

Monmouthshire

Landscape sensitivity update study



Final Report

for

Monmouthshire County Council

October 2020

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Email: sw@whiteconsultants.co.uk
Web: www.whiteconsultants.co.uk
Tel: 029 2236 2416



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St Brides candidate site

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Sudbrook candidate sites

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Usk candidate sites

PART 1

Introduction, Method and Summary

1. Introduction

- 1.1. White Consultants were appointed in July 2019 to update the landscape sensitivity and capacity study carried out for the County in 2009 as part of the evidence base for the Replacement Local Development Plan (RLDP) to cover the period 2018-2033. The study area includes landscape character areas and defined candidate sites around primary and secondary settlements and Severnside.
- 1.2. The brief states that the main objectives of the commission are:
- Review and update the existing evidence base to take account of settlement boundary changes and new development.
 - Undertake an assessment of areas for two proposed new settlements in the south of the county. However, since the commissioning of the brief, Welsh Government has confirmed that this is not an approach it considers to be sound through the preparation of the RLDP. A new settlement is therefore no longer considered to be an option for the emerging RLDP. The Council is committed to being part of the South East Wales Strategic Development Plan (SDP) and will therefore have an opportunity to reconsider the potential for a new settlement via that process. The assessment work undertaken as part of this brief can therefore feed into the preparation of the SDP at a future date.
 - Take account of all relevant ecological data including the ecological connectivity study.
 - Provide an opinion on the least sensitive areas in terms of landscape for growth potential taking into account the need to protect, enhance and support habitats on a local and landscape scale as part of the Council's Section 6 duty.
 - Update the existing method to take account of revised guidance including Planning Policy Wales edition 10, updated LANDMAP datasets, draft Landscape Character assessments and other relevant policy guidance/legislation as necessary.
- 1.3. This report sets out detailed assessments and sensitivity evaluations of local landscape character areas and strategic candidate sites (provided by Monmouthshire County Council). It is structured in two main parts.
- Part 1 covers the method and summary landscape sensitivity findings for each settlement, Local Landscape Character Areas (LLCAs) and candidate sites with associated LLCA summary figure.
 - Part 2 covers the LLCAs and candidate sites assessments settlement by settlement with constraints and sensitivity figures.
- 1.4. The study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in **Appendix A**.

2. Existing policy context

National Planning Policy context

- 2.1. The project lies within the framework of the Well-being of Future Generations (Wales) Act 2015 and Environment (Wales) Act 2016. This is translated into planning policy by Planning Policy Wales 10.
- 2.2. The **Well-being of Future Generations (Wales) Act 2015 (WBFGA)** requires public bodies in Wales to carry out sustainable development with a common aim to improve the economic, social, environmental and cultural well-being of Wales. Within the Act there are seven goals:

- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of cohesive communities
 - A Wales of vibrant culture and thriving Welsh language
 - A globally responsible Wales.
- 2.3. This study takes these goals into account in the information that is collected and notes whether an LLCA or site contributes to them. The method and criteria for this are set out in Section 3.
- 2.4. The **Environment (Wales) Act 2016** puts in place legislation needed to plan and manage Wales' natural resources in a proactive, sustainable and joined-up way. It sets out:
- Planning and managing Wales' natural resources at a national and local level;
 - Providing Natural Resources Wales (NRW) with a general purpose linked to statutory principles of sustainable management;
 - Providing a requirement for public authorities to maintain and enhance biodiversity (Section 6).
- 2.5. Based on this, NRW have produced a Wales-wide state of natural resources report (SoNaRR). They are also undertaking an area-based approach and preparing Area Statements, including for south east Wales. Whilst now published, this was not available during the desk study part of this study.
- 2.6. This study provides information to help meet the Section 6 requirement within the context of a landscape sensitivity assessment.
- 2.7. **Planning Policy Wales (PPW) 10** sets out five key planning principles (Figure 3):
- Growing our economy in a sustainable manner
 - Making best use of resources
 - Facilitating accessible and healthy environments
 - Creating and sustaining communities
 - Maximising environmental protection and limiting environmental impact.
- 2.8. Linked to these are placemaking outcomes (PPW10 Figure 4).
- 2.9. To achieve distinctive natural places, the special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons (6.0.2).
- 2.10. The planning system should protect and enhance green infrastructure assets and networks, and their multifunctional roles, through appropriate site selection and design. Green infrastructure assessments should provide information to assist in increasing ecological resilience and improving well-being outcomes (6.2.7).
- 2.11. Considering landscape at the outset of formulating strategies and policies in development plans is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits as well as helping to deliver an integrated approach to natural resource management (6.3.3).
- 2.12. Planning authorities have a statutory duty to have regard to National Parks and Areas of Outstanding Natural Beauty (AONBs) purposes. This duty applies in

- relation to all activities affecting designated areas, whether those activities lie within, or in their setting (6.3.5). The latter applies to the study area in places.
- 2.13. In National Parks, planning authorities should give great weight to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities (6.3.6). The special qualities of designated areas should be given weight in the development planning and the development management process (6.3.9).
- 2.14. This study takes the above policies and factors into account, including the Wye Valley AONB Management Plan.
- 2.15. PPW 10 is complemented by a series of **technical advice notes (TANs)** which explain in more detail how policy should be implemented. These include TAN 5 on nature conservation and planning, TAN 12 on design and TAN 24 on the historic environment. These all need to be taken into account in conjunction with this assessment.
- 2.16. **LANDMAP** is referenced in PPW 10 (6.3.19, 6.3.20) and is a nationally consistent spatial dataset describing and classifying the landscape of Wales. It describes key characteristics, qualities and components and evaluates importance from a national to a local scale, recommending management guidelines and monitoring significant landscape change. It is divided into five national datasets:
- Geological landscape
 - Landscape habitats
 - Visual and sensory
 - Historic landscape
 - Cultural landscape
- 2.17. These datasets form the baseline landscape context for this study.

Monmouthshire Policies

- 2.18. The Adopted Local Development Plan (LDP) policies are being reviewed as part of the Replacement LDP process. These policies are supported by existing supplementary planning guidance (SPGs) which will need to be updated to reflect the policies of the RLDP once adopted, and go through the adoption process themselves.
- 2.19. The Green Infrastructure SPG April 2015 supports the interpretation and implementation of green infrastructure policies S13 and GI1 of the Adopted LDP. Potential green infrastructure requirements for key growth locations are identified, partly taking into account the previous landscape sensitivity and capacity study (2009). This assessment is intended to update the sensitivity study and will support Green Infrastructure Strategy (2019) and relevant future policies. The GI SPG incorporates information on existing and potential habitat connectivity, open space and access. This information feeds directly into this assessment. It is assumed that any areas or sites which are considered to have potential for development would be carefully considered and implemented within the framework of the GI SPG and offer enhancements to deliver the aspirations of the GI Strategy.
- 2.20. Preliminary work on a draft Landscape Character Assessment SPG has commenced and new landscape character areas (LCSs) have been devised as part of this process. These are largely based on the previous Combined Character Areas document, but changes are incorporated into this study for consistency as the intention is to progress the draft SPG to support the Replacement Local Development Plan, once adopted. The underpinning LANDMAP information is used to inform the assessment.

- 2.21. The Green Wedge policy is to be reviewed. For the purpose of this report, the role of green gaps separating settlements is considered as a relevant factor, whether or not they are defined as green wedges in policy. Though Green Wedges are mapped and noted, the findings do not rely on this policy being retained.
- 2.22. Other relevant Monmouthshire County Council documents include the Biodiversity Action Plan and Conservation Area Management Plans.

3. Method for deriving landscape sensitivity

- 3.1. The study process followed is summarised overleaf in **Box 1**. The method discusses the following:
 - Relevant guidance
 - Approach to the 2009 study
 - Key definitions of terms
 - Defining local landscape character areas (LLCAs)
 - Defining sites for assessment
 - Defining the development type
 - Defining thresholds of sensitivity
 - Desk study information
 - Site survey information
 - Criteria, factors and indicators which influence sensitivity
 - Relationship between LLCA and candidate site assessments
- 3.2. We have met with the client to fully understand their requirements and gather relevant data. We have carried out a desk study of the relevant policies and documents and then carried out a site assessment.
- 3.3. This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions on sensitivity. These terms are defined in the Glossary in **Appendix A**.

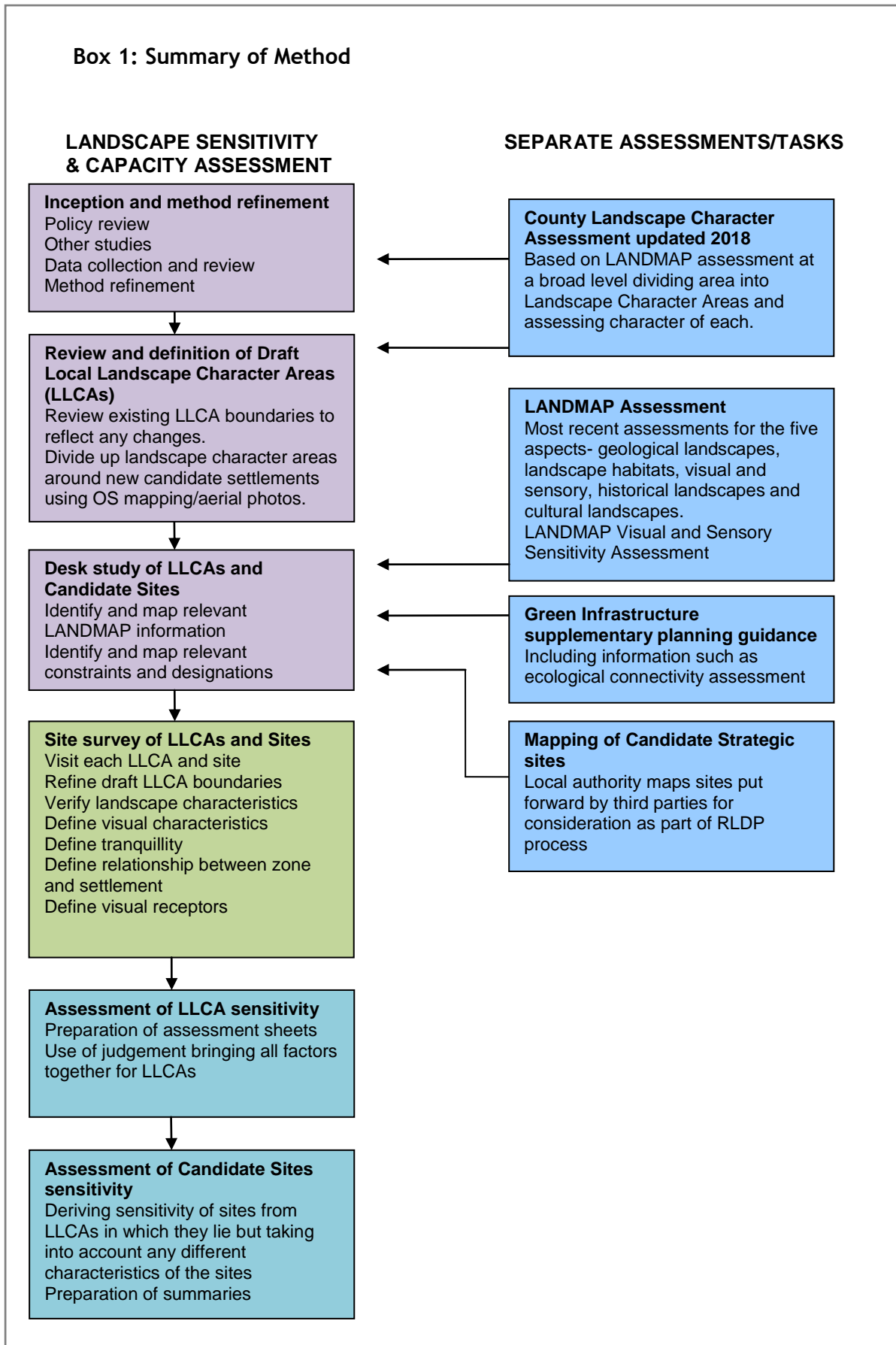
Guidance

- 3.4. The method takes into consideration the following guidance:
 - An Approach to Landscape Sensitivity Assessment, Natural England, 2019.
 - An Approach to Landscape Character Assessment, Natural England, 2014.
 - Guidelines for Landscape and Visual Impact Assessment, Edition 3, LI, 2013.
 - LANDMAP information and guidance.
 - Existing landscape character and green infrastructure studies in Monmouthshire.

Approach to the 2009 study

- 3.5. It should be made clear that the original 2009 study is considered to be essentially robust having stood up to scrutiny in the previous Local Development Plan process. This study therefore restructures it in line with current guidance, adds some additional information and reviews judgements taking into consideration any changes on the ground. Definitions have changed, but are compatible with the previous study and are still informed by the same information. Sensitivity now is explicitly taken as sensitivity to one particular type of development i.e. housing, rather than intrinsic sensitivity. An additional assessment of capacity for housing is therefore not needed. Sensitivity (previously overall sensitivity) is a product of

value and susceptibility (previously sensitivity) and so the method and proformas are restructured to more explicitly reflect this. Key definitions are given below.



Definitions

- 3.6. **Landscape value** is the relative value attached to different landscapes by society. Landscape may be valued by different stakeholders for a whole variety of reasons (Natural England, 2019). The factors which influence value are set out in **Table 2**.
- 3.7. **Landscape susceptibility** is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and visual resource (Natural England, 2019). The factors which influence susceptibility are set out in **Table 3**.
- 3.8. **Landscape sensitivity** is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type/development scenario or other change being considered together with value/s related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of the landscape to withstand specified change arising from development types or land management practices without undue negative effects on the landscape and visual baseline and their value (Natural England, 2019).

Defining local landscape character areas (LLCAs)

- 3.9. Local landscape character areas (LLCAs) are defined around each settlement taking into consideration the existing combined character areas, LANDMAP aspect areas, OS mapping and aerial photos. They are defined by landscape and visual characteristics and their relationship with the settlement, not by the candidate strategic sites. Boundaries may include settlement edge, roads, railways, water courses, field and community boundaries. They are derived on differences in landform, patterns of land use, field pattern and tree cover and historic pattern. In order to maintain the focus of this study, the areas are stopped 1km from the edge of large settlements and 500m from the edge of smaller settlements. The boundaries are checked on site and refined where necessary and then each area is digitised.
- 3.10. The majority of LLCAs have already been defined as part of the 2009 study. This study refines them where there have been changes in the settlement edge through new development. New LLCAs are also defined in the areas of candidate new settlements.

Defining sites for assessment

- 3.11. Sites are based on the candidate sites put forward by prospective developers and compiled and digitised by the local authority for assessment.

Defining development type

- 3.12. We have defined a typical scale, footprint and maximum height of development to give a firm measure against which to judge sensitivity.
- 3.13. Housing is taken as 2/2.5 storeys high up to 10m high at low or medium densities up to 32 dwellings/Ha ranging from small through to larger estate developments.
- 3.14. We assume that all development will be designed to a high standard that is underpinned by placemaking approach in PPW including any required landscape mitigation. If the LLCA has potential for development we briefly define measures which may reduce impact. Mitigation may include the type, extent and location of screen planting; buffers to sensitive features such as watercourses or along public rights of way; green corridors or patches to link adjacent habitats; key frontages or settlement edges to address; and possibly the need for advance planting in more sensitive sites.

Definition of thresholds

- 3.15. The thresholds for sensitivity are defined below in **Table 1**. The five point scale

reflects the subtlety of different landscapes' character.

Table 1 Definition of sensitivity thresholds

<i>Level</i>	<i>Definition</i>
Low	Landscape and/or visual characteristics of the LLCA/site are robust or degraded and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.
Medium/ low	Landscape and/or visual characteristics of the LLCA/site are resilient to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Medium	Landscape and/or visual characteristics of the LLCA/site are susceptible to change and/or its values are medium/low through to high/medium and/or it <i>may</i> have some potential to accommodate the relevant type of development in some <i>defined</i> situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
High/ medium	Landscape and/or visual characteristics of the LLCA/site are vulnerable to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects <i>if</i> defined in the relevant land parcel summary. Thresholds for significant change are low.
High	Landscape and/or visual characteristics of the LLCA/site are very vulnerable to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

- 3.16. It is important to note that, even within smaller LLCAs, there may be variations in sensitivity. For instance, an LLCA which is stated as medium sensitivity is likely to have some opportunity for development within it. We define the extent, size and location in the evaluation and associated summary text. It should be noted that other land within the LLCA is considered to be an area of constraint in terms of landscape and visual factors.

Proformas for detailed landscape and visual assessment

- 3.17. The proformas record all the relevant assessment information whether collected by data analysis of the constraints relating to each LLCA or through site visits and subsequent assessment. This is in Access database and is exported to PDF for reporting in this document.

Context, constraints and value factors

- 3.18. Value and other information are abstracted from the LANDMAP assessment. Constraints data is collected for each settlement and its surrounds and includes designations for landscape e.g. National Park, AONB (local open space and green wedges are also noted here); heritage designations e.g. Conservation Areas, listed buildings, scheduled monuments; nature conservation designations e.g. SACs, SSSIs, SINCs; public rights of way and floodplain (flood zone 3 is NRW's categorisation of flood risk equivalent to zones C1 and C2 and used for consistency with the previous sensitivity assessment). Areas of existing habitat connectivity and areas with opportunities for improving habitat connectivity are also noted. Maps are prepared to set out constraints.

Site survey of LLCAs and sites

- 3.19. Each LLCA and site has been visited and their key characteristics and landscape sensitivity reviewed or assessed. Relevant factors include:

- Intrinsic characteristics e.g. landform and landcover
- Function of area
- Functional relationship of the LLCA/site with its surroundings and the settlement e.g. recreation.
- Presence of water
- Visual characteristics
- Visual relationship of the LLCA/site with the settlement and landscape e.g. key views, skyline character
- Description of settlement edge- is it a positive or negative edge to the settlement?
- Tranquillity
- Definition of sensitive receptors within and outside the area.
- Potential for improvement of the settlement edge or landscape.
- Potential for mitigation.

Sensitivity assessment

- 3.20. Sensitivity is made up of consideration of value and susceptibility to the particular type of development, in this case, housing. The specific factors influencing value are set out in **Table 2**.

Table 2: Value Criteria

The value of an area is derived from the following factors:
<ul style="list-style-type: none"> • Designations in and around the site for landscape e.g. national or local, cultural heritage i.e. historic or archaeological, or for biodiversity. • LANDMAP aspects values- with an emphasis on outstanding or high overall value. • Assessment of scenic quality, tranquillity, sense of place, rarity, representativeness and other perceptual qualities. • Indications of local or community interest. • Recreational value e.g. country parks, area used for recreation where the landscape is important. • Cultural and/or historic features and associations • Local conservation and/or landscape objectives

- 3.21. The criteria, factors and indicators that influence judgement on susceptibility are set out in **Table 3** overleaf.

Table 3 Landscape and visual susceptibility criteria for housing

Main criteria	Specific criteria/factors	Indicators of susceptibility: lower susceptibility	Indicators of susceptibility: higher susceptibility
Landscape character			
Landform	Scale of landform	Larger scale landforms which may be more able to accommodate larger developments	Smaller scale well defined landforms which may be disrupted by larger development which may need cut and fill on slopes. Smaller developments may be able to be accommodated better.
	Topographic form	Plateaux or flat landscapes may be more suitable for larger developments and may be less visible (dependent on landcover)	Landforms with well-defined changes in level including undulating landscapes, rounded landform, narrow ridges, steep sloping valley sides and hillsides and narrow valley floors as development could be visible unless small scale and dependent on landcover.
Landcover and pattern	Settlement pattern	Large scale modern urban areas where larger developments may be seen in scale and character	Undeveloped areas or rural villages and other clustered settlements especially with historic cores where development may compete with the traditional character and pattern.
	Woodland cover and boundaries	Forestry plantations, large scale simple agriculture with rectilinear field patterns. Areas of poorer condition where these cannot be improved by management. More recent landscapes such as reclaimed land, late enclosure land where developments may cause less disruption.	Irregular or complex pattern, often pastoral farmland with hedgerows and trees or semi-natural land where the scale and rectilinear character of larger developments may dominate or conflict with the pattern. Areas of better condition. Older landscapes with significant time depth and associated features where developments may be seen as additional intrusive elements e.g. ancient woodland, historic parkland, SMs and their setting, registered historic landscapes.
	Presence of water	Lack of water bodies in or adjacent to the area.	Presence of watercourses or other water bodies.
	Scale of landcover	Larger scale landcover /field pattern which is more able to accommodate larger developments	Smaller scale landcover/field pattern which is less able to accommodate developments if spread over several fields
	Sense of enclosure	Where tree or hedge enclosure limits views of developments in winter as well as summer.	Open, unenclosed landscapes where developments may be highly visible.
	Diversity	Where diversity is limited or where there is a lack of intact character.	A diverse landscape with numerous features of interest, often at a small-scale.
	Habitat connectivity	Areas with no/limited connectivity with other habitats. Landscapes with little ecological diversity where development would not damage habitats e.g. improved pasture.	Areas with good or potentially good connectivity with other habitats. Landscapes with ecological diversity where development could conflict with the character and could damage habitats such as nationally and locally designated sites and nature reserves, permanent pasture and semi-natural habitats e.g. dunes, river corridors and woodland.
Function	Function	Brownfield land or land with limited actual or potential productivity.	Productive agricultural land or land with an important function for recreation, flood management or other purpose.
	Functional relationship	Where there is limited functional connection between the area with the surrounding area or settlement.	Where there is a strong functional connection between the area and its surroundings such as a recreational or biodiversity corridor.
Landscape features/foci/landmarks	Sensitive features/foci	Landscapes with no sensitive features where developments might detract from settings.	Landscapes with landmarks and features such as church spires and towers, castles, follies, parks and gardens, prominent listed buildings and ancient monuments where developments might compete as landscape foci and detract from settings.

Main criteria	Specific criteria/factors	Indicators of susceptibility: lower susceptibility	Indicators of susceptibility: higher susceptibility
Visual and perceptual			
Skyline	Skyline	Areas/sites without skyline.	Skylines which are an important and noticeable component in the landscape eg as a backcloth to lower land.
Key views	Key views	Presence of detractive views with no attractive views. No landmarks.	Presence of attractive views with no detractive views where developments may detract from, or interrupt, key views from viewpoints or recreational routes. Presence of positive landmarks.
Intervisibility	Intervisibility	Self-contained landscape with low intervisibility of area with its surroundings.	High intervisibility of area with its surroundings especially to or from key features all places. Strong backdrop provided by this or adjacent area where the effects of development would be noticeable from or emphasised by adjacent landform eg scarp slopes, steep valley sides, hills adjacent to lowlands or water.
Tranquillity	Tranquillity	Area of lower tranquillity such as near busy roads with many views of development and a strong presence of people.	Area of higher tranquillity away from busy roads, with limited views of development and limited number of people.
Settlement edge	Settlement edge	Modern, straight and noticeable settlement edge with limited mitigation.	Traditional settlement edge, often associated with the core of the settlement, with indented form and/or vernacular buildings with functional relationship with the landscape e.g. farms, and/or integrated by trees and other mature vegetation.
Visual relationship of the area	Visual relationship of the area	Limited relationship of the area with either the settlement or wider landscape, or forming a detractive presence.	Strong positive relationship of the area with the settlement, potentially providing a setting to it, and/or strong relationship with the wider landscape, potentially providing a connection, backcloth or view corridor.
	Mutual reliance	Surrounding areas are reliant on the area for visual connection/ setting.	Surrounding areas are not reliant on the area for visual connection/ setting.
Visual receptors	Visual receptors	There are a few sensitive visual receptors would be affected by development within the area.	There are numerous sensitive visual receptors would be affected by development within the area.

Meeting the Well-being of Future Generations (Wales) Act goals

- 3.22. Each LLCA and site is reviewed in terms of whether its attributes contribute to the Act's goals. The criteria and factors used in this study are:

Table 4 WBFGA goals criteria

Goal	Question	Criteria/factors taken into account
A prosperous Wales	Does the LLCA or its attributes contribute to the Wellbeing and Future Generations Act goals for a prosperous Wales?	Transport corridors including cycleways as alternative routes to work link. Energy production.
A resilient Wales	Does the LLCA or its attributes contribute to the WBFG Act goals for a resilient Wales?	Flood zone 3 (equivalent C1 and C2 zones), nature conservation designations, existing habitat connectivity or opportunity for habitat connectivity i.e. wildlife and nature connection, broadleaf/mixed woodland.
A healthier Wales	Does the LLCA or its attributes contribute to the WBFG Act goals for a healthier Wales?	Presence of PROW, cycleway or open space in or adjacent, riverside, allotments.
A more equal Wales	Does the LLCA or its attributes contribute to the WBFG Act goals for a more equal Wales?	Presence of PROW connecting settlements, cycleway or open space i.e. connecting people.
A Wales of cohesive	Does the LLCA or its attributes	Presence of PROW or cycleway

communities	contribute to the WCFG Act goals for a Wales of cohesive communities?	connecting settlements or open space.
Goal	Question	Criteria/factors taken into account
A Wales of vibrant culture and thriving Welsh language	Does the LLCA or its attributes contribute to the WCFG Act for a Wales of vibrant culture and a thriving Welsh language?	Presence of landscape and heritage designations or setting- e.g. listed building, Conservation Area, National Park or AONB.
A globally responsible Wales	Does the LLCA or its attributes contribute to the WCFG Act goals for a globally responsible Wales?	Major international nature conservation designations i.e. SAC or RAMSAR

- 3.23. If an area contributes in terms of any given goal then the relevant box is ticked. Those areas where contribution is considered to be limited are not ticked. This does not mean that they do not have value or sensitivity in other respects.

LLCAs assessments

- 3.24. Bringing all the information together, the key characteristics of each area are summarised. The analysis of each LLCA's sensitivity is made based on the criteria and indicators set out above. Judgements are not based on a mathematical adding up of factors, positive or negative. Some factors are more important than others in different areas. For instance, a site with steep landform with strong intervisibility may make it sensitive to development even if it is of limited inherent landscape value. A judgement is made based on the threshold definitions above and an underpinning statement given as to why it is considered that an area has a particular sensitivity.

Candidate sites assessments

- 3.25. Individual sites are assessed within the context of LLCAs. The relationship of the site with the LLCA is defined. Key characteristics are derived from the LLCAs and judgements are made on sensitivity using the same thresholds and definitions as the LLCAs. Where key characteristics reflect the LLCA's a similar assessment of sensitivity are given. Where there is divergence, the evaluation may be different. The judgement is still based on the criteria and indicators as set out above. In order to avoid duplication with the LLCA assessments only summaries for each site are included.

4. Summary of findings and conclusions

- 4.1. Overall, the study has found that there is variation in sensitivity to housing in Monmouthshire which may lead to opportunities in some locations. Areas of higher sensitivity and lower opportunity have tended to be those of intrinsically higher value, those in open countryside not closely associated with a settlement, acting as setting to Conservation Areas or listed buildings, in valley and river corridors, in woodland, in floodplains and on steep or prominent slopes. There is a need to protect in particular the landscapes of the valley bottoms and maintain green fingers of open space penetrating into settlements to contribute to a strong green infrastructure (GI) and maintain the quality of life for residents. Some sites assessed form an important visual setting and backcloth to parts of a settlement and also act as recreational and wildlife corridors as part of GI.
- 4.2. Some settlement edges, usually consisting of housing estates, present an unattractive boundary to the countryside. In these cases, and combined with where the landscape itself has lower sensitivity, there may be opportunities for development. This is with the proviso that the development itself will present an improved edge. This can be achieved with good design including the recognition of the need for a hierarchy of built form and lower density at certain points. Significant planting and open space may be required in order to integrate the development and enhance the landscape. This is best achieved by a design or

- development brief including GI, landscape, nature conservation and urban design/settlement edge objectives taking relevant placemaking policies and SPG guidelines into account.
- 4.3. The large candidate sites associated with the previously proposed new settlements have been judged on the susceptibility to housing development and value within LLCAs which divide up the areas, reflecting different character and qualities. As with the other candidate sites, no proposals have been seen or assessed.
 - 4.4. **115 LLCAs** were assessed across the County. Of these 19 were considered to have medium sensitivity, 75 were high/medium sensitivity and 21 were a high landscape and visual sensitivity to housing. No LLCAs were considered to be medium/low or low sensitivity. Medium sensitivity LLCAs include areas of opportunity within them for strategic scale housing allocation but are considered to be constrained in other parts. It does not mean the whole area is evenly of medium sensitivity (see Table 1 definitions). This is explained in each assessment. High and high/medium sensitivity LLCAs are considered areas of constraint in landscape and visual terms. If other planning factors mean that some of these areas are allocated for development then particular care will be needed in terms of design and mitigation to minimise landscape and visual effects. Development briefing would be desirable in many cases.
 - 4.5. Medium sensitivity LLCAs which have opportunities for strategic scale housing are located in Abergavenny/Llanfoist, Monmouth, Raglan, Chepstow, Caldicot, Crick, Caerwent and Magor (see the Summary map).
 - 4.6. **98 candidate sites** were assessed. 4 were considered to have medium/low sensitivity to strategic housing allocation, 25 were medium sensitivity, 62 high/medium sensitivity and 7 high. Most of medium/low sensitivity sites are likely to be suitable for housing in landscape and visual terms whilst medium sensitivity sites include areas of opportunity for housing allocation but may be constrained in other parts.
 - 4.7. Sites suitable for strategic scale housing include medium/low sensitivity candidate sites located in Raglan and medium sensitivity sites located in Abergavenny/Llanfoist, Caldicot, Crick, Caerwent, Chepstow, Magor, Monmouth, Penperlleni, Raglan, Sudbrook and Usk.
 - 4.8. Overall, it is desirable to focus development on medium/low and medium sensitivity LLCAs and sites where there are more limited landscape and visual constraints. However, the majority of LLCAs/sites assessed are high or high/medium sensitivity. It is likely that some of these sites will have to be allocated due to various other factors taken into account in the plan-making process, including deliverability and sustainability. In these cases the factors which result in the landscape and visual sensitivity will need to be fully taken into account through the proposed location of built form, design and mitigation. In addition, the aim of net benefit to nature conservation and provision of GI will be key considerations. There may be a case for design briefing and outline master planning to demonstrate how this could be achieved with appropriate safeguards and agreements to ensure that these would be carried through to implementation.
 - 4.9. A summary of areas around each settlement is discussed below. This considers areas of lower sensitivity and, where growth may occur, the areas where least landscape harm may arise, even though considered high/medium sensitivity. This is followed by tabular summaries of landscape sensitivities for each LLCA and strategic candidate site- **Table 4** and **Table 5** respectively. The LLCAs sensitivity is summarised in **Figure 1**. In **Part 2** the LLCAs and candidate sites are considered in detail settlement by settlement in alphabetical order.

SETTLEMENTS: SUMMARY OF AREAS OF LEAST CONSTRAINT

- 4.10. The majority of the areas surrounding the settlements of Monmouthshire are

considered to be areas of constraint with high or high/medium sensitivity to housing development. Those areas or sites which have medium sensitivity may offer *some* opportunity in *defined locations* and situations and those with medium/low sensitivity offer little constraint to development. The higher the level of sensitivity to change the greater the emphasis there should be on mitigation if development comes forward. The areas where there is least constraint in landscape and visual terms around each settlement *relative to other areas around that settlement* are discussed below in alphabetical order. Areas where potential new settlements had been put forward are also discussed, although it is recognised that this is no longer being pursued through the RLDP process.

Abergavenny and Llanfoist

- 4.11. The settlements are largely constrained by the Brecon Beacons National Park and its setting and the River Usk corridor. To the west of Abergavenny, the slopes rise up towards Sugar Loaf and surrounding hills and to the east there are the rising landforms of the Skirrid Fawr and Skirrid Fach and the intimate valley sides of the Gavenny.
- 4.12. The area where there is relatively least sensitivity is around Llanfoist in LLCA A15 to the east and possibly A12 to the west. The area to the east of the settlement has been recently developed with further permitted development planned. The settlement edge is raw and is locally prominent. There may be some limited opportunities in more discrete locations north of Grove Farm (CS0186) providing the settlement edge is improved and does not impinge substantially on the River Usk valley corridor. Development of the former tip would be very prominent and would adversely affect the setting of the River Usk.
- 4.13. The area west of Llanfoist adjacent to, and south of, the A465(T) does include slopes which run up to the Blorengue but if implemented carefully, retaining tree cover, may offer an alternative location for development (A12, CS0093).
- 4.14. Maindiff Hospital, east of Abergavenny, may offer an opportunity for well-structured and designed low density housing retaining and enhancing the parkland trees and character and key elements of the SINC. A design brief would be highly desirable for this site.
- 4.15. There may be limited opportunities in the Gavenny river valley adjacent to Mardy Park (CS0202) and in the lower parts of CS0147, retaining a wide buffer of trees and scrub on the higher slopes adjacent to the National Park.

Caerwent

- 4.16. North of Caerwent there has been development of housing related to the MOD base area. Extension of this to the east may be appropriate with associated mitigation, but no further east than the current settlement extent in Caerwent to the south of the A48. The green gap between Crick and Caerwent provides an important function to separate the identity of the two settlements, providing openness and safeguarding views. Any new development within this space would need to carefully consider how it would impact upon each of the settlements identity.

Caldicot

- 4.17. Caldicot is constrained to the north and south by transport corridors and the Gwent Levels which tightly define the settlement form but has expanded with recent housing and permitted site locations to the east. A number of growth areas are considered although it is noted that some of these areas are considered high/medium sensitivity in this assessment.
- 4.18. The Nedern Brook valley and environs including Caldicot Castle and Country Park provide a positive corridor and buffer acting as a constraint to further development (CA02, CA04). In considering the wider area (also including CA01 and sites CS0065, CS086, CS087) the least intrinsically sensitive part is the equestrian

centre/showground within CA01 but this lies separated from the settlement by the sensitive Nedern valley corridor. If development was allocated in this area then the most sensitive areas and any assessed adverse impacts on them would need to be taken into account.

- 4.19. In relation to the land west of Caldicot (CA06, CA07 including sites CS0133, CS0134, CS0150, CS0163) the green gap/buffer should be largely retained if possible to maintain the identity of the two settlements, to provide openness and for its GI function, but there may be opportunities for a particularly sensitive type of development. The estate settlement edge to Caldicot is stark and abrupt. Housing development considered appropriate may be a series of sites to the east and west which improve the settlement edges to both Caldicot and Rogiet, retaining a substantial part of the area to act as GI spaces and corridors and utilising placemaking principles. If allocated, a development brief for this area would be highly desirable.
- 4.20. North west of Caldicot (CA08, CA09 including site CS0129) the least sensitive part in landscape and visual terms is to the east, close to the quarry (CA10) but avoiding the skyline and upper slopes and away from the historic garden and its setting.

Chepstow

- 4.21. Chepstow is constrained by the Wye Valley AONB, the Rivers Wye and Severn and Lower Wyelands Historic Park and Garden and associated Conservation Area. The areas where there is relatively least sensitivity are around the western fringes of the settlement north of the A48 (C03 and C05). However, there are strong constraints on the development in the western parts of these areas on the skyline or slopes exposed to view in terms of minimising the effects on the AONB and its setting as well as other local constraints.
- 4.22. In C03, there may be opportunities for housing development avoiding exposed west facing slopes and skylines which should improve the edge of the settlement with appropriate landscape mitigation.
- 4.23. In C05, there may be a further opportunity for housing provided it avoids west facing slopes and skyline and providing that the green gap/buffer between Chepstow and Pwllmeyric is substantially retained and the setting of St Lawrence House not compromised.

Crick

- 4.24. The opportunities at Crick lie in the Caerwent MOD base to the north and west of the settlement (CR01). These are in low lying and discreet locations which are not widely visible and comprise of a brownfield site enclosed by the railway embankment to the west, and a field to the north. The green gap between Crick and Caerwent is important to landscape character provides an important function to separate the identity of the two settlements, providing openness and safeguarding views. GI and placemaking considerations would be important to guide the location and design of any proposed development. Any new development within this space would need to carefully consider how it would impact upon each of the settlements identity.

Llanellen

- 4.25. The settlement is rural surrounded by open countryside within the setting of the Brecon Beacons National Park and adjacent to the River Usk and so it is considered that there are no opportunities for strategic housing development.

Magor and Undy

- 4.26. Magor and Undy are constrained to the north and south by transport corridors and the Gwent Levels which tightly define the settlement form. After recent housing to the east, the opportunities for housing are considered to lie west of Magor

between the settlement edge and the A4810. This open area rising from the levels may be able to accommodate well-designed housing development provided that a green gap separating housing from commercial development is maintained, a green/vegetated skyline is maintained to the north and other uses such as allotments are retained and enhanced.

Monmouth

- 4.27. Monmouth is constrained by the Wye Valley AONB and its setting, by the courses and green corridors of the River Wye and River Monnow and by exposed slopes and rising land to the north, south, east and west. The area which has the most opportunity is west of recent expansion at Wonastow (M07). This covers sites CS0012, CS0051 CS0090 and CS0196 (Wonastow West) but these have different levels of sensitivity. Development should remain on the lower lying land and avoid rising slopes to the west around Kings Wood and significant effects on Offa's Dyke footpath to the north. Very carefully mitigated and designed development may be possible east of the footpath/Water Lane adjacent to existing housing. The already allocated site north of housing at Wonastow is considered to be appropriate but the area to the north is sensitive to further housing or access off Rockfield Road.
- 4.28. If growth was to be placed in the high/medium sensitivity area of M05 and M16 covered by sites CS0005, CS0182, CS074, CS0195, CS0144 (Dixton East Area) there are two locations which may cause least landscape harm if implemented sensitively. The first would be the lowest slopes by Dixton Road just east of Dixton Close (CS0005) with a substantial mitigated edge to development to the east. The second would be to the west of the A466 Hereford Road (CS0144) but with a revised northern boundary which accommodates a substantial landscape buffer to the north and accessible green space within the site to penetrate north south into the estate to help mitigate effects and improve access. These areas would be less preferable to the medium sensitivity sites considered west of Wonastow.

Mount Ballan

- 4.29. This very large site is covered by LLCAs MB01, MB03, MB04, MB05 and P01. This had been proposed as an area for a potential new settlement but Welsh Government has confirmed that this is not an approach it considers to be sound through the preparation of the RLDP. The Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process. On this basis, whilst most constituent LLCAs are considered to have high/medium sensitivity there are some limited parts which are considered to have potential for a new settlement in landscape and visual terms- hence the overall medium sensitivity rating for the 'site'. It is considered that built form should be focussed on MB05 and the northern/north western part of MB04. However, this is dependent to an extent on whether Caldicot expands substantially to the east towards this area into CA01. If that is the case the separation between settlements may be appear very limited in landscape terms.
- 4.30. Overall, the susceptibility lies in the site's pronounced slopes and skylines to the south, south east and north, some highly visible from the M48, a section of skyline to the west along the B4245, the complexes of woodland and wooded pasture to the south, the settings of the scheduled monuments, and appearance and intervisibility to the Wye Valley AONB to the north and levels to the south east. The value of the area lies in scheduled monuments and their settings, the listed buildings, the SSSI and SINC woodlands and the PROWs through the area.

Penperlleni

- 4.31. This rural settlement is located in largely open undulating countryside which forms a constraint to development, especially with the Brecon Beacons National Park

lying to the west beyond the Monmouthshire and Brecon Canal. One of the least sensitive areas lies to the south west east of the A4042 and adjacent to an area of recent development (PE02). This is constrained by the road and by the stream course and its vegetated riparian corridor which would contain it to the south. There would need to be substantial landscape mitigation both to the south and west to integrate any development form. Another possibility lies in two fields on the lower slopes adjacent to, and east of, the railway just north of Star Road (PE04). This would be an intervention into the predominantly rural landscape east of the railway and care would be needed to integrate this into the valley landscape and avoid expansion further east up the slopes.

Raglan

- 4.32. This rural settlement is located in largely open undulating countryside which, with Raglan Castle and its setting to the north, forms a constraint to development. The A40(T) provides a strong northern limit built form and a buffer. The least sensitive area is to the south east of the settlement (R04) on slopes which are not intervisible with the castle and which are generally screened from the wider landscape by landform rising further to the south east. Care would be needed to protect the setting of the natural burial ground and there is a strong case for advance planting in a buffer around this if this area was considered in the longer term.
- 4.33. There is also an opportunity to the south west of the settlement, east of the Usk Road, and bounded by the Nant y Wilcae corridor to the south (R02), although this is not put forward as a candidate site. The stream corridor and its floodplain would need to be protected and used as publicly accessible open space corridor with additional planting to help integrate development.

Rogiet

- 4.34. Rogiet is constrained to the north and south by transport corridors and the Gwent Levels which tightly define the settlement form. In landscape and visual terms, the open countryside to the west forms a green buffer and setting to Llanfihangel and the church of St Mary, with intervisible historic buildings (R03), allowing views. The area to the north (R04) forms a green buffer between the settlement and M48.
- 4.35. The green gap between Rogiet and Caldicot to the east (CA06, CA07) should be treated as set out in the Caldicot section above.

St Brides- proposed new settlement site

- 4.36. This very large site is covered by LLCAs StB01, StB02, StB03 and StB04. This had been proposed as an area for a potential new settlement but Welsh Government has confirmed that this is not an approach it considers to be sound through the preparation of the RLDP. The Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process. In any case this area is not considered appropriate for a new settlement in landscape and visual terms. Generally it has an open rising rural character backed by woodland highly visible from the south and acting as a rural backcloth to the lower developed strip, with the motorways acting as a strong dividing line with suburban settlement to the south. Further susceptibility lies in St Bride's Brook valley which is enclosed by distinctive steep valley sides which are wooded in part, the dry valley to the west, the riparian corridor of St Bride's Brook with its associated floodplain, the strong mixed woodland character of Slade Wood and Thicketts Wood and the role of all the woodlands as skylines visible to the north and south, the area's historic settlement and features and the public access in Slade Wood and PROWs. The value of the area lies in the listed buildings including St Brigid Church, farmsteads and windmill and the two scheduled monuments, its biodiversity interest including SSSI and SINC woodlands, and its scenic quality of well-defined vistas up and down the valleys framed by woodland and valley sides, the tranquil character to the

north, and the occasional landmarks of rural buildings.

Sudbrook

- 4.37. Sudbrook is constrained to the south by the Severn Estuary and to the north by open countryside forming a gap with Portskewett. The area with least sensitivity is the southern part of the former paper mill site which has been developed to the north. Development may be appropriate provided measures are taken to enhance the Severn frontage.

Usk

- 4.38. The area around the settlement is largely constrained by largely open undulating countryside with steep hills enclosing the River Usk and Olway corridors and valley floors, with scheduled monuments and Conservation Area. The only opportunity identified is a small site enclosed by housing, a stream corridor and high hedgerows within LLCA U02. Otherwise the hillslopes act as a rural backcloth to the town and valleys and are sensitive to development.

LLCAS LANDSCAPE SENSITIVITY

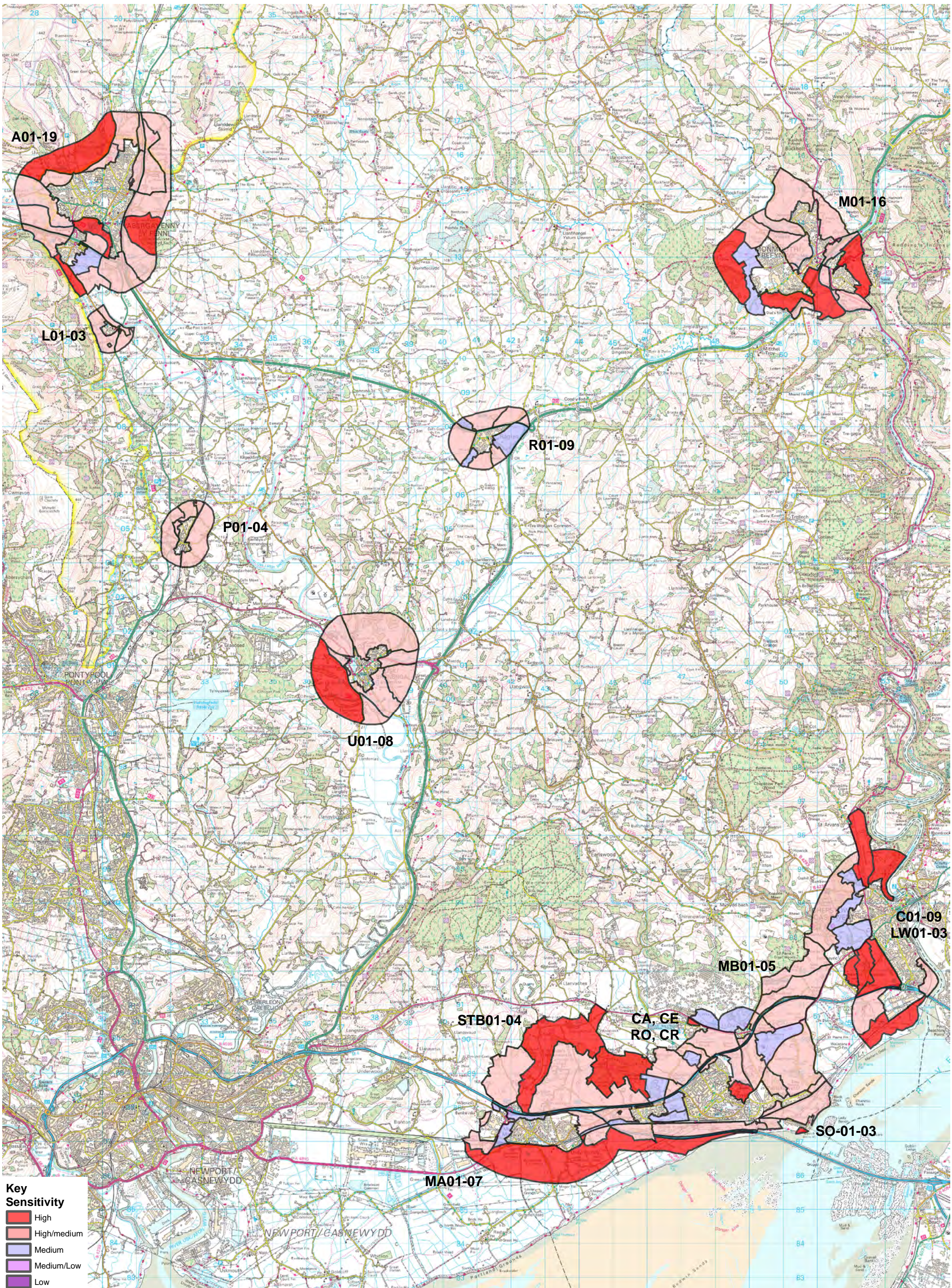
4.39. LLCAs' landscape sensitivity can be summarised as follows in **Table 4**:

Table 4: LLCAs landscape sensitivity

Settlement	LLCA	Sensitivity
Abergavenny	A01	High/medium
Abergavenny	A02	High/medium
Abergavenny	A03	High/medium
Abergavenny	A04	High/medium
Abergavenny	A05	High/medium
Abergavenny	A06	High/medium
Abergavenny	A07	High
Abergavenny	A08	High/medium
Abergavenny	A09	High/medium
Abergavenny	A10	High
Abergavenny	A11	High/medium
Abergavenny	A12	High/medium
Abergavenny	A13	High
Abergavenny	A14	High/medium
Abergavenny	A15	Medium
Abergavenny	A16	High/medium
Abergavenny	A17	High/medium
Abergavenny	A18	High/medium
Abergavenny	A19	High
Caerwent	CE01	High/medium
Caerwent	CE02	Medium
Caerwent	CE03	High
Caldicot	CA01	high/medium
Caldicot	CA02	High/medium
Caldicot	CA03	High/medium
Caldicot	CA04	High
Caldicot	CA05	High/medium
Caldicot	CA06	Medium
Caldicot	CA07	Medium
Caldicot	CA08	High/medium
Caldicot	CA09	High/medium
Caldicot	CA10	Medium
Caldicot	CA11	High/medium
Chepstow	C01	High
Chepstow	C02	High
Chepstow	C03	medium
Chepstow	C04	High/medium
Chepstow	C05	medium
Chepstow	C07	High/medium
Chepstow	C08	High
Chepstow	C09	High/medium
Chepstow	LW01	High
Chepstow	LW02	High

Settlement	LLCA	Sensitivity
Chepstow	LW03	High
Crick	CR01	medium
Crick	CR02	High/medium
Crick	CR03	High/medium
Crick	CR04	High/medium
Llanellen	L01	High/medium
Llanellen	L02	High/medium
Llanellen	L03	High/medium
Magor	MA01	High
Magor	MA02	High/medium
Magor	MA03	Medium
Magor	MA04	High/medium
Magor	MA05	Medium
Magor	MA06	Medium
Magor	MA07	High/medium
Monmouth	M01	High/medium
Monmouth	M02	High/medium
Monmouth	M03	High/medium
Monmouth	M04	High/medium
Monmouth	M05	High/medium
Monmouth	M06	High/medium
Monmouth	M07	Medium
Monmouth	M08	High
Monmouth	M09	High
Monmouth	M10	High/medium
Monmouth	M11	High
Monmouth	M12	High/medium
Monmouth	M13	High/medium
Monmouth	M14	High
Monmouth	M15	High/medium
Monmouth	M16	High/medium
Mount Ballan	MB01	High/medium
Mount Ballan	MB02	High/medium
Mount Ballan	MB03	High/medium
Mount Ballan	MB04	High/medium
Mount Ballan	MB05	Medium
Penperlleni	PE01	High/medium
Penperlleni	PE02	High/medium
Penperlleni	PE03	High/medium
Penperlleni	PE04	High/medium
Penperlleni	PE05	High/medium
Portskewett	P01	High/medium
Portskewett	P02	High/medium
Portskewett	P03	High/medium
Raglan	R01	High/medium
Raglan	R02	Medium
Raglan	R03	High/medium

Settlement	LLCA	Sensitivity
Raglan	R04	Medium
Raglan	R05	High/medium
Raglan	R06	High/medium
Raglan	R07	High/medium
Raglan	R08	Medium
Raglan	R09	High/medium
Rogiet	RO01	High/medium
Rogiet	RO02	Medium
Rogiet	RO03	High/medium
Rogiet	RO04	Medium
Rogiet	RO05	Medium
St Brides	StB01	High/medium
St Brides	StB02	High
St Brides	StB03	High
St Brides	StB04	High/medium
Sudbrook	S01	High/medium
Sudbrook	S02	High
Sudbrook	S03	High/medium
Usk	U01	High/medium
Usk	U02	High/medium
Usk	U03	High/medium
Usk	U04	High/medium
Usk	U05	High
Usk	U06	High/medium
Usk	U07	High/medium
Usk	U08	High/medium



Key Sensitivity

- High
- High/medium
- Medium
- Medium/Low
- Low

Candidate sites landscape sensitivity

4.40. Candidate sites landscape sensitivity can be summarised as follows in **Table 5**:

Table 5: Candidate sites landscape sensitivity

Settlement	Site reference	Sensitivity
Abergavenny	CS0033	High/medium
Abergavenny	CS0056	High/medium
Abergavenny	CS0093	Medium
Abergavenny	CS0094	High/medium
Abergavenny	CS0108	High/medium
Abergavenny	CS0125	High/medium
Abergavenny	CS0128	High/medium
Abergavenny	CS0145	High/medium
Abergavenny	CS0147	High/medium
Abergavenny	CS0161	High/medium
Abergavenny	CS0164	High/medium
Abergavenny	CS0172	Medium
Abergavenny	CS0174	High/medium
Abergavenny	CS0185	High/medium
Abergavenny	CS0192	High/medium
Abergavenny	CS0200	High/medium
Abergavenny	CS0201	High/medium
Abergavenny	CS0202	Medium
Abergavenny	CS0203	Medium
Caerwent	CS0009	High/medium
Caerwent	CS0062	High
Caerwent	CS0071	High/medium
Caerwent	CS0126	High
Caerwent	CS0166	Medium/low
Caldicot	CS0002	High/medium
Caldicot	CS0065	High/medium
Caldicot	CS0067	High/medium
Caldicot	CS0086	High/medium
Caldicot	CS0087	High/medium
Caldicot	CS0127	Not assessed as outline planning permission gained
Caldicot	CS0129	High/medium
Caldicot	CS0133	Medium
Caldicot	CS0134	Medium/low
Caldicot	CS0150	Medium
Caldicot	CS0163	Medium
Chepstow	CS0008	High
Chepstow	CS0029	Medium
Chepstow	CS0054	High/medium
Chepstow	CS0055	High
Chepstow	CS0098	Medium
Chepstow	CS0112	High/medium
Chepstow	CS0118	High/medium

Settlement	Site reference	Sensitivity
Chepstow	CS0152	High
Chepstow	CS0154	High/medium
Chepstow	CS0165	Medium
Crick	CS0091	Medium/low
Crick	CS0167	Medium/low
Llanfoist sites- see Abergavenny section in Part 2		
Llanfoist	CS0043	High/medium
Llanfoist	CS0089	High
Llanfoist	CS0130	High/medium
Llanfoist	CS0186	Medium
Llanfoist	CS0199	Medium
Magor	CS0011	High/medium
Magor with Undy	CS0038	High/medium
Magor with Undy	CS0040	Medium
Magor with Undy	CS0041	Medium
Magor with Undy	CS0042	High/medium
Magor with Undy	CS0046	High/medium
Magor with Undy	CS0068	(see St Brides section)
Magor with Undy	CS0117	High/medium
Monmouth	CS0005	High/medium
Monmouth	CS0006	High/medium
Monmouth	CS0012	Medium
Monmouth	CS0051	High/medium
Monmouth	CS0074	High/medium
Monmouth	CS0078	High/medium
Monmouth	CS0090	Medium
Monmouth	CS0099	High/medium
Monmouth	CS0131	High
Monmouth	CS0136	High/medium
Monmouth	CS0144	High/medium
Monmouth	CS0151	High/medium
Monmouth	CS0160	High/medium
Monmouth	CS0162	High/medium
Monmouth	CS0182	High/medium
Monmouth	CS0195	High/medium
Monmouth	CS0196	Medium
Mount Ballan	CS0063	Medium
Penperlleni	CS0001	High/medium
Penperlleni	CS0037	Medium
Penperlleni	CS0138	High/medium
Penperlleni	CS0176	Medium
Penperlleni	CS0179	High/medium
Raglan	CS0069	High/medium
Raglan	CS0079	Medium
Raglan	CS0080	High/medium
Raglan	CS0081	Medium

Settlement	Site reference	Sensitivity
Raglan	CS0183	Medium
Raglan	CS0184	High/medium
Rogiet	CS0168	High/medium
Rogiet	CS0169	High/medium
Rogiet	CS0170	High/medium
St Brides	CS0068	High/medium
St Brides	CS0198	High/medium
St Brides Netherwent	CS0121	High/medium
Sudbrook	CS0014	Medium
Usk	CS0039	High/medium
Usk	CS0113	High/medium
Usk	CS0114	Medium
Usk	CS0115	High/medium

5. Part 2 LLCA and candidate site assessments introductory notes

- 5.1. Part 2 of the report sets out the detailed assessments of both LLCAs and candidate sites. It is organised settlement by settlement as separate files for LLCAs and candidate sites in alphabetical order. For each settlement (or new settlement site) the order of information is as follows:
 - Title page
 - Map figures- constraints and sensitivity
 - Assessments
- 5.2. The sensitivity of each LLCA is prepared in line with the method, criteria and indicators in **Section 3** and underpins the conclusions and summaries in **Section 4**.
- 5.3. Each candidate site's assessment is carried out within the context of the Local Landscape Character Area (LLCA) it lies within. It is therefore recommended that the relevant LLCA assessment is also considered as context. The LLCA number is noted with its associated sensitivity evaluation. This information acts as a context for the site assessment. The relationship of the site with the LLCA is defined. Often the sensitivity of both LLCA and site will be the same as the key characteristics of each area are shared. However, there may be particular characteristics of the site which means it is atypical of the wider LLCA and, in this case, the sensitivity evaluation may be different.
- 5.4. The definition of specific terms can be found in the Glossary in **Appendix A**.
- 5.5. The assessments have been carried out in Access database combining GIS analysis, desk study and site assessment. As such:
 - A dash is used where:
 - No comments are thought appropriate to an area
 - An attribute (such as key views or landmarks) is not considered to apply to an area
 - A blank space is used where a designation or factor does not apply in that area.

APPENDIX A

Glossary of terms

Glossary of landscape character and visual terms

<i>Term</i>	<i>Definition</i>
Amenity planting	planting to provide environmental benefit such as decorative or screen planting.
Analysis	the process of dividing up the seascape/landscape into its component parts to gain a better understanding of it.
Ancient woodland	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent	object visible in the seascape/landscape.
Approach	the step-by-step process by which seascape/landscape assessment is undertaken.
Arable	land used for growing crops other than grass or woody species.
Aspect	in Wales, an aspect is a component of the LANDMAP information recorded, organised and evaluated into a nationally consistent spatial data set. The landscape information is divided into five aspects-geological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape.
Aspect area	areas defined in each of the LANDMAP aspect assessments which are mutually exclusive
Assessment	term to describe all the various ways of looking at, analysing, evaluating and describing the seascape/landscape or assessing impacts on seascape/landscape and visual receptors.
Biodiversity	the variety of life including all the different habitats and species in the world.
Capacity	the amount of change that an area can accommodate without adverse changes to character or key characteristics or undue consequences for landscape policies in the area.
Character	see landscape character.
Characteristics	elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	concerned with dividing the landscape into areas of distinct, recognisable and consistent common character and grouping areas of similar character together. *
Conservation	the protection and careful management of natural and built resources and the environment.
Carr	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
Clawdd/cloddau	earth bank or mound relating to a hedge faced with stone in some areas
Complexity	(in the context of describing a skyline)how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Coppicing	the traditional method of woodland management in which trees are cut down near to the ground to encourage the production of long, straight shoots that can be harvested.
Consistent	relatively unchanging element or pattern across a given area of seascape/landscape.
Cultural heritage asset	see heritage asset

<i>Term</i>	<i>Definition</i>
Cultural pattern	expression of the historic pattern of enclosure and rural settlement.
Cumulative impacts/effects	either additional changes caused by a proposed development in conjunction with similar developments or the combined effect of a set of developments, taken together
Distinctiveness	see sense of place
Diversity	(in terms of the function of an area) the variety of different functions of an area.
Dominant	main defining feature or pattern.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment grouped ecosystems services into four broad categories: supporting, provisioning, regulating and cultural services. ***
Effects	term used in environmental impact assessment (EIA) where effects are changes arising from the action, operation or implementation of a proposed development.
Effects, direct	where development lies within a seascape/landscape and physically removes an element or feature eg rocks, cliff, coastal vegetation
Effects, indirect	effects away from the development such as perceived change of character or from associated development such as transport infrastructure
Elements	Individual components which make up the landscape, such as trees and hedges.*
Features	Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.*
Field boundary	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground type	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank	earth bank or mound relating to a hedge
Heritage asset	a building, monument, site, place, area or landscape positively identified as having a degree of historical significance meriting consideration in planning decisions. Designated heritage assets include world heritage sites, scheduled ancient monuments, protected wreck sites, battlefields, listed buildings and registered parks and gardens.
Horticulture	intensive form of cropping, such as vegetables or fruit.
Impact	used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects- see effects.
Improved (in relation to soils or pasture)	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the seascape/landscape zone itself with all its component elements and features rather than its relationship

	with adjacent zones.
Term	Definition
Integrity	unspoilt by large-scale, visually intrusive or other inharmonious development
Key characteristics	Those combinations of elements and features which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Landcover	combinations of natural and man-made elements including vegetation that cover the land surface.
Landform	combinations of slope and elevation which combine to give shape and form to the land.
LANDMAP	<i>LANDMAP</i> is the national Geographical Information System (GIS) based information system for Wales, devised by the Countryside Council for Wales, for taking landscape into account in decision-making. It is a nationally consistent dataset divided into 5 aspects- geological landscapes, landscape habitats, visual and sensory, historical landscapes and cultural landscapes.
Landscape	an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors
Landscape and Visual Impact Assessment (LVIA)	is an established methodology which is used to assess the impact of the development or other use change on landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses. (GLVIA 2002)
Landscape character	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area (LCA)	these are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity. These areas in Wales are primarily derived from LANDMAP aspects.
Landscape resource	The overall stock of the landscape and its component parts. (The landscape considered as a measurable finite resource like any other eg minerals, land, water).
Landscape susceptibility	the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and visual resource.**
Landscape sensitivity	The term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type/development scenario or other change being considered together with value/s related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of the landscape to withstand specified change arising from development types or land management practices without undue negative effects on the landscape and visual baseline and their value. **
Landscape value	The relative value attached to different landscapes by society. Landscape may be valued by different stakeholders for a whole variety of reasons.** Factors can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value. Value is also

	attributed to each LANDMAP aspect using a variety of criteria. An indication of how an area is valued may also be gained from observation of how it is used- eg a popular path to a hilltop viewpoint.
Term	Definition
Magnitude of effect	degree of change. In LVIA it is a term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration
Mixed farmland	a combination of arable and pastoral farmland
Mosaic	mix of different landcovers at a fine grain such as woodland, pasture and heath.
Natural capital	the elements of nature that directly or indirectly produce value to people, including ecosystems, species, freshwater, land, minerals, the air and oceans, as well as natural processes and functions. (Natural Capital Committee, UK)
Objective	method of assessment in which personal feelings and opinions do not influence characterisation or judgements.
Outcrop	the area where a particular rock appears at the surface.
Pastoral	land down to grass either grazed by animals or for cutting.
Physiography	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon	discrete digitised area in a geographic information system(GIS).
Prominent	noticeable feature or pattern in the landscape.
Protect	to keep from harm.
Qualities	aesthetic (objective visible patterns)or perceptual (subjective responses by the seascape/landscape assessor) attributes of the seascape/landscape such as those relating to scale or tranquillity respectively.
Receptor, visual	people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public footpaths, open access land, roads, rail or cycleways or urban or rural residents.
Receptor, seascape/landscape	seascape/landscape character areas, designations, elements or features which may be affected by development
Remoteness	physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement
Resource	see seascape/landscape resource.
Restore	repair or renew.
Riparian	vegetation associated with the water body, usually a river or stream.
Scenic quality	seascape/landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition
Semi-natural vegetation	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
Sense of place	the character of a place that makes it locally identifiable or distinctive ie different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
Sensitivity	see landscape sensitivity

<i>Term</i>	<i>Definition</i>
Sensory	that which is received through the senses ie sight, hearing, smell, touch.
Setting, of a heritage asset	The surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement	all dwellings/habitations, whether single or clustered in cities, towns and villages.
Settlement pattern	the predominant pattern of settlement in an area.
Significance	In environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making.
Subjective	method of assessment in which personal views and reaction are used in the characterisation process.
Topography	term used to describe the geological features of the Earth's surface eg mountains, hills, valleys, plains.
Unity	consistency of pattern over a wide area ie the repetition of similar elements, balance and proportion, scale and enclosure.
Value	see landscape value
Vernacular	built in the local style, from local materials.
Visual Effects	the likely visual effects undergone by people that would result from a development proposal or change in land management.
Visual sensitivity	visual sensitivity or 'visibility' is a measure of the degree to which change is likely to cause a visual impact within a particular seascape/landscape.

*Natural England, An approach to landscape character assessment, (2014).

**Natural England, An approach to landscape sensitivity assessment, (2019).

***Guidelines for Landscape and Visual Impact Assessment, Edition 3, LI, 2013.

Abbreviations used in text

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
EIA	Environmental impact assessment
GLVIA	Guidelines for landscape and visual impact assessment
GIS	Geographic information system
Km	kilometres
LCA	Landscape character assessment <i>or</i> landscape character area
LDP	Local Development Plan
LNR	Local nature reserve
LVIA	Landscape and visual impact assessment
m	metres
NRW	Natural Resources Wales
MCC	Monmouthshire County Council
RHL	Registered Historic Landscape (Landscapes of outstanding or special historic interest in Wales)
SAC	Special Area of Conservation

SM	Scheduled Monument
SPA	Special Protection Area
SPG	Supplementary planning guidance
SSSI	Site of Special Scientific Interest