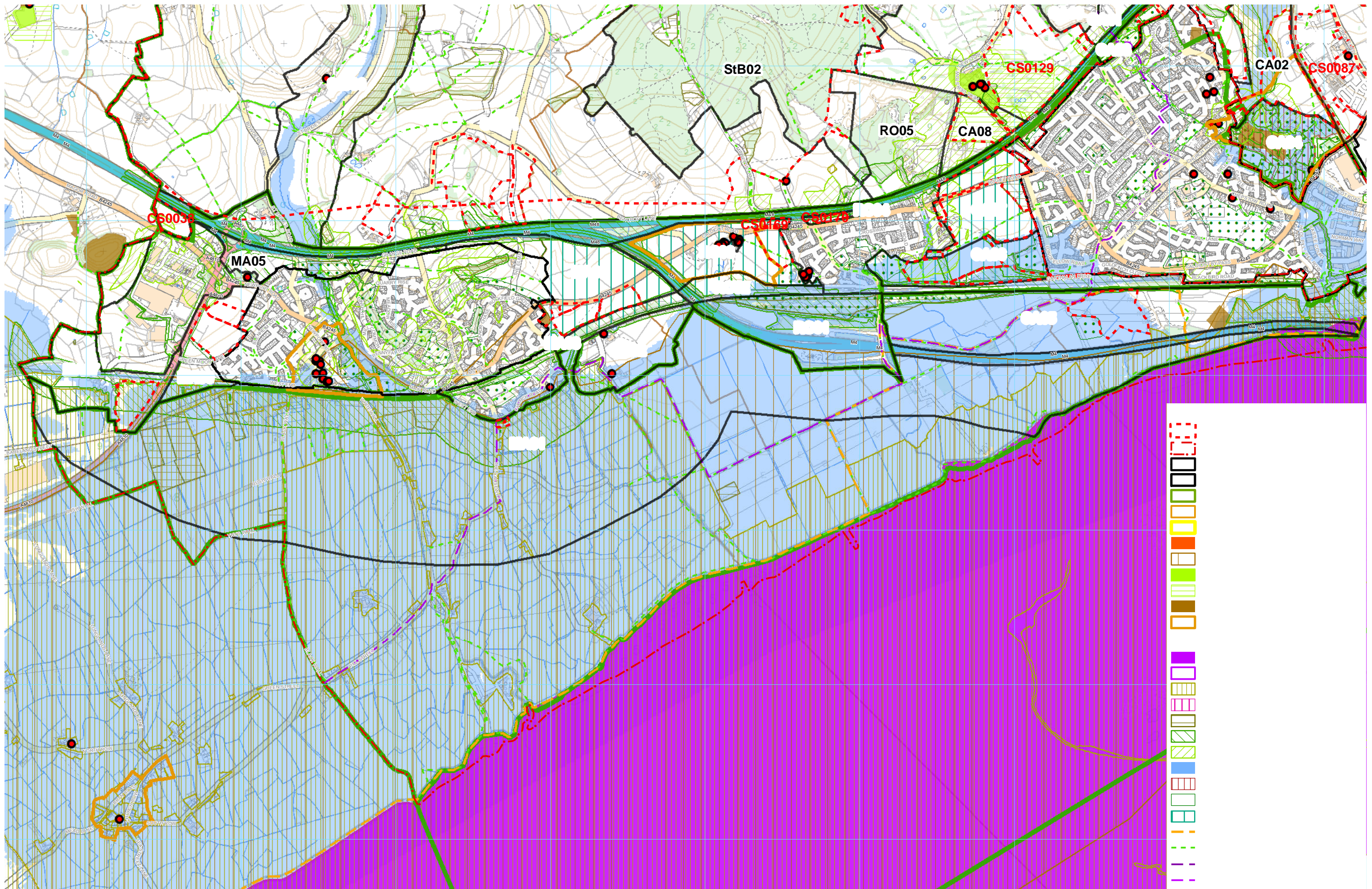


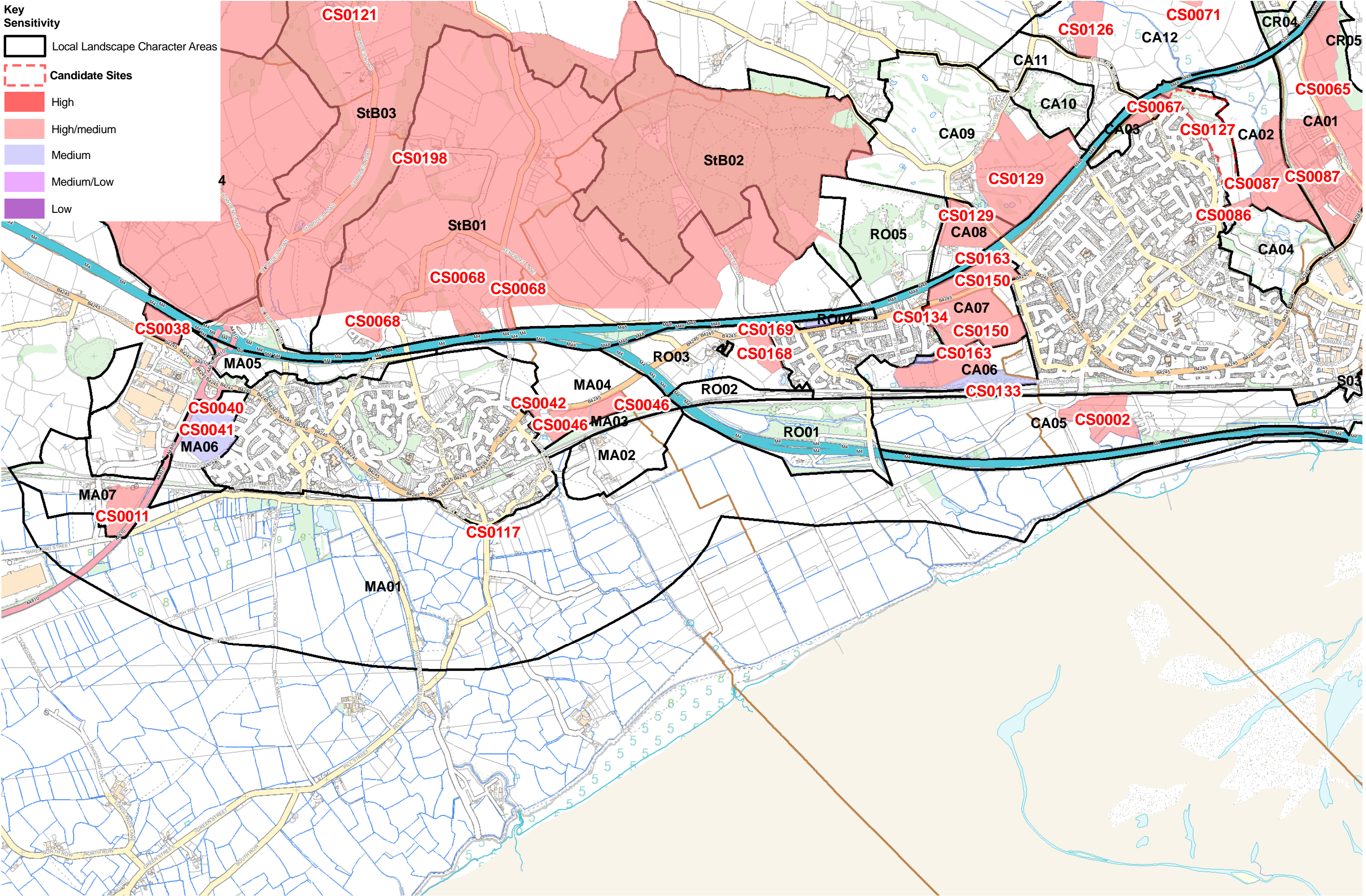
Magor candidate sites

Site reference	Sensitivity
CS0011	High/medium
CS0038	High/medium
CS0040	Medium
CS0041	Medium
CS0042	High/medium
CS0046	High/medium
CS0068	High/medium (see St Brides section)
CS0117	High/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 Sensitivity**
- Local Landscape Character Areas
 - Candidate Sites
 - High
 - High/medium
 - Medium
 - Medium/Low
 - Low



0 0.5 1 2 Kilometres

SUMMARY

Key characteristics

Gentle rounded slopes falling to the levels and lower lying land to the east, with a ree to the southern boundary.
Mix of small to medium irregular fields with mainly outgrown hedges.
Trees lie along roads, the railway and in a few hedgerows.
The site lies in open countryside adjacent to the small linear rural settlement of Llandevenny.
It lies south of mainline railway and substantially separated from the main settlement of Magor.
The site lies in the Gwent Levels SSSI and Gwent Levels Landscape of Outstanding Historic Interest.
A PROW runs along the northern boundary.

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 it being part of the Gwent Levels south of the railway and substantially separated from the main settlement of Magor, having only a rural discontinuous linear settlement at Llandevenny adjacent, forming part of the floodplain and being part of a long zone of habitat connectivity along the railway. Its value lies in its designation as part of the Gwent Levels SSSI and Gwent Levels Landscape of Outstanding Historic Interest. LANDMAP value is high for visual and sensory, historic landscape and cultural landscape. Housing development here would be significantly out of character with the adjacent settlement and the character of the levels to the south, east and west.

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 MA07
LLCA sensitivity High/medium
Relationship of site with LLCA South eastern corner of MA07 south of the railway.

LANDMAP CONTEXT

Geological landscapes
Number MNMTHGL083
Value Low

Landscape habitats
Number MNMTHLH138
Value Outstanding

Visual and sensory
Number MNMTHVS053
Value High

Historical landscapes
Number MNMTHHL002
Value high

Cultural landscapes

Number MNMTHCL001

Value High

Landscape Character Area

Number MA07 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

-

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 Gwent Levels Landscape of Outstanding Historic Interest

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

Biodiversity designations comments Gwent Levels SSSI

Other

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

SUMMARY

Key characteristics

Field between the M4 and brewery on the western edge of Magor.

Undulating landform falling to the west.

Medium scale semi-regular improved pasture field including outgrown hedges, low cut hedges and fences.

The area is generally enclosed by hedges and some trees with some views in from the M4 and adjacent commercial development and the B4245.

Wilcrick Hill to the south west is a distinctive feature and this field lies in its overall setting.

The tranquillity of the area is low due to the adjacent M4 and development.

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 relationship with Wilcrick Hill to the south west which is an important landscape feature in the surrounding landscape, the slope to the west which may make any development visible in wider landscape in this direction, views from the M4, the tree and hedge cover which help screen surrounding development, the related habitat connectivity along the M4 corridor and the location between commercial development and the open countryside, away from the residential part of the settlement. The value of the area lies in the proximity to Wilcrick Hill SM. LANDMAP value is high for historic landscape. Housing development would be inappropriate in this location. Suitability for other development such as employment has not been assessed.

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

ILCA number MA05

ILCA sensitivity Medium

Relationship of site with ILCA Western end of MA05 beyond existing commercial development.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL082	MNMTHGL083	NWPRTGL017
Value	Moderate	Low	Moderate

Landscape habitats

Number	MNMTHLH054
Value	Moderate

Visual and sensory

Number	MNMTHVS040
Value	Moderate

Historical landscapes

Number	NWPRTHL014
Value	High

Cultural landscapes

Number MNMTHCL006

Value Low

Landscape Character Area

Number MA05 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

-

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 Wilcrick Hill SM to the south west

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Forms part of the upper slopes/top of a rounded hillside falling to the levels with predominantly pastoral land use.

Part of a semi-regular arable/pastoral field with low cut and outgrown hedges.

Forms the local skyline when viewed from the north and south.

The site provides a positive green edge to the eastern side of the settlement and links visually into the levels to the south.

The area lies between the brewery and settlement with a road with commercial traffic running adjacent all of which reduce its tranquillity.

Landscape sensitivity medium

The susceptibility of the site lies in it providing a green buffer between the settlement and brewery with the sloping and slightly domed landform containing the settlement and forming the local skyline, its openness to the north with no existing field boundary, its hedgerows to the west and habitat connectivity along the road and linking to the Levels. LANDMAP value is high for visual and sensory and historic landscape. The site is more sensitive than the site to the south due to its location on the top of the ridge slope but may be able to accommodate development in the longer term if substantial advance tree and hedge planting was carried out along its northern boundary and allowed time to establish. Also a substantial green corridor/buffer should be maintained to the west to maintain habitat connectivity and some visual separation between housing and commercial development. All the landscape areas mentioned above should be publicly accessible.

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 MA06

LLCA sensitivity Medium

Relationship of site with LLCA Middle part of MA06.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL083

Value Low

Landscape habitats

Number MNMTHLH054 MNMTHLH047

Value Moderate Low

Visual and sensory

Number MNMTHVS053

Value High

Historical landscapes

Number MNMTHHL002

Value High

Cultural landscapes

Number MNMTHCL006

Value Low

Landscape Character Area

Number MA06 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

-

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 -

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Forms part of the slopes of a rounded hillside falling to the levels with predominantly pastoral land use. Semi-regular fields with mainly outgrown hedges, used for informal recreation/dogwalking. Forms the local skyline when viewed from the south. The site provides a positive green edge to the eastern side of the settlement and links visually into the levels to the south. The area lies between the brewery and settlement with a road with commercial traffic running adjacent all of which reduce its tranquillity. Area of amenity importance to the south covers the strip of allotments.

Landscape sensitivity medium

The susceptibility of the site lies in it providing a green buffer between the settlement and brewery with the sloping and slightly domed landform containing the settlement and forming the local skyline, its hedgerows and habitat connectivity along the road and linking to the Levels. Its value lies in the Area of Amenity Importance on allotments to the south. LANDMAP value is high for visual and sensory and historic landscape. The site may be able to accommodate development but a substantial green corridor/buffer should be maintained to the west to maintain habitat connectivity and some visual separation between housing and commercial development, and trees should be planted to form the skyline to the north, and open space forming a buffer to the allotments to the south. All the landscape areas mentioned above should be publicly accessible.

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 MA06
LLCA sensitivity Medium
Relationship of site with LLCA Middle part of MA06.

LANDMAP CONTEXT

Geological landscapes
Number MNMTHGL083
Value Low

Landscape habitats
Number MNMTHLH054
Value Moderate

Visual and sensory
Number MNMTHVS053
Value High

Historical landscapes
Number MNMTHHL002
Value High

Cultural landscapes

Number MNMTHCL006

Value Low

Landscape Character Area

Number MA06 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

Area of Amenity Importance on allotments to the south

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 -

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Two relatively flat pasture/grass fields separated by a dwelling and associated paddock with agricultural buildings. A mix of field boundaries with fences to the settlement to the south west, outgrown hedges in part but mainly low-cut hedges to the east. Generally enclosed to the west and generally open to the east. The B4245 road runs to the north with clear views into both fields. The new settlement edge to the north is in line with the detached house between the two fields. The area forms an important green gap function between Undy and settlements to the east and is designated as Green Wedge. There is SM moated site in the western field.

Landscape sensitivity high/medium

The susceptibility of the area lies in its role as a green wedge of open countryside between Magor and Rogiet, the openness of the western field and its extension out into open countryside beyond the current settlement edge, and the landform of the setting of the moated site. The value of the area lies in the Medieval moated site SM near Courtfield. LANDMAP value is high for historic landscape. The site is sensitive to development due to the effect on the scheduled monument and its setting to the west or the substantial extension out into open countryside to the east.

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

ILCA number MA04
ILCA sensitivity High/medium
Relationship of site with ILCA On western fringe of MS04 adjacent to settlement.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL086	MNMTHGL089
Value	Moderate	Low

Landscape habitats

Number	MNMTHLH054	MNMTHLH047
Value	Moderate	Low

Visual and sensory

Number	MNMTHVS040	MNMTHVS060
Value	Moderate	Low

Historical landscapes

Number	MNMTHHL004	MNMTHHL003
Value	High	Moderate

Cultural landscapes

Number MNMTHCL006

Value Low

Landscape Character Area

Number MA04 **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 Yes **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Medieval moated site- SM, near Courtfield

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Two relatively flat arable fields separated from Undy by a paddock and extending east towards Rogiet. Degraded field boundaries with fences and gappy low-cut hedges to the north and trees and scrub on the site to the south.
Generally open character.
The B4245 road runs to the north with clear views into both fields.
The new settlement edge to the north is in line with the detached house to the north.
The area forms an important green gap function between Undy and settlements to the east and is designated as Green Wedge.
There is SM moated site to the west.

Landscape sensitivity high/medium

The susceptibility of the site lies in its role as part of a green wedge of open countryside between Magor and Rogiet, the openness of the fields and extension out into open countryside substantially beyond the current settlement edge. The value of the area lies in the Medieval moated site SM near Courtfield nearby. The site is sensitive to development due to the substantial extension out into open countryside to the east which would significantly reduce separation between settlements on the levels corridor and erode and undermine the green wedge.

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

ILCA number MA04
ILCA sensitivity High/medium
Relationship of site with ILCA On southern fringe of MS04 east of the settlement.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL089	MNMTHGL086
Value	Low	Moderate

Landscape habitats

Number	MNMTHLH088
Value	Outstanding

Visual and sensory

Number	MNMTHVS060
Value	Low

Historical landscapes

Number	MNMTHHL004
Value	High

Cultural landscapes

Number MNMTHCL006

Value Low

Landscape Character Area

Number MA04 **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 Yes **Conservation Area** **Listed Building** **World Heritage Site**

Historic / archaeology designations comments Medieval moated site- SM, near Courtfield, to the west.

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Small grass paddocks with dilapidated barns and agricultural structures lying within and on the northern edge of the levels.

Lying in floodplain with reën on the southern edge.

Outgrown gappy hedges.

Main settlement of Undy on other side of lane to the north and intermittent linear rural dwellings to the south.

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 location within the Gwent Levels with a clear definition of the main settlement beyond the lane to the north, and the reën to the south. The value lies in the location within Gwent Levels Landscape of Outstanding Historic Interest and Gwent Levels- Magor and Undy SSSL LANDMAP value is outstanding for cultural landscape and high for visual and sensory. Housing development on the site would be out of character with the surrounding landscape to the south, east and west, and would extend the main settlement form 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 MA01

LLCA sensitivity High

Relationship of site with LLCA Small paddocks on the northern edge of MA01.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL086	MNMTHGL090
Value	Moderate	High

Landscape habitats

Number	MNMTHLH047	MNMTHLH088
Value	Low	Outstanding

Visual and sensory

Number	MNMTHVS053
Value	High

Historical landscapes

Number	MNMTHHL003
Value	Moderate

Cultural landscapes

Number	MNMTHCL001	MNMTHCL006
Value	Outstanding	Low

Landscape Character Area

Number MA01 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

-

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

Hist.Parks and Gardens essential setting

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

Historic / archaeology designations comments In Gwent Levels Landscape of Outstanding Historic Interest

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

Biodiversity designations comments Gwent Levels- Magor and Undy SSSI cover southern half of the site.

Other

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