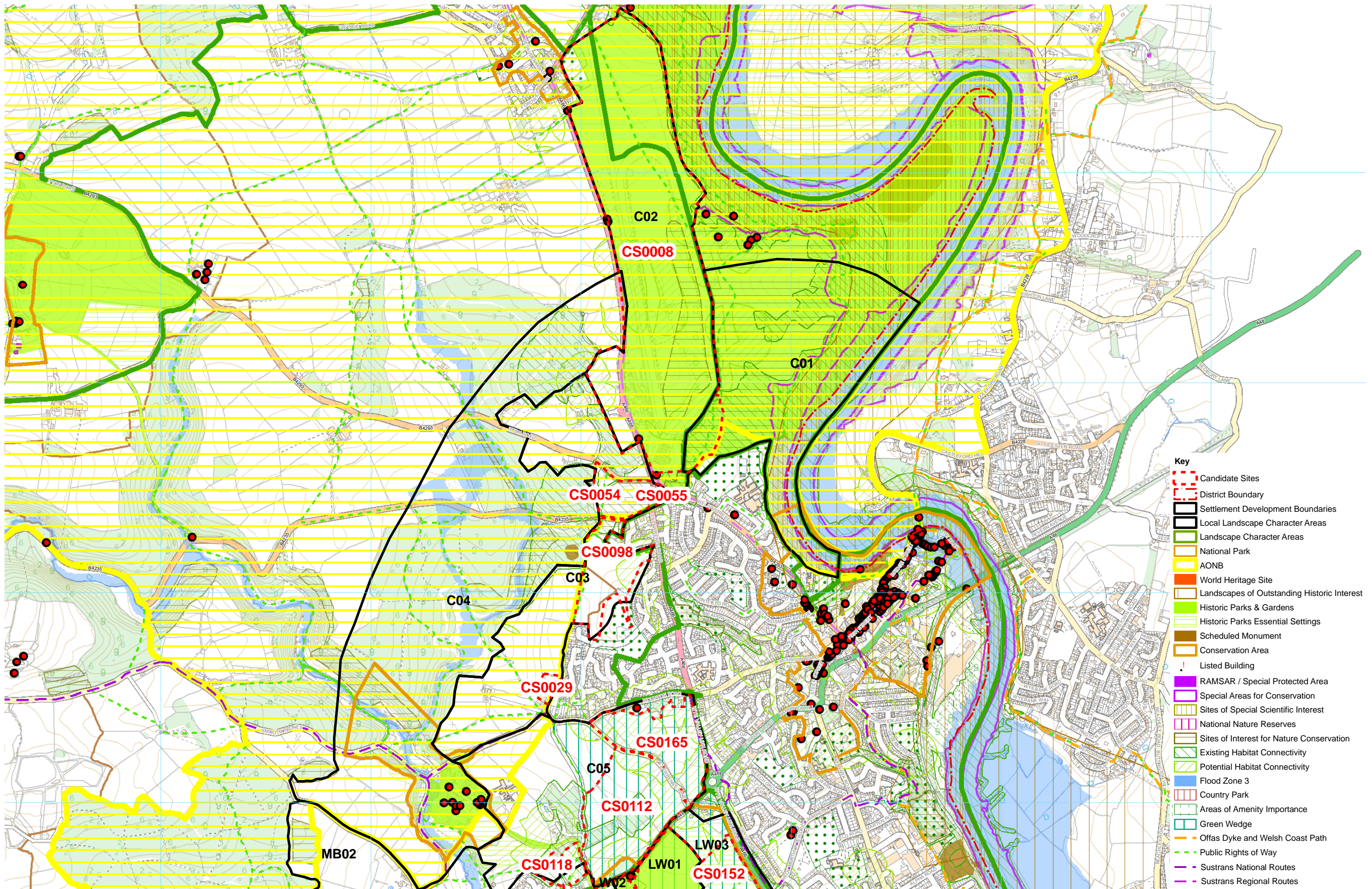


Chepstow candidate sites

Site reference	Sensitivity
CS0008	High
CS0029	Medium
CS0054	High/medium
CS0055	High
CS0098	Medium
CS0112	High/medium
CS0118	High/medium
CS0152	High
CS0154	High/medium
CS0165	Medium

The candidate sites within this section are within the relevant settlement LLCAs. Other candidate sites in the area/vicinity not included in this section are included within adjacent settlement assessments.



- Key**
- Candidate Sites
 - District Boundary
 - Settlement Development Boundaries
 - Local Landscape Character Areas
 - Landscape Character Areas
 - National Park
 - AONB
 - World Heritage Site
 - Landscapes of Outstanding Historic Interest
 - Historic Parks & Gardens
 - Historic Parks Essential Settings
 - Scheduled Monument
 - Conservation Area
 - ! Listed Building
 - RAMSAR / Special Protected Area
 - Special Areas for Conservation
 - Sites of Special Scientific Interest
 - National Nature Reserves
 - Sites of Interest for Nature Conservation
 - Existing Habitat Connectivity
 - Potential Habitat Connectivity
 - Flood Zone 3
 - Country Park
 - Areas of Amenity Importance
 - Green Wedge
 - Offas Dyke and Welsh Coast Path
 - Public Rights of Way
 - Sustrans National Routes
 - Sustrans Regional Routes

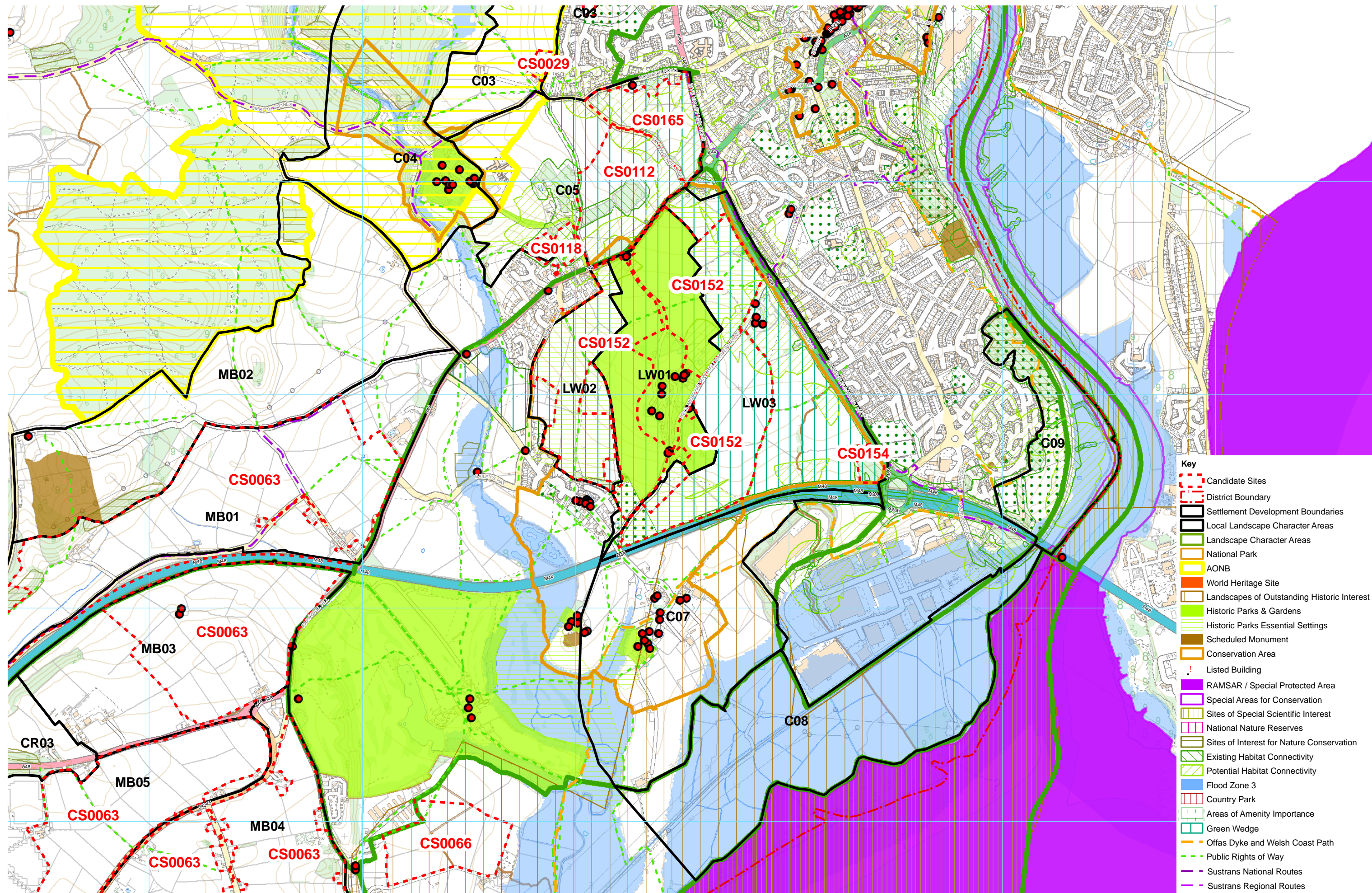
0 0.5 1 Kilometres



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Project: Monmouthshire Landscape Sensitivity Study
 Client: Monmouthshire County Council
 Date: February 2020
 Status: Revision1

Settlement: Chepstow North Site Constraints



- Key**
- Candidate Sites
 - District Boundary
 - Settlement Development Boundaries
 - Local Landscape Character Areas
 - Landscape Character Areas
 - National Park
 - AONB
 - World Heritage Site
 - Landscapes of Outstanding Historic Interest
 - Historic Parks & Gardens
 - Historic Parks Essential Settings
 - Scheduled Monument
 - Conservation Area
 - ! Listed Building
 - RAMSAR / Special Protected Area
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 - Areas of Amenity Importance
 - Green Wedge
 - Offas Dyke and Welsh Coast Path
 - Public Rights of Way
 - Sustrans National Routes
 - Sustrans Regional Routes

0 0.5 1 Kilometres



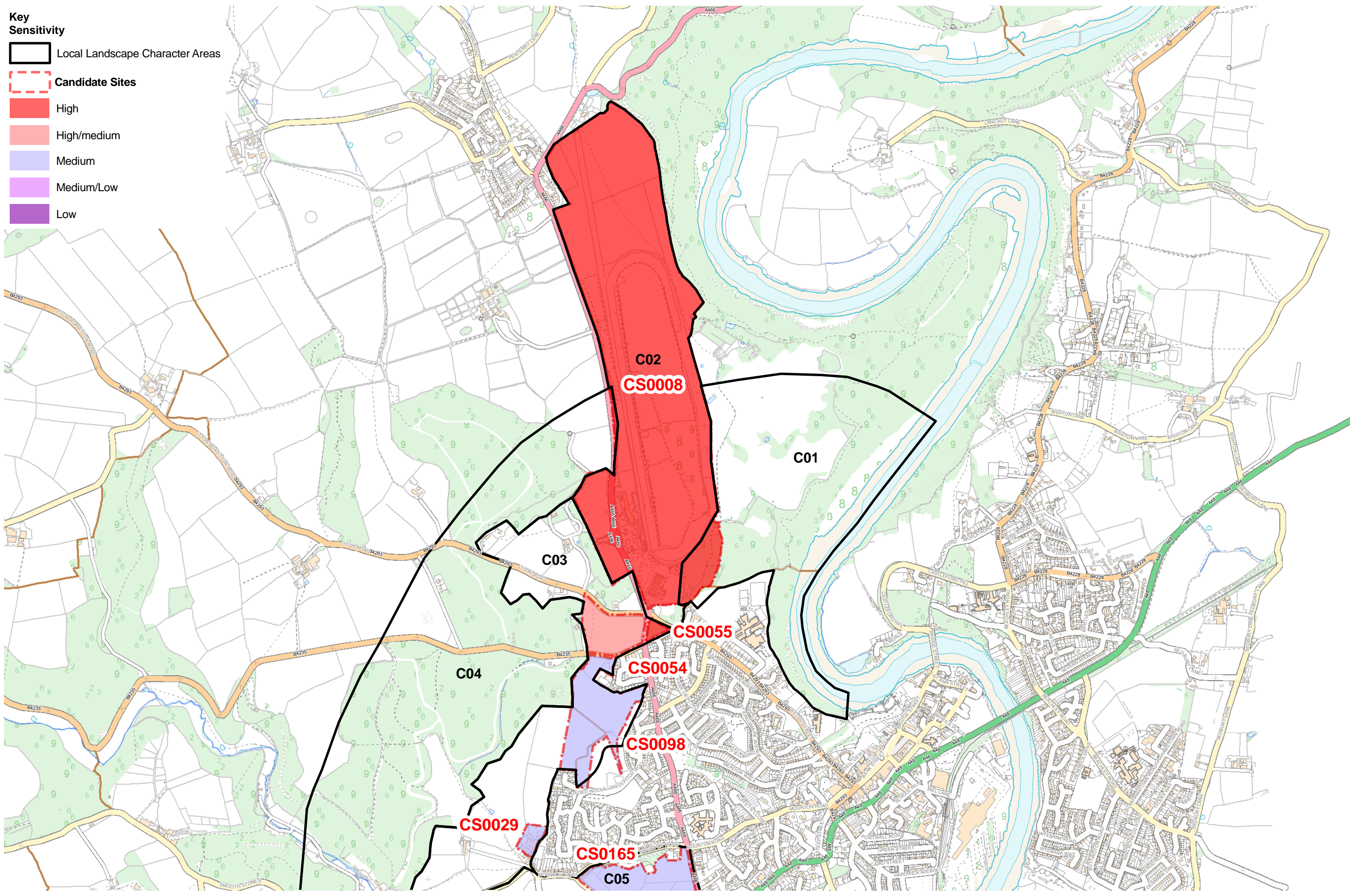
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Project: Monmouthshire Landscape Sensitivity Study
 Client: Monmouthshire County Council
 Date: February 2020
 Status: Revision1

Settlement: Chepstow South Site Constraints

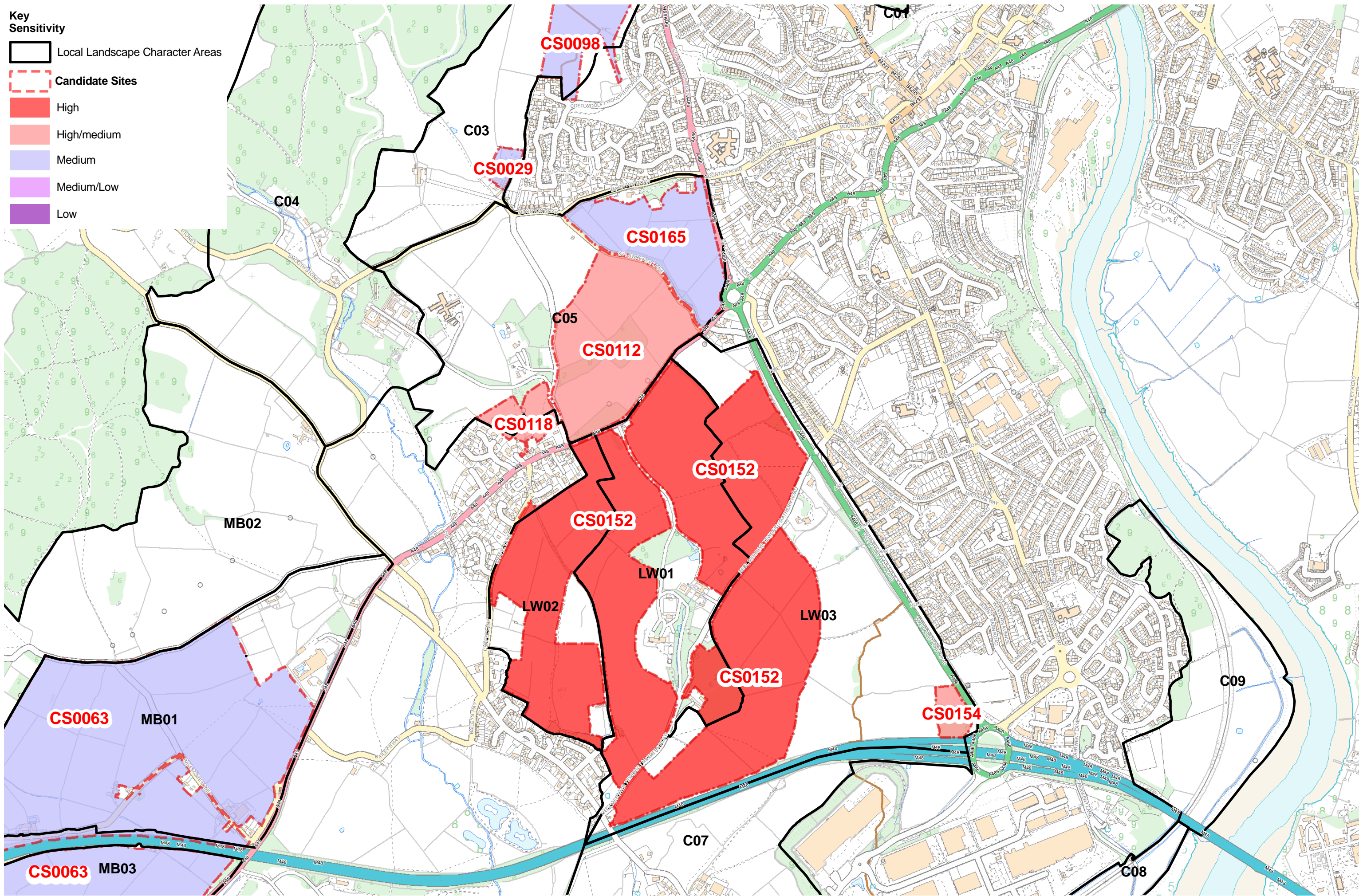
Key Sensitivity

- Local Landscape Character Areas
- Candidate Sites
- High
- High/medium
- Medium
- Medium/Low
- Low



Key Sensitivity

- Local Landscape Character Areas
- Candidate Sites
- High
- High/medium
- Medium
- Medium/Low
- Low



SUMMARY

Key characteristics

A racecourse with grass, hardstandings and buildings located in a gently sloping dry valley .
 The racecourse is a self contained land use which continues to the north but visually forms part of Piercefield Park to the east.
 The character is open with views to the north and east.
 Some of the infrastructure including the main stand are detractors although the Lion Gates to the south are a positive feature.
 Tranquillity is affected by the A466 and visitors on race days.
 The racecourse is in Wye Valley AONB.
 The racecourse forms part of Piercefield Park historic park and garden and the Lion Gates and attached lodges to the south and west are listed.
 Part of area is a SINC.

Landscape sensitivity high* *A standard methodology relating to housing development has been applied to all assessments. The suitability for other development such as employment has not been assessed at this stage.

The susceptibility of the area lies in its large scale and unenclosed sweep of open land visually separated from and extending significantly beyond the northern edge of the settlement, intervisible with Piercefield Park with skyline trees on the eastern edge, with landmark structures such as the Lion Gates and grassland biodiversity. Its value lies in its location within the AONB, its SINC, listed buildings such as the Lion Gates, tranquillity to the north and east, recreational value of racecourse, and PROWs connecting to the Wye Valley Walk. LANDMAP value is outstanding for cultural landscape and high for visual and sensory, historic landscape and geological landscape.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
 a resilient Wales
 a healthy Wales
 a more equal Wales
 a Wales of cohesive communities
 a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number	C02	C01
LLCA sensitivity	High/medium	High/medium
Relationship of site with LLCA	Largely covered by C02 with a small amount of the site in woodland to the south east in C01.	

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL068	MNMTHGL069	MNMTHGL031
Value	High	Low	Outstanding

Landscape habitats

Number	MNMTHLH105	MNMTHLH116	MNMTHLH107	MNMTHLH105
Value	Moderate	Moderate	Outstanding	Moderate

Visual and sensory

Number	MNMTHVS044	MNMTHVS091
Value	High	Outstanding

Historical landscapes

Number	MNMTHHL018
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Value High

Cultural landscapes

Number MNMTHCL018 MNMTHCL016

Value Outstanding Outstanding

Landscape Character Area

Number C02 **also includes** C01

DESIGNATIONS

National Park AONB Yes

Landscape designations comments
In Wye Valley AONB

Landscape of Hist. interest Yes **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** Yes **World Heritage Site**

Historic / archaeology designations comments Part of Piercefield Park historic park and garden which extends to the east; Lion Gates and attached lodges to the south, and on western boundary are listed. Piercefield Park house itself to the east is listed.

SAC **NNR** **SINC** Yes **SSSI** **RAMSAR**

Biodiversity designations comments Part of area in SINC

Other

Country Park **National Trail** **National / Regional Cycle Route** Yes

SUMMARY

Key characteristics

Small site comprising of a cluster of farm 20c farm buildings/sheds with associated hardstanding and storage/waste area.

Located in a minor dip on slopes falling west across pasture to Mounon Woods.

Slightly separated from the main settlement edge by narrow paddocks with trees.

Lies within the Wye Valley AONB.

PROWs to the east and west.

Landscape sensitivity medium

The susceptibility of the site lies in its location on the slopes which are generally visible from the rural landscape to the south west, and the extension of the site out from the settlement edge to the west. Its value lies in its location within the Wye Valley AONB and adjacent to PROWs. LANDMAP value is high for visual and sensory, historic landscape and cultural landscape. However, this is mitigated by the current built form and its location in a discreet dip. If developed, the edge should be mitigated with native trees and hedges to break up the development form and any houses should face down the slope in order not to expose rear fences to the wider AONB landscape.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
- a resilient Wales
- a healthy Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C03

LLCA sensitivity Medium

Relationship of site with LLCA South eastern corner of C03.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL069	MNMTHGL068
Value	Low	High

Landscape habitats

Number	MNMTHLH105
Value	Moderate

Visual and sensory

Number	MNMTHVS044
Value	High

Historical landscapes

Number	MNMTHHL018
Value	High

Cultural landscapes

Number	MNMTHCL007
Value	High

SUMMARY

Key characteristics

Gently undulating pasture field with low cut hedgerows on three sides and woodland to the west.
Roads on three sides including main northern approach road to Chepstow, the A466, at a roundabout.
Located at the 'gateway' to the town opposite the landmark listed structures of Chepstow racecourse gates and Lodge.
Grassland SINC covers the majority of the area.
In Wye Valley AONB.

Landscape sensitivity high/medium

The susceptibility of the site lies in its location at the gateway to the settlement opposite the landmark structures of Chepstow racecourse gates and lodge contributing to their landscape setting, its intrinsic character as rural pastoral farmland enclosed by woodland in character with the AONB and its openness to view. Its value lies in its location within the Wye Valley AONB, its designation as a SINC and relationship with the listed structures to the north. LANDMAP value is outstanding for cultural landscape and high for visual and sensory, historic landscape and geological landscape.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales a resilient Wales a healthy Wales a more equal Wales
 a Wales of cohesive communities a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C03
LLCA sensitivity Medium
Relationship of site with LLCA In northern part of C03.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL068
Value High

Landscape habitats

Number MNMTHLH105 MNMTHLH090
Value Moderate Low

Visual and sensory

Number MNMTHVS044
Value High

Historical landscapes

Number MNMTHHL018
Value High

Cultural landscapes

Number MNMTHCL016
Value Outstanding

Landscape Character Area

Number C03 **also includes**

DESIGNATIONS

National Park AONB Yes

Landscape designations comments

Wye Valley AONB

Landscape of Hist. interest **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Listed structures adjacent to the east at Chepstow racecourse [Gates and Lodge]

SAC **NNR** **SINC** Yes **SSSI** **RAMSAR**

Biodiversity designations comments Majority is grassland SINC.

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

Small triangular area of broadleaf woodland and scrub of mixed age.

Surrounded by roads including main northern approach road to Chepstow, the A466, at a roundabout.

Located at the 'gateway' to the town opposite the landmark listed structures of Chepstow racecourse gates and Lodge. Woodland SINC.

In Wye Valley AONB.

Landscape sensitivity high

The susceptibility of the site lies in its location at the gateway to the settlement opposite the landmark structures of Chepstow racecourse gates and lodge contributing to their landscape setting, its intrinsic character as woodland acting as a positive landscape feature and its role in containing and screening the built edge of the settlement. Its value lies in its location within the Wye Valley AONB, its designation as a SINC and relationship with the listed structures to the north. LANDMAP value is outstanding for cultural landscape and high for visual and sensory and historic landscape.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

a prosperous Wales a resilient Wales a healthy Wales a more equal Wales

a Wales of cohesive communities a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C03

LLCA sensitivity Medium

Relationship of site with LLCA In north eastern corner of C03.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL069 MNMTHGL068

Value Low High

Landscape habitats

Number MNMTHLH090 MNMTHLH105

Value Low Moderate

Visual and sensory

Number MNMTHVS044

Value High

Historical landscapes

Number MNMTHHL008

Value High

Cultural landscapes

Number MNMTHCL017

Value Outstanding

Landscape Character Area

Number C03 **also includes**

DESIGNATIONS

National Park **AONB** Yes

Landscape designations comments

In Wye Valley AONB

Landscape of Hist. interest **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Opposite listed structures at Chepstow racecourse [Gates and Lodge],

SAC **NNR** **SINC** Yes **SSSI** **RAMSAR**

Biodiversity designations comments Woodland SINC

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

Gentle ridge falling from the south east to the north and west.

Pastures with a mix of low cut and outgrown hedgerows enclosed by strong woodland cover at a lower level to the west [Area C04].

Public footpath on western boundary.

Longer views are possible to the south west towards the valley of Mounton Brook, especially from the south western part of the site.

The settlement edge consists of housing estates to the south and east with underground reservoir to the north.

The site bounds the Wye Valley AONB to the north and west.

Area of Amenity Importance lies to the south east.

Landscape sensitivity medium

The susceptibility of the site lies in its steep slopes to the south west with long views over the AONB to the west and associated skyline, its intrinsic qualities as an undulating and hilly rural pastoral landscape and the benefit of the open area of amenity importance to adjacent residents. The value of the area lies in its location directly adjacent and forming part of the setting to the Wye Valley AONB to the north and west and PROWs through the area. LANDMAP value is high for visual and sensory, historic landscape, geological landscape and cultural landscape. If development occurs in the site, its location should be restricted to the north facing slopes south of the B4235, avoiding the skyline to the south west and west facing slopes, and planting trees within publicly accessible open space to mitigate any wider views from the south west and to provide habitat connectivity with, an extension to, the area of amenity importance.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
- a resilient Wales
- a healthy Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C03

LLCA sensitivity Medium

Relationship of site with LLCA Forms the middle part of Area C03 against the settlement edge.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL068	MNMTHGL069
Value	High	Low

Landscape habitats

Number	MNMTHLH105	MNMTHLH090
Value	Moderate	Low

Visual and sensory

Number	MNMTHVS044	MNMTHVS065
Value	High	Moderate

Historical landscapes

Number	MNMTHHL018
---------------	------------

Value High

Cultural landscapes

Number MNMTHCL007 MNMTHCL017

Value High High

Landscape Character Area

Number C03 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

Wye Valley AONB lies to the north and an Area of Amenity Importance lies to the south east on the Bayfield settlement edge.

Landscape of Hist. interest **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments a camp at Bishop Barnett's Wood - a SM, lies adjacent

SAC **NNR** **SINC** **Yes** **SSSI** **RAMSAR**

Biodiversity designations comments -

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

Gently indented rural hillside away from the settlement rising from south west to north east of pastures with woodland copses and belts in places, some mixed.

Bounded by A48[T] and minor roads.

Longer views are possible to and from the south west towards the valley of Mounton Brook.

The southern part of the area forms an important rural approach to the settlement from the A48[T].

The area acts as a green gap between Chepstow and Mounton and Pwllmeyric, forming part of the Green Wedge.

Adjacent approach to the south west to Mounton House historic park and garden.

Landscape sensitivity high/medium

The susceptibility of the site lies in its role as part of the positive rural approach to the settlement from the west along the A48[T] including part in the Wyelands Conservation Area to the south, its intrinsic qualities as a rural pastoral landscape with distinctive woodland copses and the views to and from the south west of its open slopes. It also separates Chepstow from Mounton and its Conservation Area and Pwllmeyric. Its value lies in the Conservation Area and the adjacent approach to the south west to Mounton House historic park and garden. LANDMAP value is high for visual and sensory, historic landscape, cultural landscape and geological landscape.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
- a resilient Wales
- a healthy Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C05

LLCA sensitivity Medium

Relationship of site with LLCA Located centrally on hill slopes in Area C05 away from the settlement edge.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL068

Value High

Landscape habitats

Number MNMTHLH105

Value Moderate

Visual and sensory

Number MNMTHVS044

Value High

Historical landscapes

Number MNMTHHL006

Value High

Cultural landscapes

Number MNMTHCL007

Value High
Landscape Character Area

Number C05 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments
In Green Wedge.

Landscape of Hist. interest **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** Yes **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Conservation Area around Wyelands and its lodge adjacent to the area; adjacent approach to the south west to Mounon House historic park and garden.

SAC **NNR** **SINC** **SSSI** **RAMSAR**

Biodiversity designations comments -

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

Two grassland fields gently sloping to the north and west. Estate railings form the boundary to the east adjacent to the approach to Mounton House, and a woodland belt and outgrown hedge lie to the north. The settlement edge of detached properties in larger gardens with mature vegetation lie to the south and west. Trees separate the two fields and lie in adjacent properties' gardens. Adjacent approach lies in the Mounton House historic park and garden. Views are possible to the valley to the west across the site from the Mounton House approach, and views to the northern boundary of the western field would also be possible from the approach across the essential setting. PROWs cross both fields linking wider countryside into the settlement.

Landscape sensitivity high/medium

The susceptibility of the site lies in its location directly adjacent to the Mounton House approach drive both from the north and the east, the semi-esteland character of the eastern field, the intrinsic character of the fields with associated woodland and trees and their contribution to habitat connectivity to the woodland to the north and the fact that the existing settlement edge is well integrated and generally recessive within the wider landscape. The value of the site lies in the proximity to the historic park and garden approach to Mounton House and its essential setting to the north west. LANDMAP value is high for visual and sensory, historic landscape, cultural landscape and geological landscape. Development here would be very likely to adversely affect the approach and make the settlement edge more prominent in the wider landscape to the north-west, including Mounton House's essential setting.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
- a resilient Wales
- a healthy Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C05

LLCA sensitivity Medium

Relationship of site with LLCA On the southern boundary of C05 adjacent to the settlement of Pwllmeyric.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL068	MNMTHGL072
Value	High	Moderate

Landscape habitats

Number	MNMTHLH105
Value	Moderate

Visual and sensory

Number	MNMTHVS044
Value	High

Historical landscapes

Number	MNMTHHL006
---------------	------------

Value High

Cultural landscapes

Number MNMTHCL007

Value High

Landscape Character Area

Number C05 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

-

Landscape of Hist. interest **Historic Parks and Gardens** Yes

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Adjacent to the historic park and garden approach to Mounton House, with its essential setting to the north-west.

SAC **NNR** **SINC** **SSSI** **RAMSAR**

Biodiversity designations comments -

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

The definitive key characteristics are described in the respective LLCAs. In summary:
 Gently sloping lowland falling to the south west with more pronounced slopes to the south and west.
 Parkland and estateland focused on Wyelands and generally set away from the edge of Chepstow, but abutting the A466 in part.
 Mix of generally low cut hedges with some outgrown hedges to the west, and fences and stone wall boundaries.
 Strong mixed woodland blocks around Wyelands with mature parkland trees, avenue trees and some trees on boundaries.
 Framed views into area but some parts are screened or filtered, especially around the core of Wyelands which is surrounded by the site.
 The parkland and surrounding estate land is located on rising ground and so its trees and some buildings are visible from all directions providing a positive approach to the settlement especially along A48 (T).
 Part of the area is an historic park and garden and its essential setting, all lies in a Conservation Area and there are listed buildings nearby around Wyelands, Wyelands Lodge and St Tewdric's, some with views over the site.
 All the area is Green Wedge between Chepstow and the villages of Mathern and Pwllmeyric and there is an area of amenity importance to the south.

Landscape sensitivity high*

*A standard methodology relating to housing development has been applied to all assessments. The suitability for other development such as employment has not been assessed at this stage.

The definitive susceptibility of the site is explained in more detail in LLCAs LW01, LW02 and LW03. In summary, the susceptibility lies in its character as sloping parkland and associated estateland and setting with fine parkland trees overlooked by listed buildings, its role as a major part of the green wedge that separates Chepstow from the two villages to the west and its visibility from all directions located either on rising ground or across relatively open countryside. The value of the area lies in its status as a registered historic park and garden, its essential setting, its location in a Conservation Area, its nearby listed buildings and the PROWs that run through the area. The LANDMAP value is high for historic landscapes, cultural landscapes, visual and sensory and, for most of the area, for geological landscapes. Development of the site would fundamentally change the character and value of the Lower Wyelands historic park and garden.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
 a resilient Wales
 a healthy Wales
 a more equal Wales
 a Wales of cohesive communities
 a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number	LW01	LW02	LW03
LLCA sensitivity	High	High	High
Relationship of site with LLCA	Site covers the majority of LW01 and LW03 and all of LW02.		

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL068	MNMTHGL073	MNMTHGL069
Value	High	Moderate	Low

Landscape habitats

Number	MNMTHLH105
Value	Moderate

Visual and sensory

Number MNMTHVS044

Value High

Historical landscapes

Number MNMTHHL006

Value High

Cultural landscapes

Number MNMTHCL007

Value High

Landscape Character Area

Number LW01 **also includes** LW02 LW03

DESIGNATIONS

National Park AONB

Landscape designations comments

Within Green Wedge between Chepstow and the villages of Mathern and Pwllmeyric. Area of amenity importance at Mathern.

Landscape of Hist. interest **Historic Parks and Gardens** Yes

Hist.Parks and Gardens essential setting Yes

SAM **Conservation Area** Yes **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Lower Wyelands historic park and garden with essential setting to the south, within Conservation Area, listed buildings and structures nearby around Wyelands, Wyelands Lodge and St Tewdric's.

SAC **NNR** **SINC** **SSSI** **RAMSAR**

Biodiversity designations comments -

Other

Country Park **National Trail** **National / Regional Cycle Route**

SUMMARY

Key characteristics

Slightly raised irregular enclosure adjacent to the M48/A466 junction.

Mix of scrub and tree regeneration and rough grassland with outgrown hedge boundaries which contributes to habitat connectivity with the main road corridor.

Separated from the main built form of Chepstow by the A466 and amenity open space to the north east.

Prominent site.

Limited tranquillity due to presence of adjacent road traffic noise and movement.

Within green wedge separating Chepstow from villages to the west with open landscape to the north and west.

Landscape sensitivity high/medium* *A standard methodology relating to housing development has been applied to all assessments. The suitability for other development such as employment has not been assessed at this stage.

The susceptibility of the site lies in its prominent location slightly raised above the adjacent busy road junction, its separation from main built form of Chepstow, the contribution to habitat connectivity of its vegetation and the location within a green wedge. The LANDMAP value is high for visual and sensory, historic landscape, cultural landscape and geological landscape. Housing development on the site would be highly out of character with the landscape west of the A466.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales a resilient Wales a healthy Wales a more equal Wales
 a Wales of cohesive communities a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number LW03

LLCA sensitivity High

Relationship of site with LLCA Small south eastern corner of LW03.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL068	MNMTHGL073
Value	High	Moderate

Landscape habitats

Number	MNMTHLH105
Value	Moderate

Visual and sensory

Number	MNMTHVS044
Value	High

Historical landscapes

Number	MNMTHHL006
Value	High

Cultural landscapes

Number	MNMTHCL007
Value	High

SUMMARY

Key characteristics

Gently indented hillside rising from south west to north east of pastures with outgrown hedges and a new woodland belt along St Lawrence Lane [possibly indicating hope value in the land].

The southern part of the area forms part of an important rural approach to the settlement from the A48[T] and has long views to the Severn estuary across it from the A466.

The area contributes to a green gap between Chepstow and Mounton and Pwllmeyric as part of the Green Wedge.

The north eastern part forms a setting to the listed St Lawrence House, especially the field south of the property with its parklands trees.

The settlement edge consists of well integrated estate to the east and a positive edge to the north around St Lawrence House.

Landscape sensitivity medium

The susceptibility of the area lies in its role as a positive rural approach to the settlement from the west along the A48 [T], and adjacent to the A466, its intrinsic qualities as a rural pastoral landscape with parkland and woodland and positive long views to the Severn estuary across it, its function as a positive setting to St Lawrence House and part of the green wedge between the Chepstow and Mounton and its Conservation Area and Pwllmeyric. LANDMAP value is high for visual and sensory, historic landscape, cultural landscape and geological landscape. If development did take place, development should avoid the skyline and a large buffer and tree planting should be implemented in the fields around and south and west of St Lawrence House, allowing habitat connectivity especially to the south.

Does the site or its attributes contribute to the Wellbeing and Future Generations Act Goals?

- a prosperous Wales
- a resilient Wales
- a healthy Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language

LLCA CONTEXT

LLCA number C05

LLCA sensitivity Medium

Relationship of site with LLCA Eastern edge of Area C05 adjacent to the settlement edge.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL068 MNMTHGL069

Value High Low

Landscape habitats

Number MNMTHLH105 MNMTHLH090

Value Moderate Low

Visual and sensory

Number MNMTHVS044

Value High

Historical landscapes

Number MNMTHHL006

Value High

Cultural landscapes

Number MNMTHCL017 MNMTHCL007

Value High High

Landscape Character Area

Number C05 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

Within Green Wedge

Landscape of Hist. interest **Historic Parks and Gardens**

Hist.Parks and Gardens essential setting

SAM **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments St Lawrence House is a listed building to the north and the Wyelands Conservation Area lies just to the south

SAC **NNR** **SINC** **SSSI** **RAMSAR**

Biodiversity designations comments -

Other

Country Park **National Trail** **National / Regional Cycle Route**