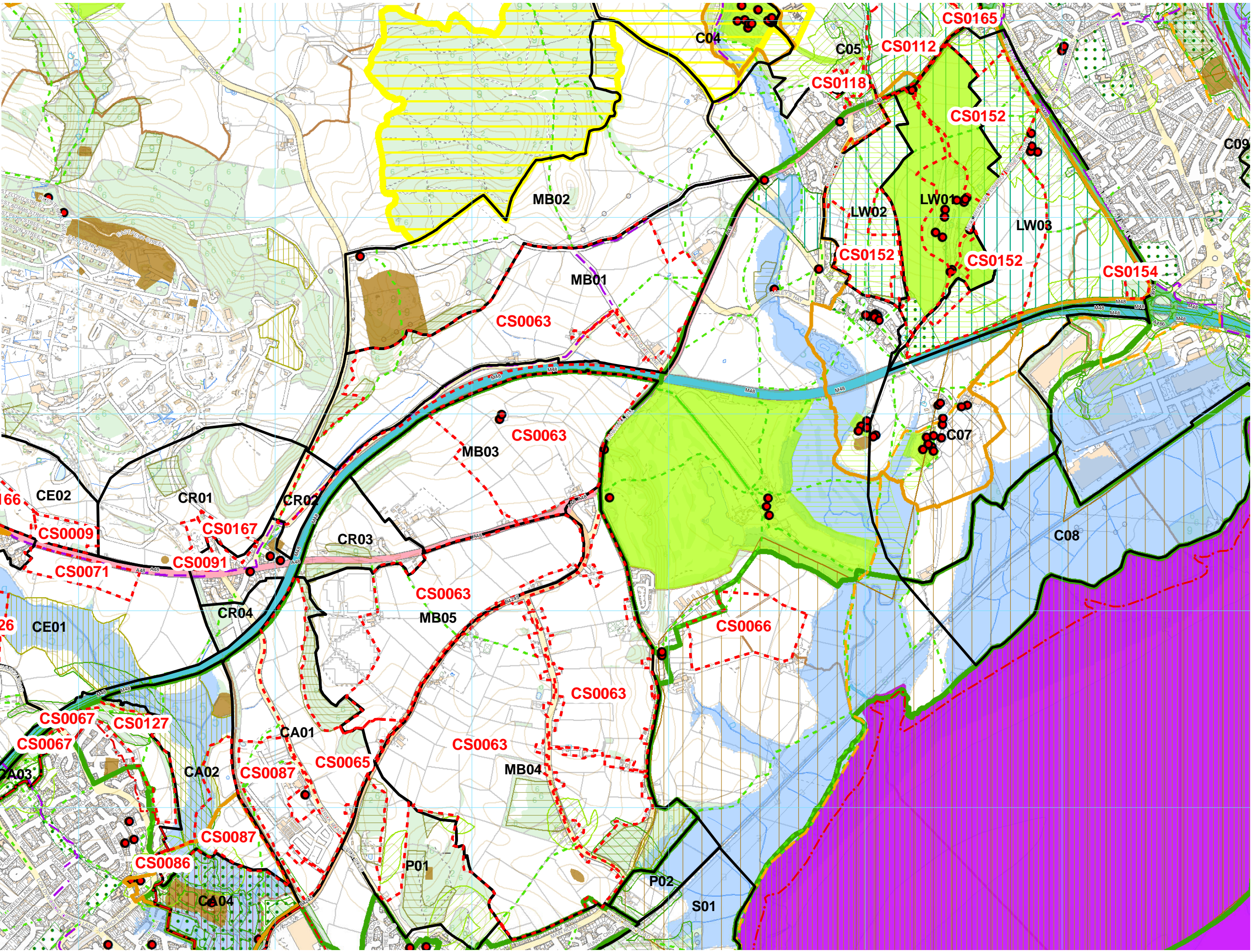


Mount Ballan candidate site

Site reference	Sensitivity
CS0063	Medium

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

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



0 0.5 1 Kilometres



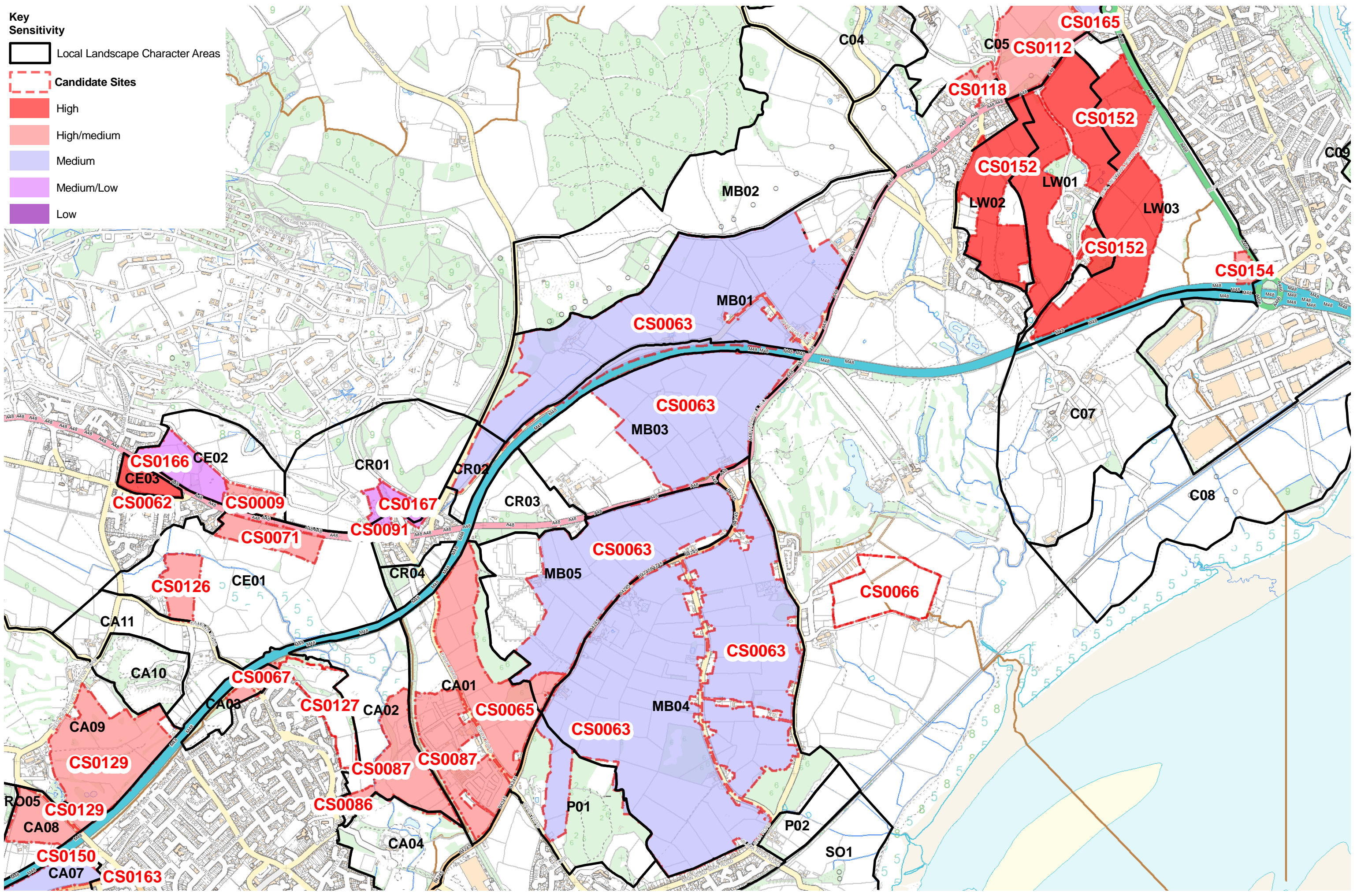
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Project: Monmouthshire Landscape Sensitivity Study
 Client: Monmouthshire County Council
 Date: February 2020
 Status: Revision1

Settlement: Mount Ballan
Site Constraints

Key Sensitivity

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



0 0.25 0.5 1 Kilometres



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Mount Ballan
Landscape Sensitivity of Candidate Sites

SUMMARY

Key characteristics

The definitive key characteristics are described in the respective LLCAs. In summary:
 The area is focused on Kilcrow Hill which is relatively flat topped but with pronounced slopes and associated rounded skylines to the north and south & south east and a distinct dry valley beyond the M48 to the north.
 Regular medium to large arable and pasture fields of trimmed hedges, gappy and removed in parts.
 Distinctive woodland and wooded pasture to the south.
 Scattered rural farmsteads and dwellings including the distinctive dispersed linear settlement at Leechpool (a former Welsh land Settlement) with semi-rural commercial uses.
 Generally open but partly enclosed by woodland to the north and bordering to the east and west.
 Simple skyline and slopes prominent when viewed from hills to the north in the Wye Valley AONB and the M48 and national cycle route and apparent from the south- A48 and beyond to the Gwent Levels.
 The tranquillity is reduced by the M48 and A48 and the openness of the site.
 Scheduled monuments either within the area to the south or to the north around Runston.
 Bushey Close SSSI- woodland and SINC's at the distinctive oak pasture at Ruffets and at Withey Bed.

Landscape sensitivity 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 sensitivity of MB01, MB03, MB04, CR02 and P0 is high/medium and CR05 is medium and their summaries are the definitive judgements on sensitivity.

In summary, the susceptibility lies in its location away from existing settlement except at Sudbrook to the south, its pronounced slopes and skylines to the south, south east and north, 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. If a new settlement was constructed in the area the built form should be focussed on CR05 and the northern/north western part of MB04.

Though the site has limited intrinsic value as a slightly degraded and open, flat landscape it lies in open countryside away from existing settlement edges and as a hill top has a sensitive skyline to the north visible from the M48. It is also visible from hills to the north.

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	MB04	CR05	MB03	MB01
LLCA sensitivity	High/medium	Medium	High/medium	
Relationship of site with LLCA	Very large site proposed as a new settlement incorporating the majority of MB01, MB03, MB04, CR02 and CR05 and a part of P01.			

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL085	MNMTHGL084	MNMTHGL076
Value	Moderate	High	Moderate

Landscape habitats

Number	MNMTHLH105	MNMTHLH104
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Value	Moderate	High		
Visual and sensory				
Number	MNMTHVS043	MNMTHVS044	MNMTHVS067	
Value	Moderate	High	Low	
Historical landscapes				
Number	MNMTHHL006	MNMTHHL013		
Value	High	Moderate		
Cultural landscapes				
Number	MNMTHCL001	MNMTHCL007	MNMTHCL010	
Value	Outstanding	High	High	
Landscape Character Area				
Number	MB04	also includes	CR05	MB03 MB01

DESIGNATIONS

National Park AONB

Landscape designations comments

Wye Valley AONB to the north.

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	Adjacent to Runston medieval village SM to the north, St Pierre Historic Park and Garden to the east and covering Heston Brake Long Barrow and Stones SM to the south; Hill Barn listed building; Gwent Levels Landscape of Outstanding Historic Interest to south east		

SAC	NNR	SINC	Yes	SSSI	RAMSAR
Biodiversity designations comments	SSSI- Bushy Close to the south; SINCs at Ruffets (oak woodland pasture) and Withey Bed (both ancient and semi-natural woodland); woodland SINCs to the west adjacent.				

Other

Country Park	National Trail	National / Regional Cycle Route	Yes