

# Proposed Business/Commercial B1 Use and Ground-mounted Solar PV Generation Project: Raglan Enterprise Park

## Landscape and Visual Appraisal

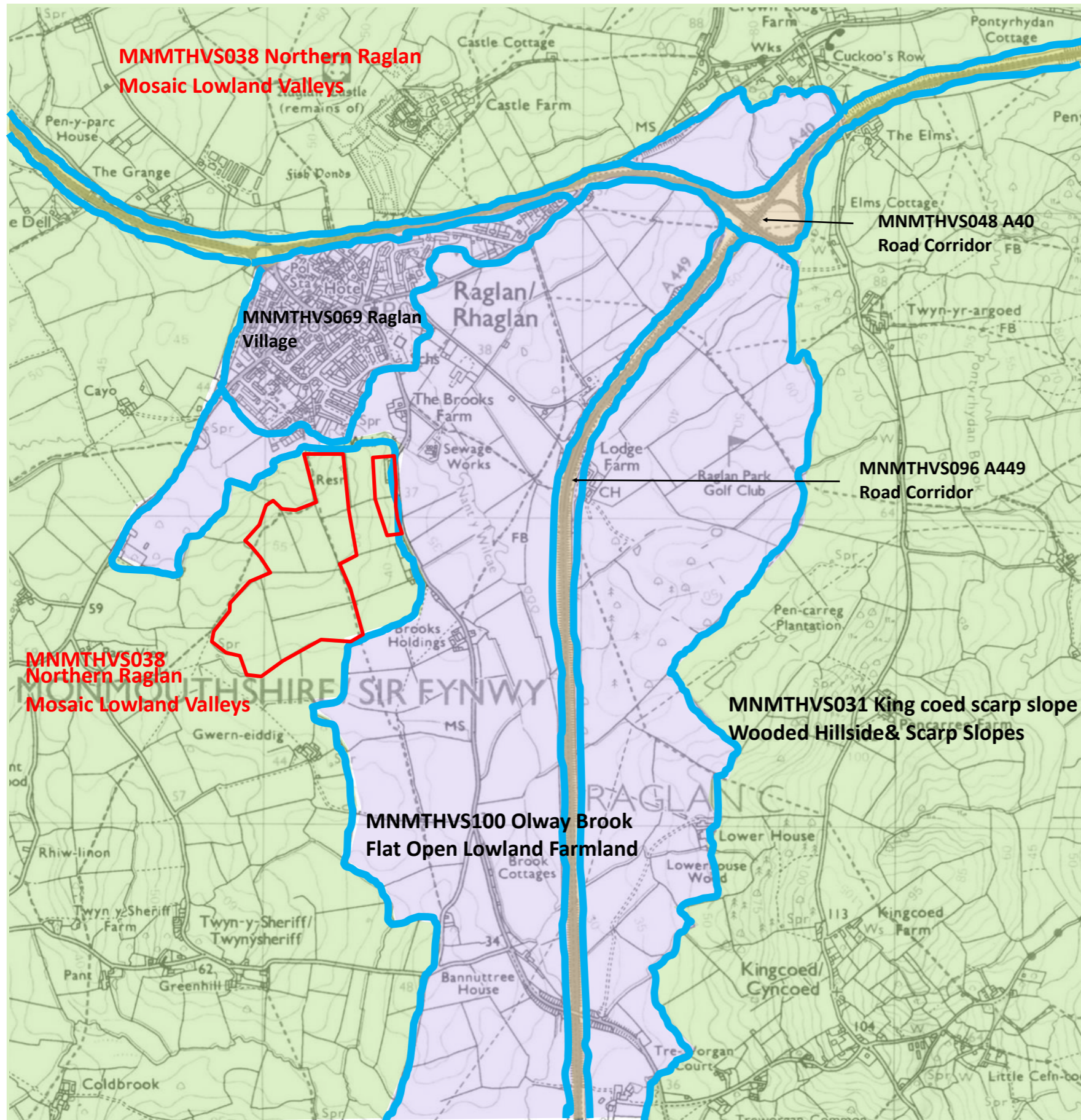
### APPENDICES

#### Appendix B: Illustrations - Figures

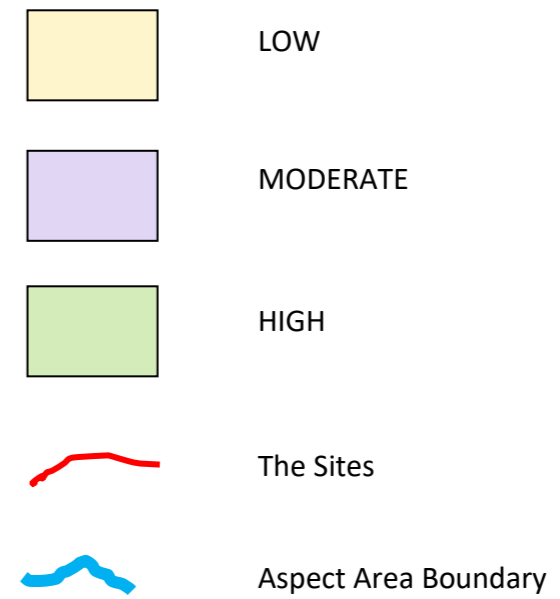
MLD/01	LANDMAP data (Visual and Sensory overall evaluation)
MLD/02	Viewpoint location plan
MLD/03	Viewpoint photo VP1
MLD/04	Viewpoint photo VP2
MLD/05	Viewpoint photo VP3
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MLD/599/01	Green Infrastructure Assets—Wider Context

October 2024

*McQuitty Landscape Design*



**LANDMAP OVERALL V AND S EVALUATION**



**LANDMAP DEFINITION OF TERMS:**

'Outstanding' Value is of National or International importance  
 'High' value is of County or Regional importance  
 'Moderate' value is of Local importance  
 'Low' is of little or no importance  
 Source: published LANDMAP Data Sets, Countryside Council for Wales, January 2013

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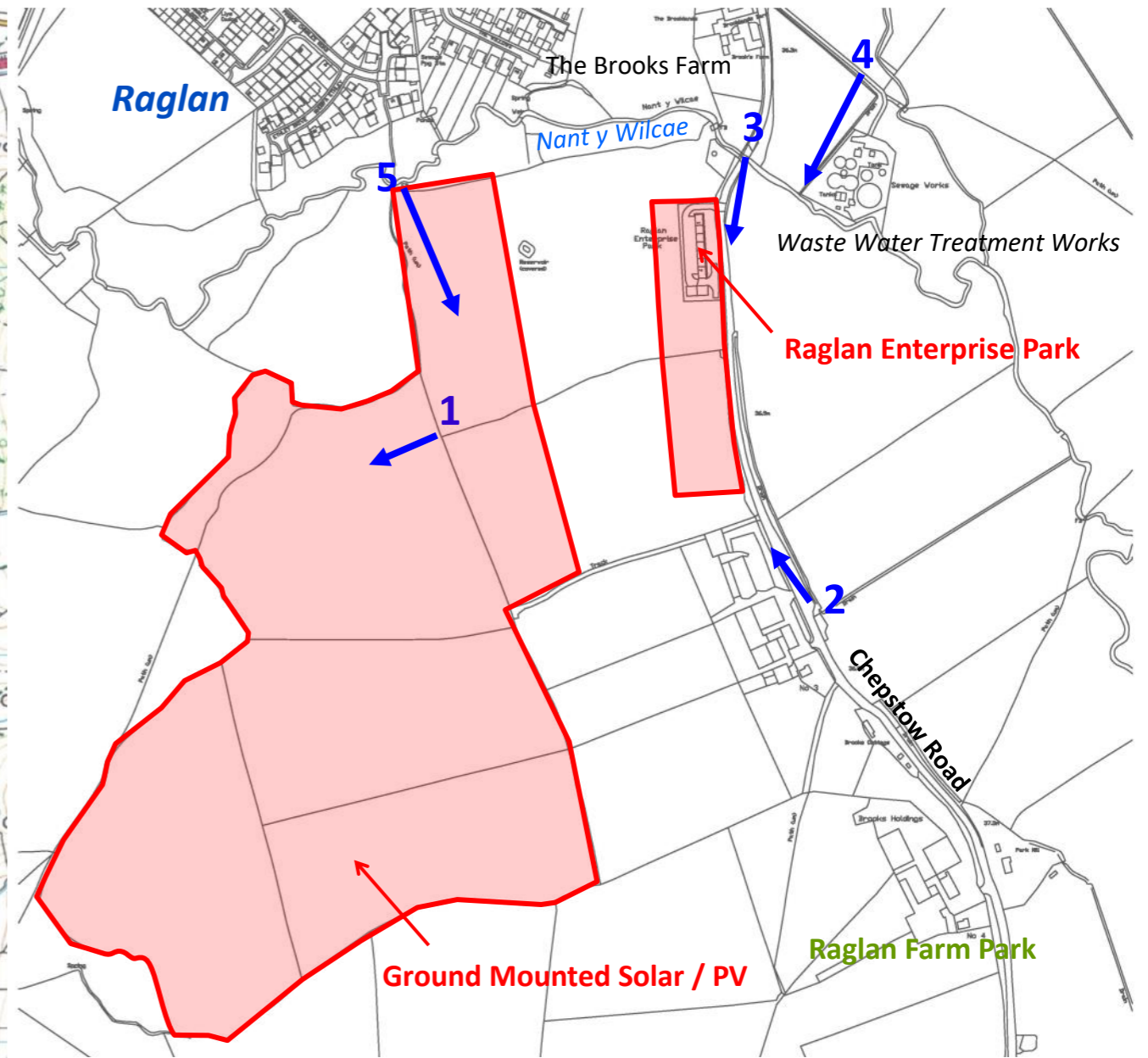
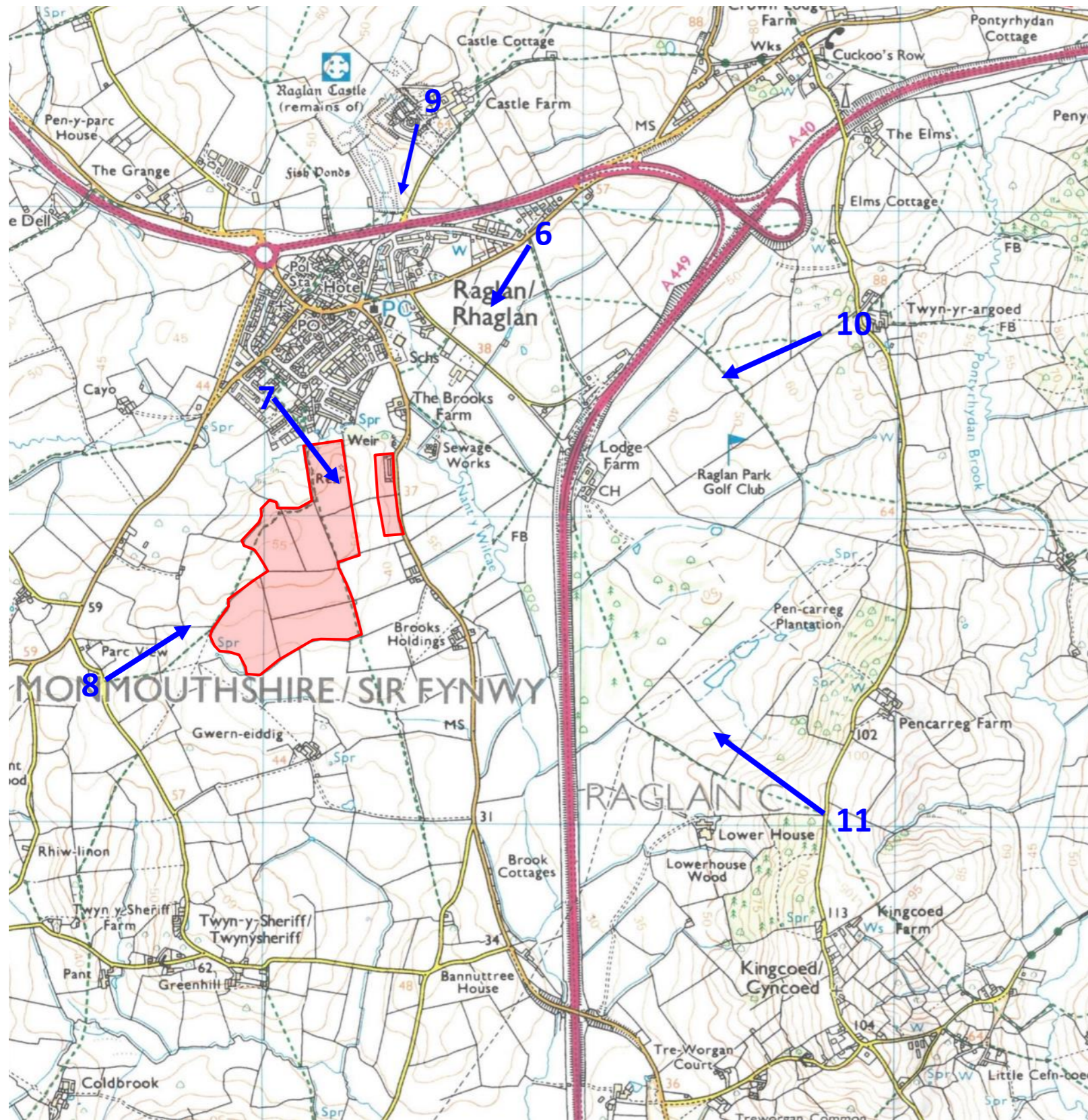
**APPENDIX B**

**LANDMAP Data: Visual and Sensory Overall Evaluation**

MLD/01

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- KEY**
- The Site
  - Viewpoint Photo Locations

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**APPENDIX B**

**Viewpoint Location Maps**

MLD/02





**VP1** This viewpoint is located on a well used public footpath at a point where it emerges from woodland adjacent to the Nant Y Wilcae into open pasture on rising ground. It is proposed that the ground mounted solar / PV scheme will occupy this part of the field. A corridor, approximately 15m wide, containing the footpath, will be retained for landscaping. This will be planted with groups of native trees with a new hedgerow defining the boundary with the solar scheme, which will be maintained at a height no less than 3.0m. Initially there will be a substantial adverse effect on views for footpath users but these effects will be considerably reduced once the planting becomes established.

VIEWPOINT GRID REFERENCE  
**SO 41134 07202**

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**APPENDIX B**  
**Viewpoint Photo VP1**  
MLD/03





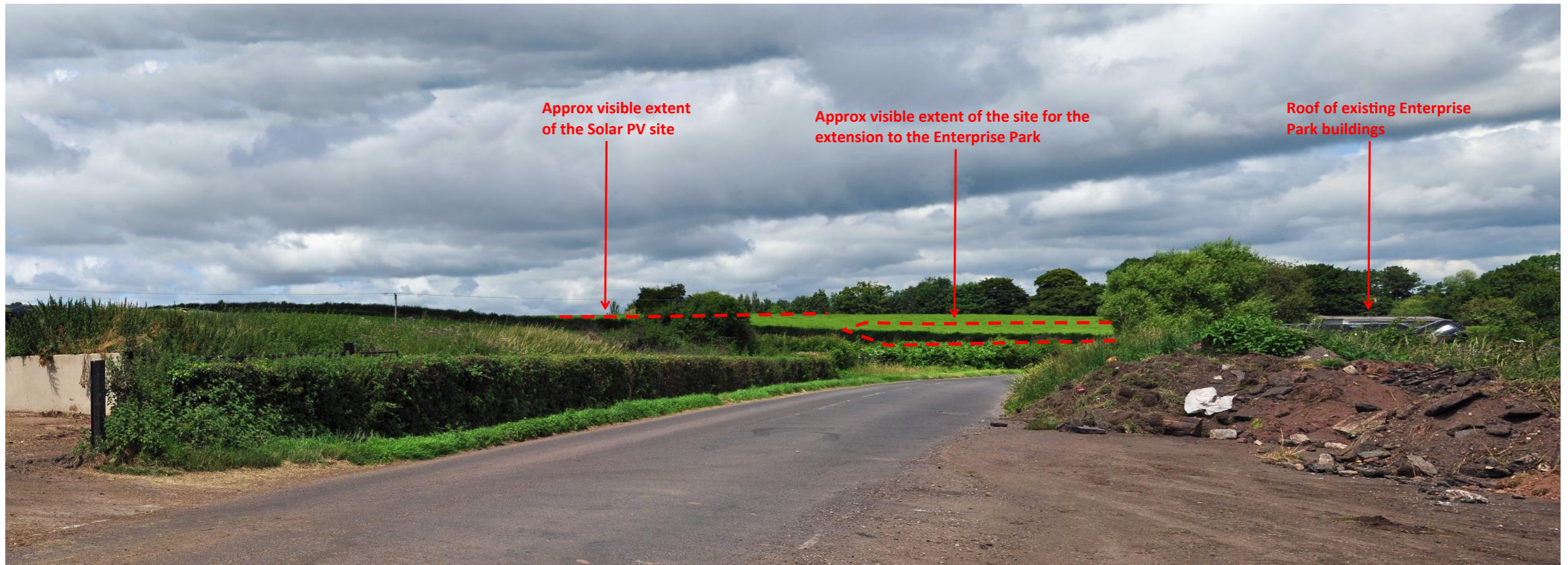
**VP2** This viewpoint is located at a field gate at an elevated point on a public footpath. From here there are far reaching views to the south and west, across a relatively flat pasture, enclosed by established hedgerows. The proposed ground mounted solar / PV will occupy this field as well as those fields immediately to the south and west, and part of the field to the east.

VIEWPOINT GRID REFERENCE  
**SO 41172 07002**

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**APPENDIX B**  
**Viewpoint Photo VP2**  
MLD/04





Approx visible extent  
of the Solar PV site

Approx visible extent of the site for the  
extension to the Enterprise Park

Roof of existing Enterprise  
Park buildings

**VP3** For northbound road users approaching Raglan from the south on the Chepstow Road, this will be one of the first views they get of the site, which comprises several fields on gently rising ground demarcated by managed hedgerows. The existing buildings which comprise the Enterprise Park are visible in front of a backdrop of riparian woodland flanking the Nant y Wilcae watercourse. From here the proposed extension to the Enterprise Park will be visible. However the additional roadside planting will help to assimilate it into this landscape setting. Most of the proposed solar PV scheme is located beyond the crest of the ridgeline, however it is likely that the front edges of some of the panels may be visible on the ridgeline.

VIEWPOINT GRID REFERENCE  
SO 41484 06862

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**APPENDIX B**  
**Viewpoint Photo VP3**  
MLD/05





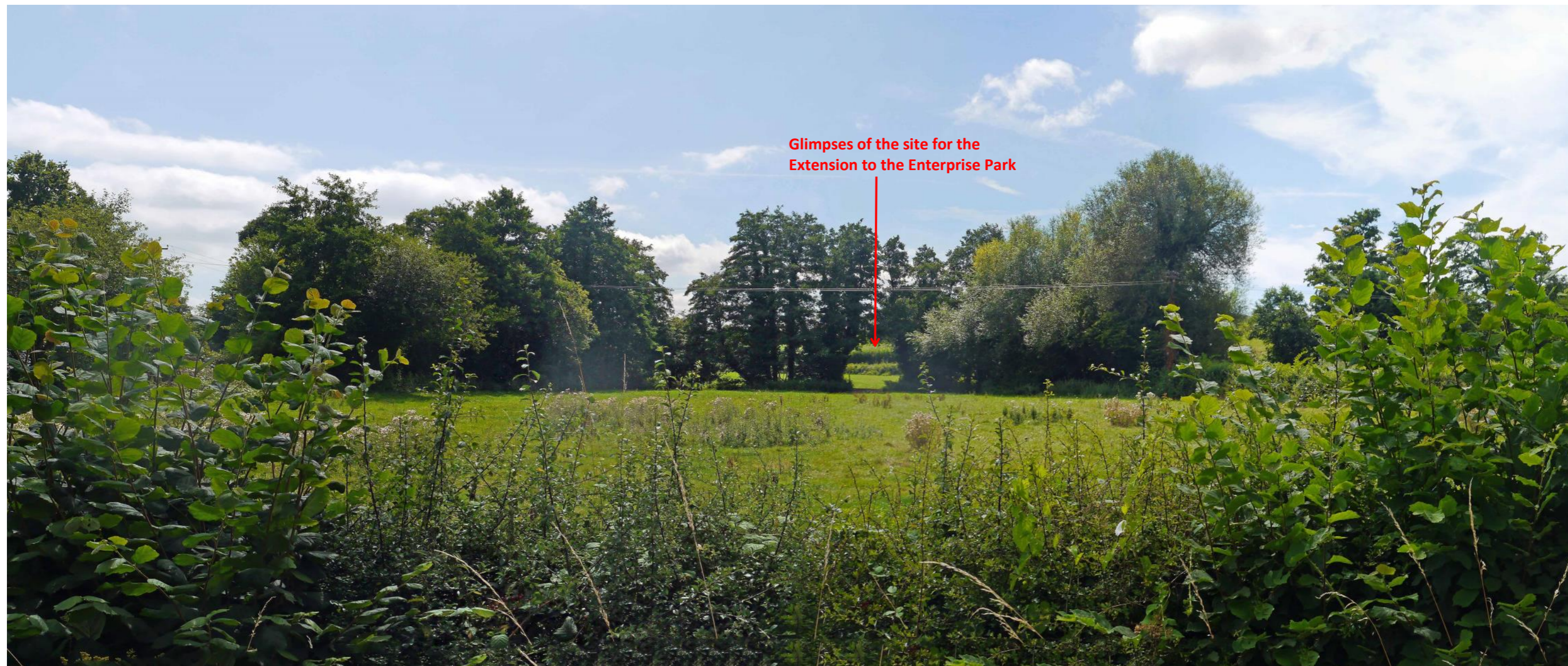
**VP4** From the bridge crossing the Nant y Wilcae stream, this is the first view southbound road users on the Chepstow Road get of the existing Enterprise Park buildings. The site for the proposed extension remains substantially hidden behind roadside hedgerows. Some of the proposed employment buildings will be visible above the hedgerow, but reinforcement planting will help to mitigate their visibility. From here it is possible that the outer edges of a few of the solar PV units will be glimpsed beyond the ridgeline in the field behind the existing Enterprise Park buildings, although any view of the units will diminish as the associated mitigation hedgerow on the eastern boundary of the solar arrays becomes established.

VIEWPOINT GRID REFERENCE  
**SO 41434 07237**

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**APPENDIX B**  
**Viewpoint Photo VP4**  
MLD/06





**VP5** From a nearby section of the 'Raglan Healthy Footsteps' locally-promoted footpath, there are views across a field towards the site partially visible on the sloping ground beyond the tree-lined Nant y Wilcae watercourse. Whilst there are glimpses of the site for the proposed extension to the Enterprise Park, rather more of it and its buildings will be visible after leaf fall, until such times as the reinforced roadside planting becomes established. The eastern edge of the proposed solar PV scheme may also be slightly visible on the ridgeline, after leaf fall.

VIEWPOINT GRID REFERENCE  
**SO 41530 07313**

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**APPENDIX B**  
**Viewpoint Photo VP5**  
MLD/07





**VP6** From a locally-promoted public footpath (part of 'Raglan Healthy Steps'), close to its junction with the Monmouth Road at the eastern edge of Raglan, there are south-westerly views across fields. Beyond the buildings on Station Road in the middle distance, the upper parts of some of the fields which comprise part of the solar PV site are visible. Although the existing Enterprise Park is hidden by intervening vegetation it is likely that there may be glimpses of it after leaf fall. The eastern extremity of the proposed solar PV scheme will be glimpsed, and perhaps some of the extended Enterprise Park. On the opposite side of Monmouth Road, there are a number of residential properties, some of which may get a similar view to this depending on the extent of garden boundary and curtilage vegetation.

VIEWPOINT GRID REFERENCE  
**SO 41834 07902**

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**APPENDIX B**  
**Viewpoint Photo VP6**  
MLD/08





Northern parts of the proposed  
Solar PV scheme visible

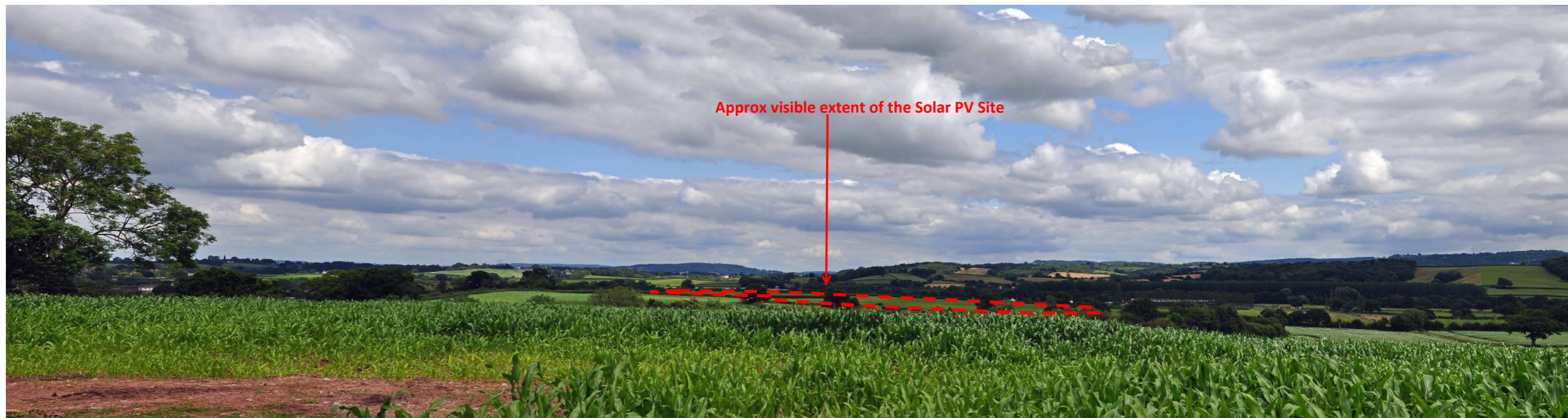
**VP7** From the entrance to a local playground on Prince Charles Road, a street in a residential estate on the south western edge of Raglan, there are glimpsed views of upper parts of a field beyond the woodland fringing the Nant Y Wilcae stream. The site for the extended Enterprise Park scheme is located on the lower slopes of this field but is not visible from here. The northernmost parts of the solar PV scheme will be visible in the field above the rooftops but the great majority of the proposed arrays will be hidden by intervening topography.

VIEWPOINT GRID REFERENCE  
SO 41025 07381

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PV Generation Project: Raglan Enterprise Park

**APPENDIX B**  
**Viewpoint Photo VP7**  
MLD/09





**VP8** At a point where a public footpath meets a country lane, close to two residential properties, there are pleasant easterly views across the rolling Monmouthshire countryside. Several of the fields which comprise the proposed solar PV scheme will be visible from here, and there will be more visibility once the foreground maize crop has been harvested. However the arrays will be contained by existing hedgerows and proposed boundary tree planting will further help to assimilate them into the landscape. Set down into the valley, the site for the proposed extension to the Enterprise Park does not appear to be visible in this view.

VIEWPOINT GRID REFERENCE  
SO 40503 06463

Proposed Business/Commercial B1 Use and Ground-mounted Solar PV  
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**APPENDIX B**  
**Viewpoint Photo VP8**

MLD/10





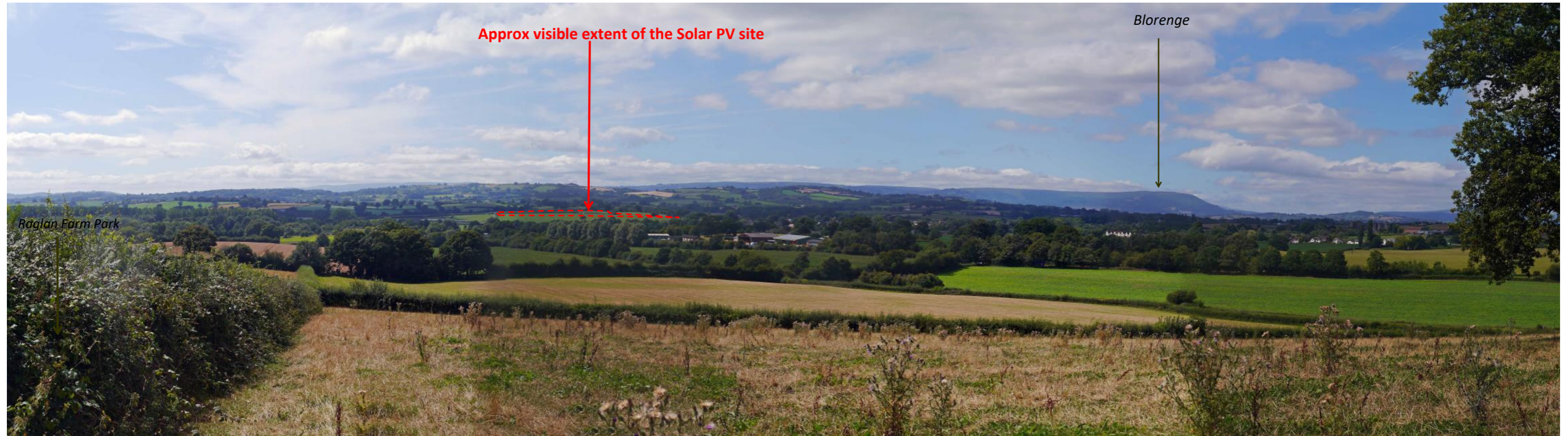
**VP9** From the top of Raglan Castle there are fine, panoramic views over the rooftops of Raglan to the countryside beyond. Prominent is the tower of St Cadoc's Church. From here at least the corner of one of the fields where the solar PV scheme is proposed is visible. It is possible that limited further parts of the solar PV scheme may be visible above field hedgerows but the great majority of the arrays will not be visible. Intervening trees hide the site of the proposed extension to the Enterprise Park and it is unlikely that it will be visible.

VIEWPOINT GRID REFERENCE  
**SO 41465 08325**

Proposed Business/Commercial B1 Use and Ground-mounted Solar PV  
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**APPENDIX B**  
**Viewpoint Photo VP9**  
MLD/11





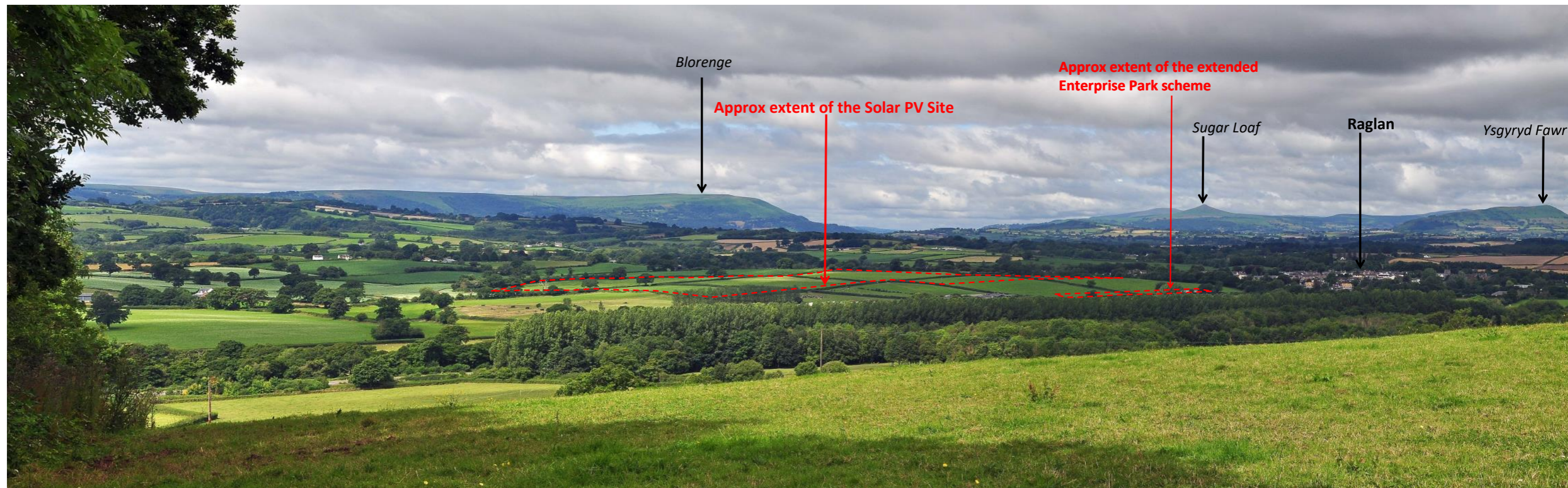
**VP10** From a public footpath just under 1.5kms to the east of the site, there are pleasant far-reaching views across the gently undulating Monmouthshire countryside. The site occupies several fields on the low whale-backed ridge in the middle distance. From here, the eastern extremities of the proposed solar PV scheme will be visible cresting this ridge. Additional tree and hedgerow planting will mitigate these views. At this separation distance, and with the enclosure of hedgerows, the arrays will tend to be muted in appearance and somewhat like an arable crop. The site for the proposed extension to the Enterprise Park on the lower slopes of this ridge is largely hidden by intervening vegetation; however there may be glimpses of the rooftops of the associated development.

VIEWPOINT GRID REFERENCE  
**SO 42743 07584**

Proposed Business/Commercial B1 Use and Ground-mounted Solar PV  
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**APPENDIX B**  
**Viewpoint Photo VP10**  
MLD/12





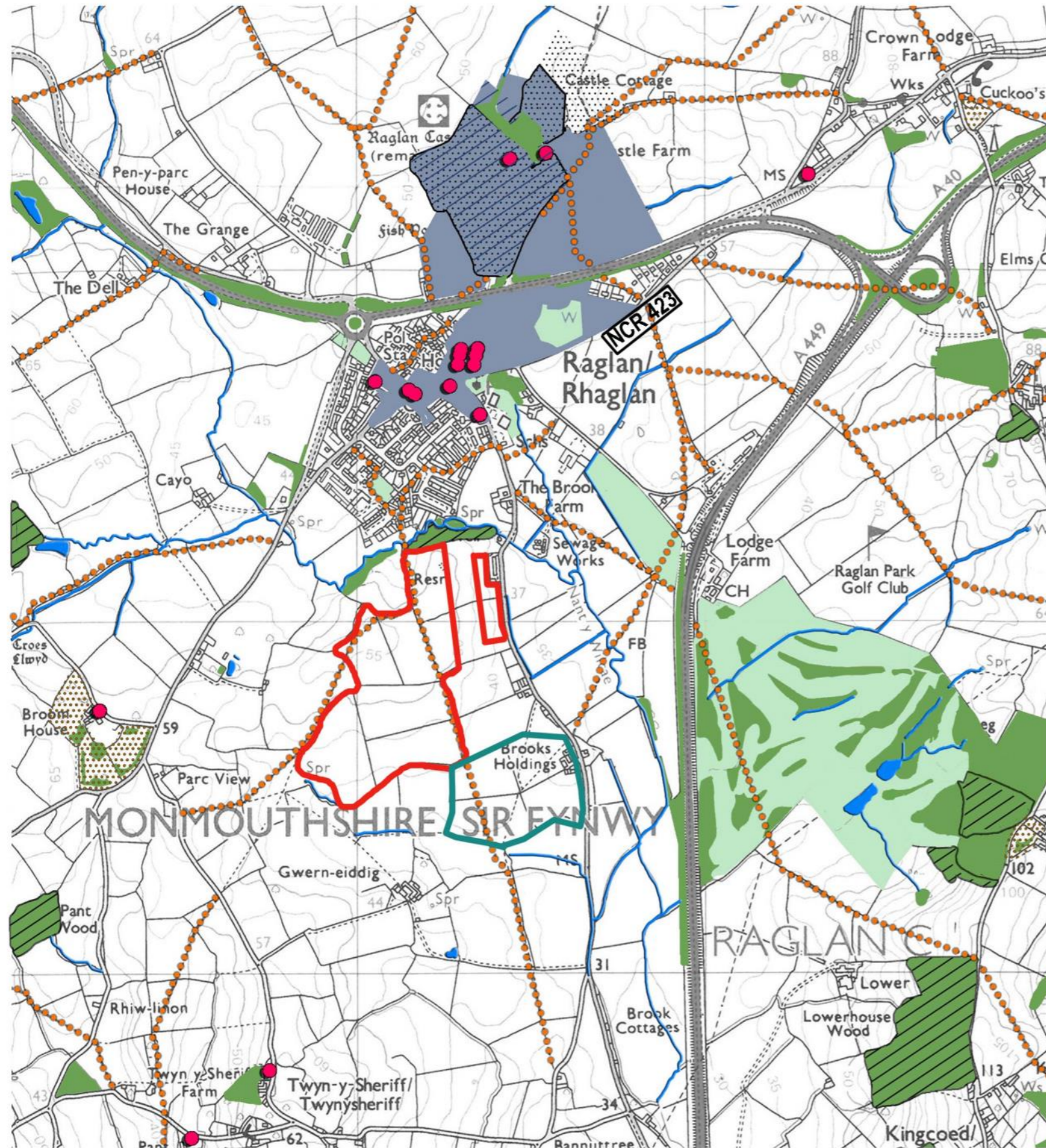
**VP11** From a public footpath on the ridge above Lower House, there are fine panoramic views across the roiling Monmouthshire countryside towards the Brecon Beacons National Park in the far distance. Just visible on the horizon are the peaks of Ysgyrd Fawr, the Sugar Loaf and Blorenge. Visible in the middle distance is the settlement of Raglan. The existing buildings on Raglan Enterprise Park are visible beside the Chepstow Road approximately 1.75kms from this viewpoint. From here the proposed new build will be visible, albeit softened by the proposed planting scheme. Much of the proposed solar scheme, which occupies fields on the rising ground to the south and west of the Enterprise Park, will also be visible. However, at this separation distance, and with the enclosure of hedgerows, the arrays will tend to muted in appearance and somewhat like an arable crop.

VIEWPOINT GRID REFERENCE  
**SO 42779 06044**

Proposed Business/Commercial B1 Use and Ground-mounted Solar PV  
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**APPENDIX B**  
**Viewpoint Photo VP11**  
 MLD/13





LEGEND

-  Site Boundary
-  Woodland
-  Water Courses and Water Bodies
-  Open Spaces
-  Common Land
-  Rights Of Way
-  Ancient Woodland
-  Local Wildlife Sites
-  Conservation Area
-  Historic Parks And Gardens
-  Scheduled Ancient Monument
-  Listed Buildings
-  Raglan Farm Park
-  National Cycle Route NCR 423

 <b>McQuitty Landscape Design</b> <small>CHARTERED LANDSCAPE ARCHITECTS</small> <small>email.mld@larchgroup.co.uk</small>	Client: For MCC Estates		
	Scale: 1:5000 Printed @A3	Drawn: SS	Checked: DM
<b>JOB</b> MCC Raglan Enterprise Park LDP CS Ref: CS0069 <b>TITLE</b> Green Infrastructure Assets: Wider Context	Project No: 599	Drawing No: MLD/599/01	Revision: --