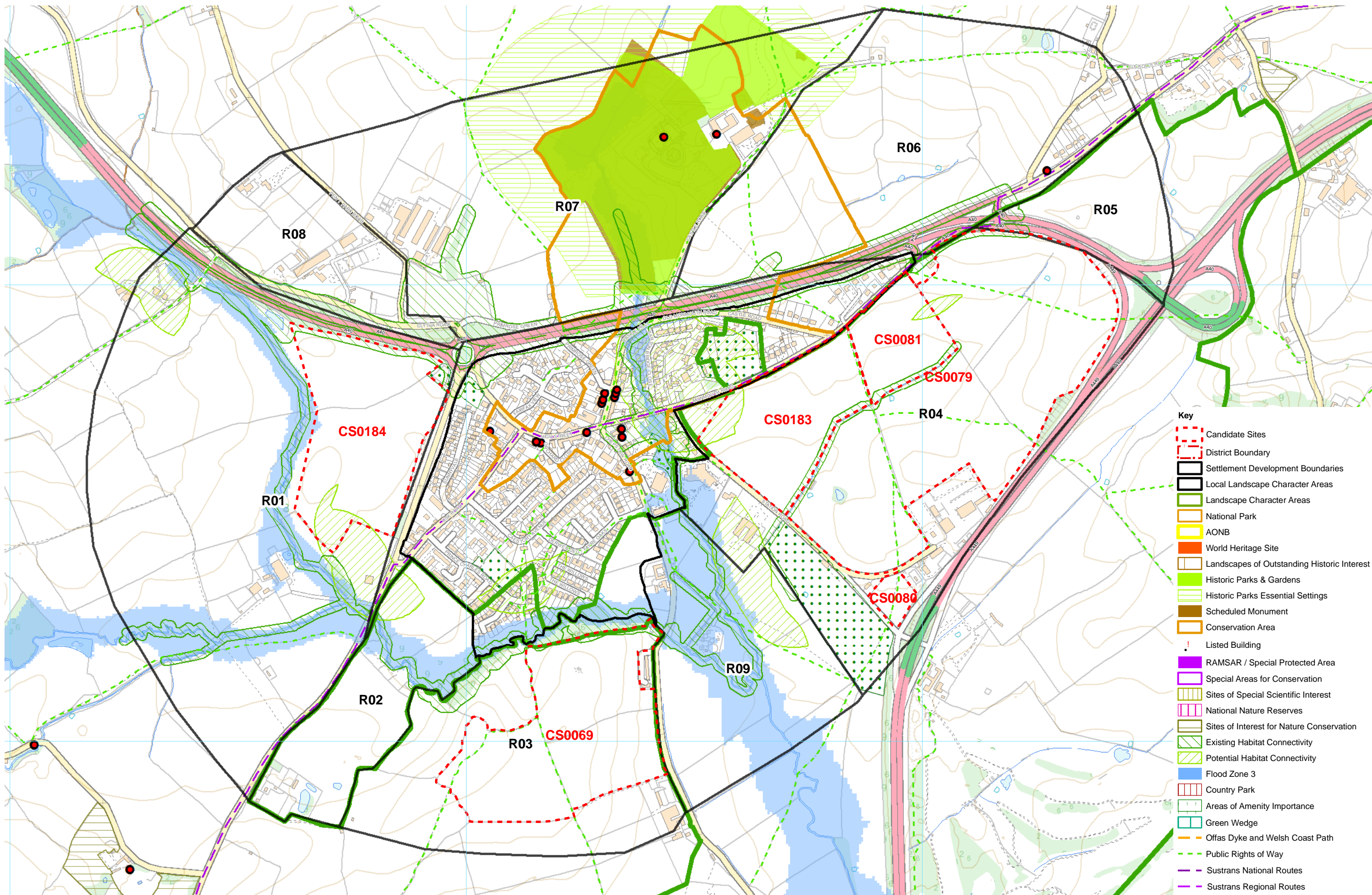


Raglan candidate sites

Site reference	Sensitivity
CS0069	High/medium
CS0079	Medium
CS0080	High/medium
CS0081	Medium
CS0183	Medium
CS0184	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**
- 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

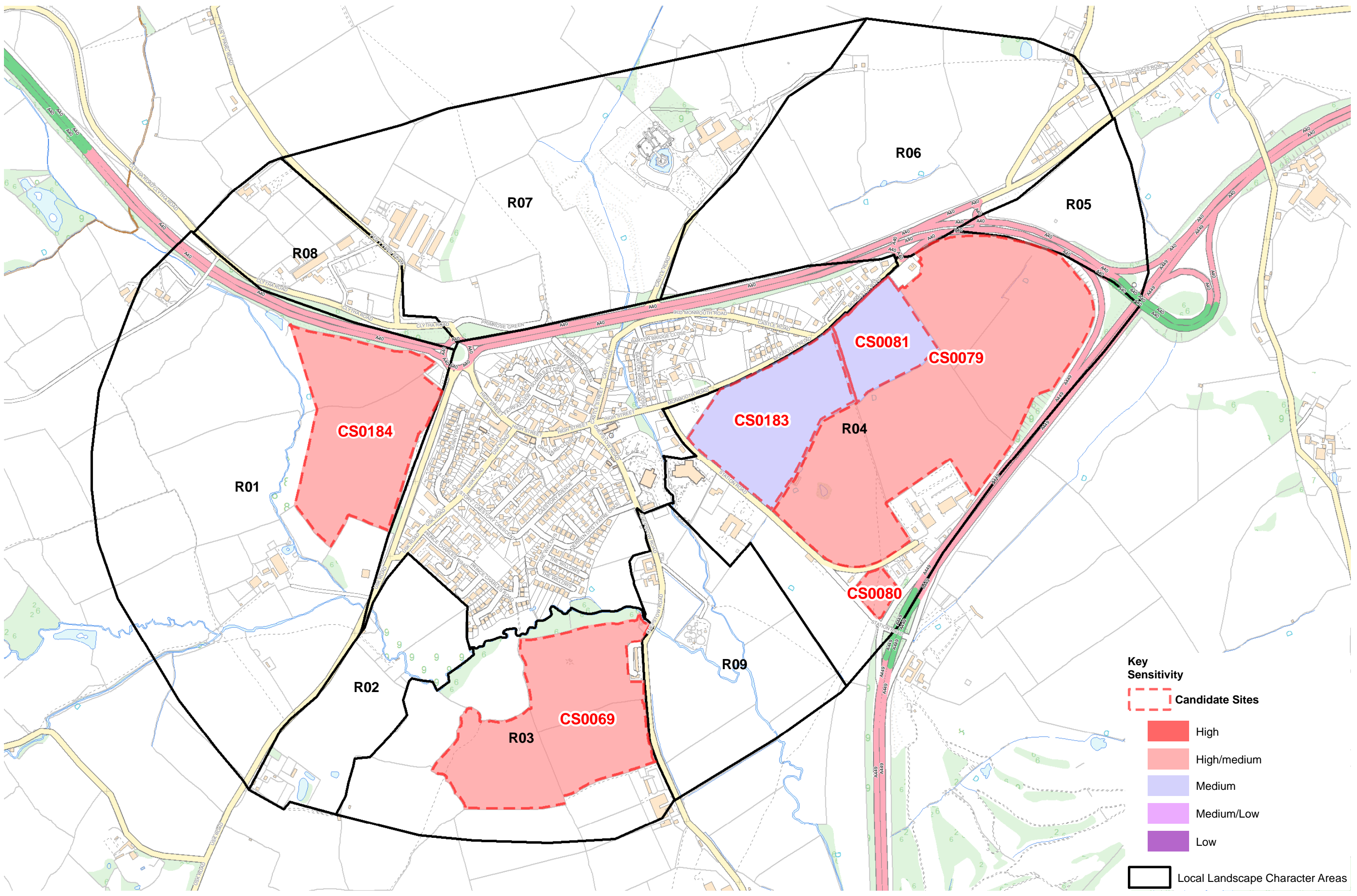
0 0.125 0.25 0.5 Kilometres



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 www.whiteconsultants.co.uk

Project: Monmouthshire Landscape Sensitivity Study
 Client: Monmouthshire County Council
 Date: November 2019
 Status: Final

Settlement: Raglan Site Constraints



Key Sensitivity

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

0 0.125 0.25 0.5 Kilometres



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 www.whiteconsultants.co.uk

Project: Monmouthshire Landscape Sensitivity Study
 Client: Monmouthshire County Council
 Date: November 2019
 Status: Final

Raglan

Landscape Sensitivity of Candidate Sites

SUMMARY

Key characteristics

Low lying ridge including the high point to the west, with rounded profile valley sides.
Three medium sized rectilinear fields, mixed arable and pastoral, with low cut hedges.
Primarily strong riparian tree cover to the north with very few trees in hedgerows.
A small commercial estate, Enterprise Park, lies to the east.
PROWs crossing the area and linking the settlement to the wider countryside to the south.
The ridge forms the local skyline to the south of the settlement visible to the east and west.

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

The susceptibility of the area lies in its slopes and skyline south of the settlement which would make housing prominent, its separation as open countryside from the settlement by Nant y Wilcae and the latter's watercourse and riparian corridor. Its value lies in the habitat connectivity of the watercourse and the PROWS crossing the area. LANDMAP value is outstanding for cultural landscapes and high for visual and sensory.

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 R03

LLCA sensitivity High/medium

Relationship of site with LLCA Majority of the area including the high point and slopes to the east.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL038	MNMTHGL040
Value	Moderate	Moderate

Landscape habitats

Number	MNMTHLH127
Value	Moderate

Visual and sensory

Number	MNMTHVS038
Value	High

Historical landscapes

Number	MNMTHHL057
Value	High

Cultural landscapes

Number	MNMTHCL048
Value	Outstanding

Landscape Character Area

Number R03 **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

Gently sloping valley sloping north east to south west rolling over to A449 to the south east.
 Rectilinear mainly arable and pasture fields with low cut hedge boundaries and with trees especially along watercourse.
 Sports field, highways depot and natural burial ground surrounding.
 The area is fairly open and overlooked by the settlement [in Conservation Area] and A40[T] to the north and to an extent by Raglan Castle [an SM] which can view its north eastern edge and southern fringes.
 Habitat connectivity along the small watercourse and riparian corridor.
 The site is not well connected to the settlement, brushing its eastern extent only.
 The site lies on the main eastern approach to the settlement.
 The adjacent main roads of the A40[T] and A449[T] are detractors although only visible to the north and they reduce the area's tranquillity.

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 susceptibility of the area lies in its openness and rising landform to the south and east which is more widely visible than the north and west, the existing habitat connectivity of the small watercourse with its associated riparian vegetation, its overlooking by the natural burial ground to which it forms part of the setting, the public rights of way across it, and its location on the eastern edge of the settlement highly visible from the main road approaches from the east. The value of the area lies in its location adjacent to Raglan Conservation Area and as part of the wider setting of Raglan Castle especially to the east, its PROWs and existing habitat connectivity of the watercourse. LANDMAP value is outstanding for cultural landscape and high for historic landscape. The least sensitive part of the area and the only area considered appropriate for housing development is the north western corner- corresponding with site CS0081. However, there should be strong tree cover on its eastern boundary to screen development and public access and protection/planting to and along the riparian corridor to the south, with careful consideration of the gateway location of the site.

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

IICA number R04
IICA sensitivity Medium
Relationship of site with IICA Large proportion of area between settlement and A449

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL036	MNMTHGL040
Value	High	Moderate

Landscape habitats

Number	MNMTHLH127	MNMTHLH130	MNMTHLH051
Value	Moderate	Moderate	Low

Visual and sensory

Number	MNMTHVS100
Value	Moderate

Historical landscapes

Number MNMTHHL057

Value High

Cultural landscapes

Number MNMTHCL048

Value Outstanding

Landscape Character Area

Number R04 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

playing field to the west is an area of amenity importance

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 Conservation Area to north west with Raglan Castle SM beyond

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Gently sloping pasture/grass field with low cut hedge boundaries and with trees along the A449 boundary.
Lies between floodlit sports field and highways depot with pasture and a rural dwelling to the north.
The site is situated almost 500m away from the nearest housing in Raglan.
Enclosed on two sides but more open to the south west.
The adjacent A449[T] is a detractor and reduces the area's tranquillity.

Landscape sensitivity high/medium

The susceptibility of the area lies in its location around 500m away from the residential part of the settlement surrounded by a mix of other uses within open countryside. LANDMAP value is outstanding for cultural landscape and high in parts for historic landscape. Potential development here would significantly extend the perception of the settlement, would be out of character and could act as a precedent for other housing 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 R04

LLCA sensitivity Medium

Relationship of site with LLCA Small field on the south eastern edge of the area away from the settlement and adjacent to the A449.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL040	MNMTHGL036
Value	Moderate	High

Landscape habitats

Number	MNMTHLH127
Value	Moderate

Visual and sensory

Number	MNMTHVS100	MNMTHVS096
Value	Moderate	Low

Historical landscapes

Number	MNMTHHL057
Value	High

Cultural landscapes

Number	MNMTHCL048
Value	Outstanding

Landscape Character Area

Number	R04	also includes
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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

Gently sloping valley sloping north east to south west.

Rectilinear pasture field with low cut hedge boundaries and with very few trees including along watercourse to the south.

The area is open and overlooked obliquely by the settlement [in Conservation Area] and A40[T] to the north.

Habitat connectivity along the small watercourse and riparian corridor to the south.

The site is not particularly well connected to the settlement, fronting its eastern extent only.

The site lies on the main eastern approach to the settlement.

The nearby A40[T] is a detractors although only visible to the north and it reduces the area's tranquillity.

Landscape sensitivity medium

The susceptibility of the area lies in its openness, the existing habitat connectivity of the small watercourse with its associated riparian vegetation, the public rights of way adjacent, and its location on the eastern edge of the settlement visible from the main road approaches from the east. The value of the area lies in its location adjacent to Raglan Conservation Area, the adjacent PROW and existing habitat connectivity of the watercourse. LANDMAP value is outstanding for cultural landscape and high for historic landscape. Any development of this area is linked to the site to the south west, CS0183, which would be more appropriate for development before this area due to its proximity to the centre of Raglan, notwithstanding the sensitivity of the natural burial ground. The site has development potential but there should be strong tree cover on its eastern boundary to screen development and public access to and along, and protection/planting of, the riparian corridor to the south and careful consideration of the gateway location of the site.

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

IICA number R04

IICA sensitivity Medium

Relationship of site with IICA On the northern edge of the area adjacent to the settlement.

LANDMAP CONTEXT

Geological landscapes

Number	MNMTHGL036	MNMTHGL040
Value	High	Moderate

Landscape habitats

Number	MNMTHLH127
Value	Moderate

Visual and sensory

Number	MNMTHVS100
Value	Moderate

Historical landscapes

Number	MNMTHHL057
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Value High

Cultural landscapes

Number MNMTHCL048

Value Outstanding

Landscape Character Area

Number R04 **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 Conservation Area to north west with Raglan Castle SM beyond

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Gently sloping valley sloping to south west.

Regular arable field with low cut hedge boundaries and with trees especially along watercourse.

Natural burial ground adjacent to north western corner.

The area is fairly open and overlooked by the settlement [in Conservation Area].

Habitat connectivity along the small watercourse and riparian corridor.

The settlement appears to have extended eastwards incrementally beyond Hill House with a gap adjacent to the site and is mitigated to an extent by maturing vegetation.

There are clear views across the site to the wider countryside to the south from the natural burial ground, PROW to the east and Monmouth Road.

The nearby main roads of the A40[T] and A449[T] reduce the area's tranquillity.

Landscape sensitivity medium

The susceptibility of the area lies in its openness, the existing habitat connectivity of the small watercourse with its associated riparian vegetation, its overlooking by the natural burial ground to which it forms the setting, and views from the public right of way across it. The value of the area lies in its location adjacent to Raglan Conservation Area, its PROWs and existing habitat connectivity of the watercourse. LANDMAP value is outstanding for cultural landscape and high for historic landscape and geological landscape. The area has potential for housing. If development was carried out on this site it would need to respect the burial ground with a very wide open space and screening buffer (75-100m), designed and preferably planted in advance (10-15 years before development) with the rest of development adjacent to the settlement edge. The riparian corridor to the south should be protected and enhanced with public access along it.

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 R04

ILCA sensitivity Medium

Relationship of site with ILCA Eastern corner of the area close to the settlement edge.

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL036

Value High

Landscape habitats

Number MNMTHLH127

Value Moderate

Visual and sensory

Number MNMTHVS100

Value Moderate

Historical landscapes

Number MNMTHHL057

Value High

Cultural landscapes

Number MNMTHCL048 MNMTHCL044

Value Outstanding Outstanding

Landscape Character Area

Number R04 **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 Conservation Area to north covering horse pasture and surrounding settlement with Raglan Castle SM beyond

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

Biodiversity designations comments -

Other

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

SUMMARY

Key characteristics

Gently rolling lowland falling west to small stream course.
Two large rationalised irregular arable fields with low cut hedges and tree cover along watercourses and Usk Road.
Sparse settlement pattern west of Usk Road around the site- farmsteads and rural dwelling in large garden.
The edge of Raglan to the east is linear and largely mitigated and contained by the raised Usk Road with its tree cover and the A40[T] to the north is generally screened but reduces the tranquillity of the area.
Existing habitat network along the stream course and A40[T].
The site is very open to the west and wide views are possible to and from the west across the surrounding countryside.
Area of amenity importance to the north east.

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 area lies in its clear separation from settlement on the other side of the Usk Road, the open and raised character of the site visible from adjacent roads and the settlement and the wider countryside to the west, the rolling nature of the site, the stream course with riparian vegetation, floodplain and existing habitat connectivity to the west. There may be potential views of development from Raglan Castle. The value of the area lies in the habitat connectivity to the west. LANDMAP value is outstanding for cultural landscape and high for historic landscape and visual and sensory.

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 R01
ILCA sensitivity High/medium
Relationship of site with ILCA North eastern corner

LANDMAP CONTEXT

Geological landscapes

Number MNMTHGL037
Value Moderate

Landscape habitats

Number MNMTHLH128
Value Moderate

Visual and sensory

Number MNMTHVS038 MNMTHVS069
Value High Moderate

Historical landscapes

Number MNMTHHL057
Value High

Cultural landscapes

Number MNMTHCL048

Value Outstanding

Landscape Character Area

Number R01 **also includes**

DESIGNATIONS

National Park AONB

Landscape designations comments

Area of amenity importance i.e. allotments, in the north eastern corner outside the site

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 Raglan Castle [SM and Conservation Area] lies to the north east at a distance

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

Biodiversity designations comments -

Other

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