Landscape and Visual Impact Assessment

Land at Station Road
March 2024

TG Report No. 11094_R07d_OK

Tyler Grange

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Contents:

Appendices:

Plans:

Section 1: Introduction and Scope

1.1. Tyler Grange has been appointed by Richborough to undertake an assessment of the potential landscape and visual effects associated with the creation of a potential new residential development to the south of Monmouth Road, Raglan (hereby referred to as the "Site") which has been identified for an allocation of 55 dwellings within the emerging Replacement Local Development Plan (2018 – 2033).

1.2. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environment Statement (ES) required by the Environmental Impact Assessment (EIA) requirements. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.

1.3. The assessment contained within this report has been prepared and reviewed by a Chartered Member of the Landscape Institute (CMLI). This report was prepared during December 2023.

1.4. This LVIA is accompanied by illustrative plans and photography, included at the rear of this report.

Site Context

1.5. The Site extends to approximately 4.56ha and is located at the eastern edge of the settlement of Raglan, Monmouthshire (see Plan 1), with Monmouth Road running adjacent to the northern boundary and Station Road running adjacent to the western boundary as illustrated in Plan 2. The Site comprises part of a single agricultural field which slopes steadily down from the north (approximately 50m AOD) to the south (approximately 38m AOD). Beyond the Site to the south-west, the land continues to fall towards Twyn-y-Sheriff, Usk.

1.6. The north-western boundary adjoins a small community cemetery and the southern boundary is defined by a mature hedgerow, scattered trees and a wet ditch. The eastern boundary is open, with no defined edge due to the Site forming part of a wider field parcel that extends to approximately 7.71 ha. At the very eastern edge of this wider field parcel, it's boundary is marked by a mature hedgerow and trees, with a Public Right of Way (PRoW) running along its edge. No public access is available to the Site itself via PRoW or Open Access Land.

Section 2: Methodology and Scope

2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

> "Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected."

2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition[1] (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

> "...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of development on views experienced by visual receptors, and upon the amenity value of the views.

2.5. Landscape character is defined in the GLVIA3 as:

> "A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

2.7. Changes to views will occur where there is:

[1] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

Methodology

2.8. The methodology and guidelines used in the preparation of this assessment have been developed from the following documents:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014[2];
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013;
- Visual Representation of Development Proposals (TGN 06/19), LI, September 2019; and
- Assessing landscape value outside national designations (TGN 02/21), May 2021.

2.9. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

2.10. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-Site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-Site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

[2] Natural England (2014) An Approach to Landscape Character Assessment. Second Edition

Identification of Receptors and Their Sensitivity

2.11. The desktop and on-Site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

2.12. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Development. Receptors that are identified but then deemed to not be affected by the Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

2.13. Landscape sensitivity is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

2.14. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

2.15. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

2.16. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

2.17. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 1 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

2.18. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.

2.19. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

2.20. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view, to low, where the change is barely perceptible.

2.21. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

2.22. Best practice guidelines stipulate that the level of any landscape evaluated, both during the construction works and following completion of the development.

2.23. This section of the LVIA assesses the potential effects of the development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this report. This has included consideration of the effects arising at Year 1 and Year 15, i.e. before and after mitigation planting has become established.

2.24. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:

- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect; and
- Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.

2.25. The assessment of potential and residual effects (Year 15) is based upon the thresholds as contained at Appendix 1.

2.26. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Mitigation Measures

2.27. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment.

2.28. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.

Section 3: Policy Background

National Planning Policy

Planning Policy Wales (Edition 12, February 2024) ('PPW')

3.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.

3.2. Chapter 6 of PPW covers 'Distinctive and Natural Places'. The Distinctive and Natural theme covers environmental and cultural components of placemaking and is of relevance to this report.

Technical Advice Notes

3.3. Each Technical Advice Note (TAN) provides detailed planning advice on a different subject. They should be taken into account by Local Planning Authorities when they are preparing development plans. They should be read along with the PPW which sets out the land use planning policies.

3.4. The TANs that may influence the landscape and visual elements of a local plan are considered below.

TAN5: Nature Conservation and Planning (2009)

3.5. This TAN provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

3.6. At paragraph 2.4, TAN5 states that when considering policies and proposals in local development plans and deciding planning applications, Local Planning Authorities should:

"Pay particular attention to the principles of sustainable development... Contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment... Protect wildlife and natural features in the wider environment..."

3.7. Building on this, at paragraph 3.3.2, it is stated that local development plans should include policies that:

"Protect ancient woodlands, veteran trees and other trees of nature conservation value;

Encourage the conservation of features of the landscape of major importance for wild flora and fauna;

Provide for the conservation, enhancement sustainable management and, where appropriate, the restoration of locally distinctive natural habitats"

TAN12: Design (2016)

3.8. The purpose of TAN12 is to provide advice to all involved in the design of development in the facilitation of 'promoting sustainability through good design' and 'planning for sustainable buildings.' Those sections containing advice of particular relevance to landscape and visual issues and considerations on the design process are identified below:

Section 4: Delivering Good Design

3.9. The following advice is provided in relation to landscape and visual considerations.

3.10. When considering 'appraising character', TAN12 identifies a number of factors that should be considered, including the following (para 4.8):

- Topography;
- Use of materials;
- Architecture and historic quality;
- Landscape character;
- Field patterns and land use patterns;
- Distinctive views (in and out of the Site);
- Skylines and vistas;
- Boundary treatments; and
- Locally distinctive features.

3.11. Specific mention of landscape appraisal is considered at paragraph 4.11, stating that:

"Appraisal of the landscape should focus on its quality in terms of geology and geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. "LANDMAP" is one method of assessment which has the potential to provide a framework and information base from which good design and management can be developed."

3.12. The legibility of an area is also identified when considering appraising character, with appraisals of legibility to concentrate on landmarks, including landmark buildings or landscape features, junctions, views and vistas, barriers and boundaries.

Section 5: Assessing Design Issues

3.13. TAN12 considers that "The way in which development relates to its urban or rural landscape… context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process." (para 5.5.1)

3.14. Adding to this, the text goes on to consider that good design is dependent on working with the natural constraints and historic character of the landscape, stating that:

"It is particularly important that proposals to amend or create new landscape are not considered as an afterthought and that the long-term impact of development on the landscape is fully understood." (para. 5.5.2)

3.15. TAN12 also identifies the importance of taking into consideration the landscape qualities of settlements, including its contribution to views and links to the open countryside and historic character within the design process.

Local Planning Policy

Monmouthshire County Council Adopted Local Development Plan 2011-2021 (Adopted 27 February 2014)

3.16. This document contains local planning policies for Monmouthshire County Council. These policies are designed to take forward the Local Development Plan objectives, spatial strategy and vision for this County. Policies of relevance to this Site with regards to landscape and visual matters are set out below:

- Policy S1: The Spatial Distribution of New housing Provision – sets out the location for new housing development which should be located within or adjoining the Main Towns of Abergavenny, Chepstow and Monmouth. Raglan falls within the 'Rural Secondary Settlements' category where "A small amount of new housing development is directed to the Rural Secondary Settlements of Usk, Raglan and Penperlleni."

- Policy S13: Landscape, Green Infrastructure and the Natural Environment – sets out that development must maintain the character and quality of the landscape;

- Policy S17: Place Making and Design – sets out that new development should contribute to high-quality, attractive and sustainable places which are inclusive, respects local distinctiveness and the existing character of the Site and its surroundings (such as natural, historic and built environment);

- Policy CRF2: Outdoor Recreation / Public Open Space / Allotment Standards and Provision – sets out the open space and recreation requirements for new development;

- Policy LC1: New Built Development in the Open Countryside – this policy sets out a presumption against new development in the open countryside (outside of settlement boundaries). Exceptions include where the set criteria are met: a) the proposal is satisfactorily assimilated into the landscape and complies with Policy LC5; b) new buildings wherever possible are located within or close to existing groups of buildings; c) the development design is of a form, bulk, size and layout and scale that respects the character of the surrounding countryside; and d) the development will have no

unacceptable adverse impact on landscape, historic / cultural or geological heritage, biodiversity or amenity value;

- Policy LC5: Protection and Enhancement of Landscape Character – this policy states that "Development proposals that would impact upon landscape character, as defined by LANDMAP Landscape Character Assessment, must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and Site selection". It also states that "Development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic geological, ecological or cultural aspects";

- Policy GI1: Green Infrastructure – this policy relates to the maintenance, protection and enhancement of Monmouthshire's diverse green infrastructure network. Existing green infrastructure is expected to be retained and integrated into new development, whilst where loss is unavoidable, appropriate mitigation and/or compensation of the lost assets are required. New development should also incorporate new green infrastructure or enhance existing assets that should be of an appropriate type, standard and size;

- Policy DES1: General Design Considerations – this is a general policy that requires that all development to be of "a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment" and sets out a number of criteria.

- Policy DES2: Areas of Amenity Importance – The Site does not lie within an Area of Amenity Importance however there are two areas adjacent to the Site – the open space to the north of Monmouth Road and to the south of Sation Road to the south-west of the Site. The policy states that development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on criteria including the visual and environmental amenity of the area, the relationship to adjacent or linked areas of Green Infrastructure.

Green Infrastructure - Supplementary Planning Guidance – Monmouthshire Council (Adopted April 2015)

3.17. In accordance with the requirements of this document a series of outputs would be required to form part of any future planning application as a means of demonstrating that the Green Infrastructure requirements and objectives of the Council have been taken into account. The SPG requires development to demonstrate an analysis of the baseline Green Infrastructure assets on a potential development Site and within the locality, the identification of opportunities and constraints relating to Green Infrastructure provision in association with the Site and potential development, and the preparation of a Green Infrastructure Masterplan to demonstrate how a development will contribute to Green Infrastructure features that are existing as well as create new assets in line with the Councils aspirations and in response to Site circumstances.

3.18. The existing Green Infrastructure assets are identified and illustrated on the Plan 8: Green Infrastructure – Analysis of Assets/Context Plan. The plan identifies the local wooded areas, notably to the north west of the Site between the Grade II Listed Church and the Site, the Conservation Area which runs adjacent to the northern Site boundary along Monmouth Road and the Open Spaces. Also identified are the Scheduled Ancient Monuments and Historic Parks and Gardens designations, mainly incorporating Raglan Castle within 500m of

the northern Site boundary. Water courses and water bodies, Ancient Woodland Nature designations and Listed Buildings are also illustrated on the plan.

Section 4: Landscape Baseline

4.1. The landscape and visual baseline describes the Site-specific landscape character and sets this in the context of the published landscape character assessments and the visual context. This forms the baseline against which the potential development implications are considered.

4.2. The characterisation process in a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.

4.3. The landscape character appraisal process reviews the wider landscape character at a national level and explores more detailed character features at a district/local level and setting this in the context of the Site-specific land use that informs local distinctiveness and sense of place.

4.4. This appraisal considers the local, Site-specific character features and context identified by TG through fieldwork and informed by a review of published assessments. From this baseline information we can identify the relevant characteristics, important sites features to retain and also identify detracting features that need to be addressed within the proposals.

National Landscape Character

4.5. At a national scale, the Site is located within National Landscape Character Area (NLCA) 31 – Central Monmouthshire / Canol Sir Fynwy[3] (as defined by Natural Resources Wales) which is described as:

"a gently undulating lowland of hills, valleys and floodplains. It is in great contrast to adjacent upland landscapes that rise to the west. Fault-aligned values and glacial deposits give rise to the fertile alluvial deposits that are key to the prosperity of this rural, farmed area. The River Usk drains much of the south and west"

4.6. National Character Areas are defined at a broad landscape scale throughout Wales. Noted characteristics and descriptions within the character assessment are more relevant at a strategic level and providing wider context. Therefore no further information on NLCAs is presented within the report, with LANDMAP (described below) providing more relevant description.

LANDMAP

4.7. LANDMAP is a resource that was originally developed by the Countryside Commission for Wales (CCW; now Natural Resource Wales (NRW)). LANDMAP records ands makes publicly available to those with an interest of the land, and provides a wide range of information about the Welsh landscape.

[3] Central Monmouthshire National Landscape Character Area (NLCA21) - Natural Resource Wales, 2015. Available online: https://cdn.cyfoethnaturiol.cymru/media/682611/nlca31-central-monmouthshire-description.pdf?mode=pad&rnd=131550604043070000 [Accessed 11/12/2023]

4.8. PPW 12 paragraph 6.3.19 highlights LANDMAP stating:

"LANDMAP is an important information resource, methodology, and monitoring baseline for the landscapes of Wales, which can help inform planning for the sustainable management of natural resources in an area. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscapes of Wales, and provides the basis of a consistent, quality assured national approach to landscape assessment. LANDMAP assessments can help to inform green infrastructure assessments, SPG on landscape, development management decisions, landscape character assessment, special landscape areas (SLAs), local distinctiveness, design, and landscape sensitivity studies."

4.9. As such, there are five 'aspect areas' of the landscape which make up LANDMAP which include Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape Services.

4.10. To gain greater clarity as to which qualities and features are of importance to the Site, the Site specific LANDMAP evaluation for each 'Aspect Area' is contained at Appendix 2 and has been summarised in the Table below. The analysis also takes account of the justification of the LANDMAP 'Overall Evaluation Scores' which are:

- Outstanding – of International or National importance;
- High – of Regional or County importance;
- Moderate – of Local importance; and
- Low – of little or no importance.

4.11. The 'aspect areas identified by LANDMAP of relevance to the Site are summarised within Table 1 below. Each aspect area is described, assess and assigned one of four overall grades of value: low, moderate, high or outstanding. The Cultural Landscape Services aspect areas however are not ascribed an overall evaluation.

Table 1: LANDMAP Aspect Areas summary

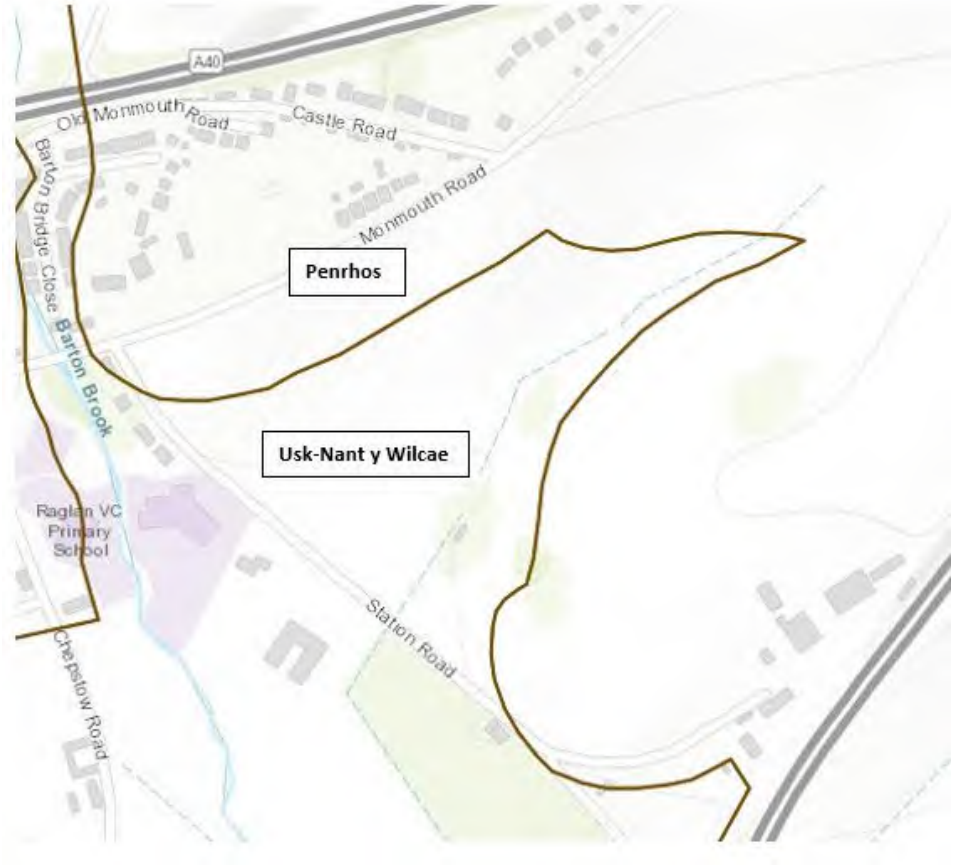
Aspect	Unique Area ID	Aspect Area Name	Classification	Evaluation
Geological Landscape	MNMTHGL036	Penrhos (Covers a strip of the Site adjacent to Monmouth Road)	Lowland hills and valleys / Undulating lowland hill terrain / Undulating lowland hill terrain	High
	MNMTHGL040	Usk-Nant y Wilcae (Covers the majority of the Site)	Lowland hills and valleys / Lowland river and drainage systems / Active lowland river-flood plain system	Moderate

Landscape Habitats	MNMTHLH127	Central rural Monmouthshire	Dry (Relatively) Terrestrial Habitats / Grassland & Marsh / Improved Grassland	Moderate
Visual and Sensory	MNMTHVS100	Olway Brook	Lowland / Flat Lowland/Levels / Flat Open Lowland Farmland	Moderate
Historic Landscape	MNMTHHL057	Nant Olway and Nant-y-wilcae	Rural environment / Agricultural / Irregular Fieldscapes	High
Cultural Landscape	MNMTHCLS149	Olway Brook	Lowland / Flat Lowland/Levels / Flat Open Lowland Farmland	All Cultural Landscape Services are Unassessed

4.12. With the above overall valuations in mind and in consideration of NRW's definitions associated with interpretation of LANDMAP evaluations, the aspect area evaluations (and therefore overall landscape character of this area) are between regional/county (in the case of Historic Landscape and a very small area of Geological Landscape adjacent to Monmouth Road) and of local importance (Landscape Habitats, Visual and Sensory and Geological Landscape).

Geological Landscape Aspect Areas

4.13. The very northern edge of the Site (as illustrated in TG Insert 1) is covered by the 'Penrhos' area evaluated as 'High' indicating regional/county importance. The justification of the overall evaluation for this aspect area is stated as "Relatively few notable sites/landforms recorded and geology presumed to be widespread." The 'Usk-Nant y Wilcae' area is given the same justification of its overall evaluation, however the overall evaluation is, in this case, 'Moderate'.



TG Insert 1 – LANDMAP Geological Landscape Aspect Areas in relation to the Site

Landscape Habitats Aspect Area

4.14. The justification for the overall evaluation of 'Moderate' for the 'Central rural Monmouthshire' aspect area is "Improved grassland is generally quite low ecological value habitat but there are a considerable number of key species present which increases the evaluation to moderate." The Site is not improved grassland but arable land used for crop production.

Visual and Sensory Aspect Area

4.15. In terms of 'Visual and Sensory' aspect area 'Olway Brook the overall evaluation for this area is 'Moderate' indicating local importance. The justification of the overall evaluation for this aspect area is stated as "Attractive farmland, typical of Monmouthshire, but compromised by busy A449." The summary description for the area identifies it as:

"Shallow valley of the Olway Brook and tributaries, with scattered hamlets on lower slopes, linked with winding lanes. Attractive mixed farmland with hedges and small woods. The busy A449, however, cuts right through the valley, bringing constant noise and movement intrusion. There are attractive views from the road."

Historic Landscape Aspect Area

4.16. The Site lies within the 'Nant Olway and Nant-y-wilcae' and the overall evaluation for this area is 'High' indicating regional importance. The justification of the overall value evaluation for this aspect area is stated as:

"Despite non-assessment of condition, and modern incursion from agricultural improvement and transport the area has returned a high overall evaluation, among numerous factors this is chiefly down to the quantity and quality of the area's buildings, the well-preserved park of Cefn Tilla, the Llandenny Conservation area, and its potential for further landscape study."

Summary

4.17. The LANDMAP data relates to much broader study areas and so whilst some of the character descriptions and features listed do apply to the locality, it is not an wholly accurate reflection of the Site context itself. As such, more localised and county specific Landscape Character Assessments which take into account the underpinning LANDMAP data and provide more specific assessment relating local circumstances are more appropriate when considering effects of development upon the landscape.

4.18. The Site as a green field at the edge of settlement does provide some role in the transition from open countryside to urban development; however, it is not remote and is influenced by the prominent rendered terraces associated with Monmouth Road; and, the residential development along Station Road, which includes the new Raglan CiW V.C. Primary School and Puddle Ducks Nursery.

4.19. The scattered tree and established hedgerow boundaries (particularly to the south) provide a mature landscape setting, but there is a less notable association with the historic core of the village, the Conservation Area and Raglan Castle beyond, due to the intervening vegetation and topography screening the majority of the views.

4.20. The north-west corner of the field parcel (off-Site) has also been planted and established as a community cemetery with memorial benches.

Monmouthshire Landscape Sensitivity and Capacity Study (October 2020)

4.21. The study was carried out as an update to 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) 2018-2033, intended to be submitted to the Welsh Government in October 2024.

4.22. Within the study, the Site is entirely within Local Landscape Character Area (LLCA) R04. R04 extends past the Site to the south, covering several fields to the south of Station Road. To the south east R04 extends to A449, extending north to the A40. The boundary to the north runs parallel Monmouth Road.

4.23. The Key Characteristics of R04 of relevance are:

- Gently sloping valley sloping north east to south west rolling over to A449 to the south east;

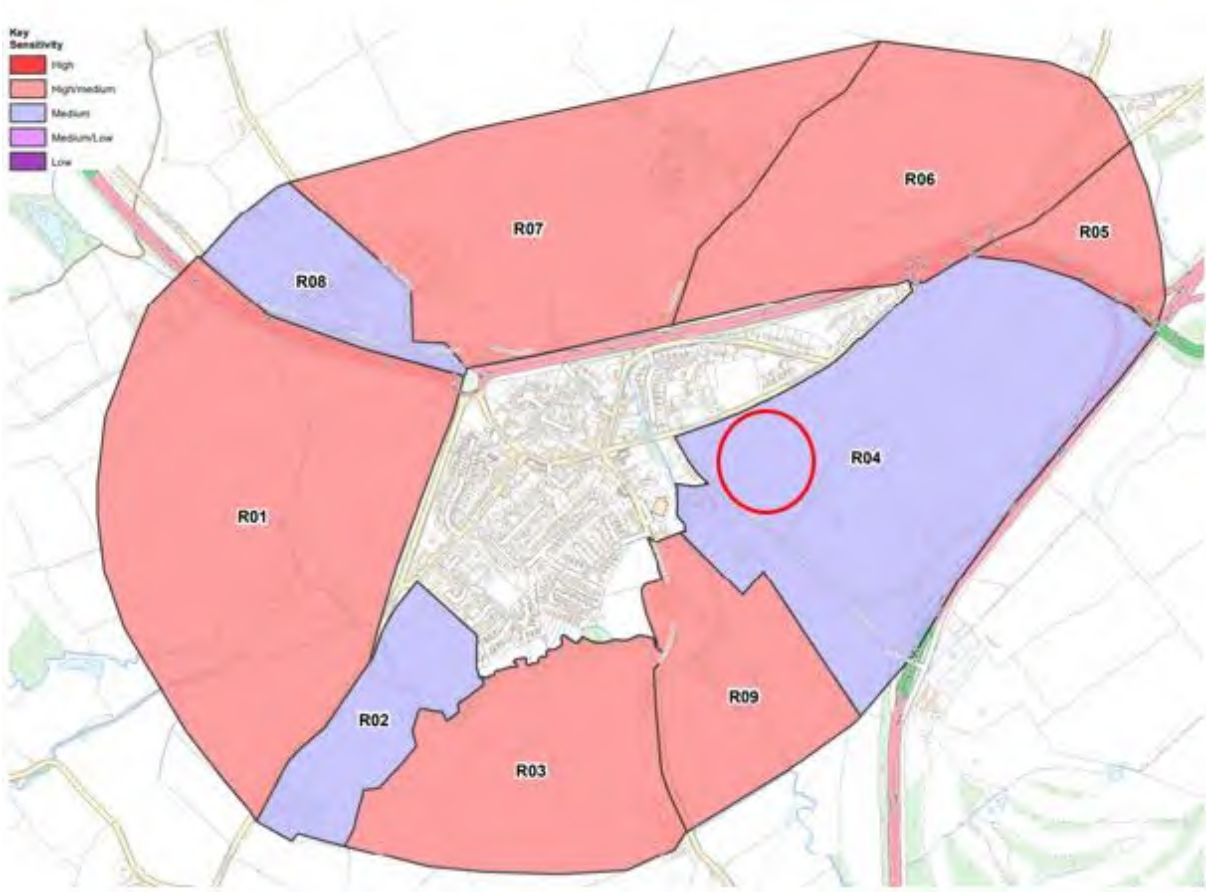
- Rectilinear mainly arable and pasture fields with low cut hedge boundaries and with trees especially along watercourse
- The area is fairly open and overlooked by the settlement [in Conservation Area] and A40[T] to the north and to an extent by Raglan Castle [an SM] which can view its north eastern edge and southern fringes;
- Habitat connectivity along the small watercourse and riparian corridor;
- The settlement appears to have extended eastwards incrementally beyond Hill House with gaps and is mitigated to an extent by maturing vegetation; and
- 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.

4.24. Landscape and visual sensitivity to housing is noted within the study to be Medium. Susceptibility of the R04 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 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.

4.25. The value of R04 lies in:

- Its location adjacent to Raglan Conservation Area and as part of the wider setting of Raglan Castle especially to the east;
- The area's PROWs; and
- The existing habitat connectivity of the watercourse.



TG Insert 2 – Raglan – Landscape Sensitivity of LLCAs with approximate location of Site marked with a red circle

4.26. It is worth noting that the majority of land assessed around Raglan is of High/Medium sensitivity whilst LLCA R04 is lower at Medium. The study also goes on to note that in regards to LLCA R04 "the least sensitive part of the area which may have potential for housing is adjacent to the housing edge on Monmouth Road and north of the stream corridor, ensuring that the setting of the natural burial ground is not significantly harmed. Areas to the south and east should be avoided because of their wider visibility, including the road corridors." As such, the study considers the location of the Site to be the least sensitive area.

Section 5: Visual Baseline

Visual Context and Visual Receptors

5.1. In order to establish the degree of any change that may arise from future development on Site and the extent to which such changes will affect identified local receptors (people), it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the potential proposals may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.

Extent of Visibility

5.2. The visibility of the Site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (Plan 3: Topography) and Geographic Information System (GIS) first sieve analysis mapping (Plan 4: Zone of Theoretical Visibility (ZTV)) and has been refined and verified through field assessment. The ZTV indicates the areas from which the development would be potentially visible based on landform data only and modelled at 8 metre ridge height. Only limited reliance can be placed on this mapping due to the 'bare earth' assumption, however those areas without colour will definitively have no visibility. Field verification is essential in determining the actual extent of the visual envelope based on areas coloured in cyan as shown on the ZTV to take into account the distribution of built form and vegetation in order to refine the visual envelope further.

5.3. The extent of the visual envelope of the Site as verified in the field is shown on Plan 7: PRoW, Viewpoint Location and Field Verified Visual Envelope Plan. The field verification process enables the assessor to view the Site and define the limits of the visual envelope so it only includes those locations from which the Site is evident in views, excluding those barely discernible and theoretical viewpoints taking into account vegetation and built form. The identification of views is carried out from external spaces within the public domain, and not from buildings or private spaces.

Viewpoints and Visual Receptors

5.4. The photographs included towards the rear of this report have been taken using an a digital SLR camera, full frame camera using a focal length equivalent to 50mm. They are intended to provide an indication of the key views towards the Site from the main receptor groups and to represent the extent of visibility. It is recognised that such views are best experienced in the field. The photographs were taken during December 2023 in dry weather with good visibility (Photosheets 1-14).

5.5. Generally, the Site appears within immediate views as a green field at the settlement edge. The adjacent Monmouth Road to the north of the northern Site boundary provides an influential developed edge to the Site, along with the development along Station Road including Raglan CiW V.C. Primary School and Puddle Ducks Nursery. The existing

established hedgerow boundaries and scattered trees provide a mature landscape setting but the Site lacks an obvious visual association with the Conservation Area.

Close Views (500m and less)

5.6. North – From Raglan Castle approximately 500m to the north (Photoviewpoint 12), a small portion of the Site is visible between the existing residential development to the north of Monmouth Road and to the west of Station Road which runs adjacent to the western Site boundary. Existing boundary vegetation along the southern Site boundary is visible in the centre of the viewpoint.

5.7. Views towards the Site from the north east are possible, with existing development along Station Road to the west of the Site providing an established settlement edge component to the distant view (Photoviewpoint 11).

5.8. East – The entire Site is visible from Footpath 377/58/1 just beyond the Site boundary to the east. Views of Raglan CiW V.C. Primary School are possible beyond the western Site boundary, with veteran trees within the Site shielding some visibility (Photoviewpoint 1 and 2).

5.9. Views further to the east from Footpath 377/59/1 are available, with the Site seen in the context of the local surrounding fields. However, the Site sits in front of the established residential development along Monmouth Road and the boundary vegetation along the southern edge of the wider field parcel filters potential views to the southern portion of the Site (Photoviewpoint 9).

5.10. Views towards the Site are also possible above the boundary vegetation approximately 200m from the south east of Site in association with Footpath 377/89/8. A potential residential development would sit in the context of the existing development backdrop along Station Road to the west and Monmouth Road to the north (Photoviewpoint 10).

5.11. South – Views of the western portion of the Site is possible for road users approaching along Station Road. The intervening vegetation and veteran trees do filter views and the context is clearly influenced by the adjoining properties and the Raglan CiW V.C. Primary School (Photoviewpoint 7). Glimpsed and filtered views are also available across the Community Cemetery towards the upper reaches of Raglan Castle.

5.12. Filtered views of the Site are possible through the existing vegetation along the southern field boundary when facing north west from Footpath 377/60/1 (Photoviewpoint 8). This localised highpoint in the local topography also permits views across and beyond the Site towards the existing properties on Monmouth Road and the upper reaches of Raglan Castle.

5.13. West – Views are available into the Site from the Community Cemetery with a low cut hedgerow forming the boundary. The existing settlement context in association with Station Road is visible to the right of views, whilst distant rising hills associated with Kingcoed are visible beyond in the background of views (Photoviewpoint 3).

5.14. Views west towards the Site from the Station Road and Monmouth Road highway junction are filtered due to the intervening vegetation and rolling landform; however, glimpsed views of the Site are possible for transient road users (Photoviewpoint 4).

5.15. Glimpsed, oblique, filtered views are available towards the Site from Station Road when looking to the east, particularly where there are existing field gates. The boundary hedgerow will filter some of the views during summer months (Photoviewpoint 5 and 6).

5.16. Filtered views through the intervening vegetation (hedgerow along Station Road) towards the Site will be possible from the curtilage of Puddle Ducks Nursery and Raglan CiW V.C. Primary School.

Distant Views (beyond 500m)

5.17. Generally, distant views are limited by the surrounding topography and the limited availability of public vantage points. The identified views are set out below.

5.18. South – Distant views are possible from Footpath 377/78/7 near Kingcoed (Photoviewpoint 13) to the south east (approximately 1.8km from the Site), with the white facades of the existing residential development along Monmouth Road visible between the surrounding hedgerow and trees. However, the Site itself is largely obscured and is viewed as part of a much wider panorama.

5.19. East – Again, distant views of the Site are possible in from Footpath 377/38/1 approximately 1.4km to the south east, beyond Raglan Park Golf Club (Photoviewpoint 14). Views of Raglan Castle are possible beyond the Site as part of a wide panorama and the existing Monmouth Road development can be identified, particularly the white building elevations.

Types of Receptors

5.20. The photographs included within this report are representative of individuals/groups of people likely to experience visual change. In respect of the Site, the key views and receptors are as follows:

- Recreational Users of Footpath 377/58/1 visibility (Photoviewpoint 1 and 2);
- Recreational Users of Footpath 377/60/1 (Photoviewpoint 8);
- Recreational Users of Footpath 377/59/1 (Photoviewpoint 9);
- Recreational Users of Footpath 377/89/8 (Photoviewpoint 10);
- Recreational Users of Footpath 377/78/7 (Photoviewpoint 13);
- Recreational Users of Footpath 377/38/1 (Photoviewpoint 14);
- Transient users of Monmouth Road(Photoviewpoint 4).;
- Transient users of Station Road (Photoviewpoint 5 and 6);
- Visitors of the Community Cemetery to the north west of the Site (Photoviewpoint 3).;
- Visitors to Raglan Castle (Photoviewpoint 12),;
- Users of Puddle Ducks Nursery and Raglan CiW V.C. Primary School (Photoviewpoint 5 and 6); and

- Private Residential Receptors of Monmouth Road and Station Road.

Section 6: The Potential Development

The Potential Residential Development Proposals

6.1. In order to identify and describe the effects that are likely to occur it is necessary to understand the changes that may potentially affect the landscape and visual resources specifically. The following text therefore describes the likely components of a potential residential development at the Site in those terms. The indicative parameters are illustrated on the Illustrative Parameter Plan (contained at Appendix 2). The Site is seeking allocation for a new residential development which could include the following:

- Up to 55 Residential dwellings (Up to Two Storeys);
- Community facilities;
- Vehicular Access and associated infrastructure;
- Sustainable Drainage/Swales;
- Orchard planting;
- Areas of Open Space; and
- Green Infrastructure and Habitat Corridors.

Landscape Recommendations, Mitigation and Enhancement Measures

6.2. The following recommendations are based on the findings within Section 3-6 of this report and are a direct response to achieving policy compliance. The process of formulating these landscape recommendations has also been derived through the analysis of the surrounding Green Infrastructure Assets (Plan 8: Green Infrastructure – Analysis of Assets/Context) and then identifying more Site-specific Green Infrastructure Opportunities & Constraints (Plan 9: Green Infrastructure Opportunities & Constraints).

6.3. The key landscape observations and landscape-led principles have then been progressed as illustrated on Plan 10: Landscape Opportunities & Constraints. These are summarised below:

6.4. From the elevated ramparts at Raglan Castle, a panoramic view south towards the Site is possible. The Site itself is largely concealed behind the intervening vegetation and housing associated with Old Monmouth Road, Castle Road and Monmouth Road; however, appropriate height parameters ensure that potential development integrates to the existing settlement edge context. Distant views across the Site towards Raglan Castle from the south and east will be retained, with new development sitting beneath the existing elevated white rendered terraces. The potential development would be filtered by intervening mature vegetation and the Sugar Loaf Mountain will also be retained as a skyline feature. The views north to Raglan Castle from Station Road are retained through the creation of non-developed Green Infrastructure. This has been provided in compliance with Policy GI1 – Green

Infrastructure, which states "Incorporating new and /or enhanced green infrastructure of an appropriate type, standard and size".

6.5. A development-free buffer will be retained in order to respect the historic 'Lower Deer Park' boundary to the south, as the eastern portion of the wider field containing the Site and southern boundary extends into the former deer park, historically associated with Raglan Castle during the 17th century. The veteran trees that remain along the historic deer park boundary within the Site will also be retained, providing a sense of time-depth. The southern buffer also responds to the identified ecological assets, with a sensitive transition created in relation to the adjoining land and off-Site pond. This approach ensures compliance with Policy S13 – Landscape, Green Infrastructure and the Natural Environment, which states development proposals must "Maintain the character and quality of the landscape by identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character".

6.6. This opportunity also responds with compliance to Policy DES1 – General Design Considerations, stating "All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, considering the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should consider, and where appropriate retain, existing trees and hedgerows."

6.7. The off-set to retained hedgerow features also enables compliance with Policy GI1 – Green Infrastructure, which states "Incorporating new and /or enhanced green infrastructure of an appropriate type, standard and size". It also responds to the amenity of the adjoining public right of way, by offering a retained linear corridor of informal green space.

6.8. Opportunity to provide areas of orchard planting and reinstate historic apple varieties, responding positively to the recommendations of the Monmouthshire Green Infrastructure Strategy (2015), whilst also filtering views from the north and east and to create a sense of place within the local landscape. Orchard planting will also provide biodiversity benefits as well as foraging opportunities for existing and future residents, providing seasonal interest and accessibility at all times of year.

6.9. Opportunities to work with the topography of the Site to incorporate new areas of SuDS and swales, which will provide benefits for biodiversity and manage surface water runoff.

6.10. Opportunities to incorporate new areas of interpretation/education and natural play to provide recreational and educational benefits for future users within green corridors. This responds directly to Policy CRF2 – Outdoor Recreation / Public Open Space / Allotment Standards and Provision, stating, "Proposals for new residential development should provide appropriate amounts of outdoor recreation and public open space in accordance with the above standards. Any provision should be well related to the housing development that it is intended to serve; however the exact form and type will be determined having regard to the nature and size of the development proposed."

6.11. Ultimately, the above opportunities have been incorporated into the design of potential residential development parameters shown within the illustrative parameter plan layout, but informed through the production of an Illustrative Green Infrastructure Plan (Plan 11: Illustrative Green Infrastructure Plan). The demonstrates how the Green Infrastructure of the Site will function and can be summarised in relation to the following key themes:

- Development off-set to Monmouth Road and green frontage / arrival node that responds to the Conservation Area;
- Retention of an area of development free informal open space to allow the retention of views out across the Site from the Community Cemetery and towards the distant wooded slopes associated with Kingcoed.
- A network of connecting Green Infrastructure that responds to the existing boundary hedgerows, the veteran trees associated with the former 'Lower Deer Park' boundary and to reinterpret a former internal field boundary. The GI also allows opportunities for new soft landscaping, to provide ecological and recreational benefits, and to assimilate new development into the wider landscape;
- Incorporation of natural play, education and interpretation facilities that explain both the historic and natural assets of the Site and immediate surroundings;
- Utilisation of species of local provenance and as recommended in order to contribute to the ecological enhancement of the Site within new soft landscaping- characteristic planting in the form of native hedgerows and native parkland trees;
- Provision of new informal recreational routes across the Site in association with the proposed Green Infrastructure corridors and linking to the existing PRoW network where possible; and
- The provision of new orchards for local food production, community focus and the re-establishment of lost apple varieties as documented for Monmouthshire.

Section 7: Landscape and Visual Appraisal – Capacity of the Site to Assimilate a Residential Development

Description of Potential Impacts

7.1. In order to identify and describe the effects that are likely to occur it is necessary to understand the changes that may potentially affect the landscape and visual resources specifically. The following text therefore describes the development in those terms. The indicative proposals are illustrated on the proposed site plan (contained at Appendix 2). The proposals are for a new residential development which includes the following:

- Up to 55 Residential dwellings (Up to Two Storeys);
- Vehicular Access and associated infrastructure;
- Community facilities;
- Sustainable Drainage/Swales;
- Orchard planting;
- Areas of Open Space; and
- Green Infrastructure and Habitat Corridors.

7.2. The following sets out the changes (impacts) that are predicted to occur as a result of the promotion proposals which relate to the landscape and visual context.

Construction Phase

7.3. There would be a number of activities associated with the development of the Site, and during the construction phase. They include the following temporary impacts relevant to the LVIA:

- Excavation and storage of spoil material;
- Localised lighting of the construction site, as necessary during the winter months, subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
- Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
- Fencing of the site to ensure security, for health and safety purposes, to screen the construction and from view and to protect existing vegetation from construction activities;

- Construction of infrastructure and new buildings; and
- Implementation of new landscape proposals incorporating boundary planting; tree and shrub planting.

Development Phase

7.4. A completed development would result in a number of long term effects, including mitigation based on the Landscape Strategy objectives described in Section 4. These will be:

- A change in land use from a single field of arable land used for crop production to residential development and associated infrastructure;
- The inclusion of street lighting;
- New highway access off Monmouth Road with associated car parking;
- Retained and managed trees and vegetation to the Site boundaries;
- New attenuation areas;
- New Orchard planting; and
- New tree and shrub planting.

Landscape – Value, Susceptibility, and Overall Sensitivity

7.5. Understanding the landscape's sensitivity to change associated with a potential residential development is an important consideration when addressing the suitability of development in relation to a receiving landscape. For reference, see Appendix 1.

7.6. The classification of sensitivity of the landscape character and landscape resources is related to:

- The susceptibility of the landscape;
- The type of change proposed; and
- The value placed on the landscape.

Value

7.7. The Site is not situated within or in close proximity to any area designated either nationally or locally for its landscape value.

7.8. The landscape is not the subject of any statutory designation or local landscape policy which is based on condition or quality criteria. The landscape of the promotion Site is therefore at the lower end or hierarchy of value.

7.9. A valued landscape is not the same thing as a designated landscape. GLVIA3, paragraph 5.26 makes clear that:

"The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value."

7.10. Having 'value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of local value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be 'valued' by a particular community at either a local or national scale.

7.11. As set out within GLVIA3, when identifying the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape as this will inform later judgements about the level of effect. Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

7.12. The LI's Technical Guidance Note 02/21 builds on GLVIA3 (Box 5.1) and identifies a range of factors that can assist in the identification of valued aspects of the landscape. Table 1 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. The assessment has drawn upon this guidance, the landscape character assessment and LANDMAP information detailed above.

Table 1: Assessment of the value of the Site landscape

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Site consists of part of one single field of arable land used for crop production with established hedgerow and trees. Veteran trees are located within the Site and should be protected and included within the proposed scheme. Some historic hedgerows have been lost. The Site broadly slopes towards the south.
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	This is not a remote and tranquil Site, but influenced by the established settlement fringe. The western boundary is influenced by the developments along Station Road including Raglan CiW V.C. Primary School and Puddle Ducks Nursery. The northern boundary is influenced by the existing residential development along Monmouth Road. Some inherent qualities exist with views across the Site to the wider landscape and the veteran trees in association with the southern boundary.
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are	Veteran trees are located within the Site and should be protected and included within a proposed scheme.

	considered particularly important examples.	Existing boundaries are defined by mature trees and hedgerow planting and commonplace to the locality. The Site is overlooked by residential properties along Monmouth Road, with glimpsed views of the site from Raglan Castle to the north. Residential development is characteristic.
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	No ecological or geological designations within the Site. Mature hedgerow boundaries and trees, with veteran trees located within the Site and along southern edge of wider field parcel.
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Raglan Castle (Grade I Listed Building), the Church of St Cadoc (Grade II Listed Building), a Grade I Registered Park and a Scheduled Monument are all located within 500m of the Site boundary.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	The eastern area of the wider field parcel extends into the former 'lower deer park' historically associated with Raglan Castle during the 17th century. The veteran trees that remain along the historic deer park boundary within the Site.
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important	There are no designated Public Right of Way located within the Site, whilst Footpath 377/58/1, which runs along the eastern site boundary. There are a number of Public Rights of Way within close proximity to the site, as shown on Plan 7: PRoW, Viewpoint Locations and Field Verified Visual Envelope Plan. The Site is not publicly accessible and therefore is of no recreational value.

7.13. On balance, having analysed the Site against the landscape value factors, a review of landscape evidence base and informed by Site-specific analysis and fieldwork, the landscape of the Site and its associated features are considered of medium value.

Susceptibility

7.14. Susceptibility relates to the ability of a receiving landscape to accommodate the development proposed without undue consequences for the maintenance of the baseline situation[4].

[4] Page 158 within the Glossary of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)

7.15. In relation to the classification of susceptibility to change and based on our experience as professional landscape practitioners, we apply the thresholds of susceptibility as high, medium and low.

- High landscape susceptibility to be defined as: The landscape is such that changes in terms of the potential development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
- Medium landscape susceptibility to be defined as: The potential development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
- Low landscape susceptibility to be defined as: The potential development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

7.16. The Site is located on the edge of the existing settlement and is therefore not remote in terms of context. Residential development would have a degree of consistency with the established character and surrounding land use. The Site is not part of an identified gateway to Raglan, but is does share a boundary with the Conservation Area, located to the north of Monmouth Road, and the Community Cemetery to the north west. It represents more of a transitional settlement edge character than either the rurality of the surrounding countryside or the settlement core itself.

7.17. It is considered that the development as proposed is responsive to the transitional nature of the Site, providing a sensitive approach to the features present, such as the historic deer park boundary and retained veteran trees and the former hedgerow feature within the Site. It also identifies opportunities for further enhancement. The LANDMAP aspect assessments identify the capacity for development if undertaken with a sensitive approach without undue effects on the wider landscape character of the area, however, the descriptions do relate to a wider area and are not Site specific. In any case, the landscape-led approach has been formulated with sensitivity.

7.18. Overall, the Site is considered to be of medium susceptibility.

Overall Sensitivity

7.19. Combining judgements and based on the above analysis of value and susceptibility demonstrate, this Site can be categorised as being of medium sensitivity. Within the Olway Brook (Visual and Sensory Aspect Area) the area is considered to be "Moderate", which is a comparable judgement. Within the Cobbles Plain (Cultural Aspect Area) the area is considered to be "Outstanding" and within the Nant Olway and Nant-y-Wilcae (Historic Aspect Area) the area is considered to be "High" sensitivity. However, this relates to the wider character areas as described on Plan 6: Landscape Character, and Tyler Grange consider the Site itself to be of medium sensitivity overall. The transitional character of the area does not increase its value or sensitivity and there are no local policy or statutory national designations to indicate it requires specific protection or safeguarding from development.

7.20. In terms of landscape character, the Site itself is generally representative of LLCA R04. However, whilst the Site is representative of these landscapes, it is important to note that the Site does not contain any notable, rare or unique features that make an increased contribution to the overall perception of these landscapes, aside from the veteran trees that will be retained within a potential residential development. The potential development would also allow for the retention of almost all of the existing landscape features on Site, with the exception of the loss of a limited amount of hedgerow to facilitate emergency access off Station Road and vehicular access off Monmouth Road, with the necessary visual splays; and, the loss of arable land within the Site itself would be inevitable for any greenfield development. The features lost can be replaced and enhancements offered as part of the potential residential development as shown on the Illustrative Green Infrastructure Plan.

7.21. The Site is located at the existing south eastern settlement edge of Raglan, immediately adjacent to Station Road and Monmouth Road and the Conservation Area along a section of the northern boundary. The existing buildings along Monmouth Road to the north assert clear residential influence upon the Site, as does the Puddle Ducks nursery and Raglan CiW V.C. Primary School located on Station Road to the west of the Site. The hedgerows and hedgerow trees along Site boundaries assist in providing a sense of enclosure and the Site does not perform an identifiable gateway or notable approach to Raglan.

7.22. A scheme can be designed sensitively and offer opportunities to enhance the soft transition from the existing Raglan settlement edge to the open countryside beyond. The potential development will also provide localised landscape benefits to the Site in the form of new tree planting and hedgerow enhancements, connecting sustainable drainage systems and enhanced biodiversity, with the reinstatement of orchard plantations for local food production. The landscape-led approach aims to assimilate the potential proposals into the wider landscape, responding positively to LLCA R04 and wider LANDMAP 'Aspect Areas'.

7.23. Applicable local landscape planning policy objectives, landscape character guidelines and SPG objectives have been considered as part of an iterative design process through an associated landscape strategy. The potential scheme accords with the majority of these policy and guideline recommendations; and, where guidelines cannot be satisfied in full, the benefits of the scheme will need to be considered as part of the overall planning balance exercise.

7.24. In summary, whilst development of the Site would result in an inevitable high magnitude of change in character from a single arable field to residential built form, the magnitude of change to the landscape resource would only be low, localised and experienced in relation to the established settlement fringe context. The potential residential development would not result in the loss of any rare, unique or notable landscape features. Its impact on the overall perception of the local landscape character area would be neutral and would be enhanced through the addition of characteristic landscape features included within the proposed scheme. This will not only aid in the assimilation of the development into the landscape, but also contributes towards the aspirations of the Council in terms of Green Infrastructure provisions included within the Council's SPG. The overall effects upon the landscape resource are considered to be negligible once mitigation has established.

Recreational Users of Footpath 377/58/1

7.25. Overall Sensitivity Rating – High-Medium. The footpath runs in close proximity to the east of the Site and is therefore within close proximity to the development.

7.26. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.27. Susceptibility – Will be directly affected by the potential development due to close proximity of the receptor. Also affected due to visual containment of the site and lack of any intervening vegetation or built form restricting visibility.

Recreational Users of Footpath 377/60/1

7.28. Overall Sensitivity Rating – High-Medium. The site lies within the background of views from the footpath, with filtered views towards the site through the existing southern boundary trees and hedgerow.

7.29. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.30. Susceptibility – May be affected by the condition, recreational use and existing context of the recreational space. Also affected by visual containment of the site and any intervening vegetation or build form restricting visibility.

Recreational Users of Footpath 377/59/1

7.31. Overall Sensitivity Rating – High-Medium. The site lies within the background of views from the footpath, with filtered views towards the site through the existing southern boundary trees and hedgerow.

7.32. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.33. Susceptibility – May be affected by the condition, recreational use and existing context of the recreational space. Also affected by visual containment of the site and any intervening vegetation or build form restricting visibility.

Recreational Users of Footpath 377/89/8

7.34. Overall Sensitivity Rating – High-Medium. The site lies within the background of distant views from the footpath, with filtered views towards the site through the intervening vegetation and topography.

7.35. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.36. Susceptibility – May be affected by the condition, recreational use and existing context of the recreational space. Also affected by visual containment of the site and any intervening vegetation or build form restricting visibility.

Recreational Users of Footpath 377/78/7

7.37. Overall Sensitivity Rating – High-Medium. The site lies within the background of distant views (circa 1.8km) from the footpath, with filtered views towards the site through the intervening vegetation and topography.

7.38. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.39. Susceptibility – May be affected by the condition, recreational use and existing context of the recreational space. Also affected by visual containment of the site and any intervening vegetation or build form restricting visibility.

Recreational Users of Footpath 377/38/1

7.40. Overall Sensitivity Rating – High-Medium. The site lies within the background of distant views (circa 1.4km) from the footpath, with filtered views towards the site through the intervening vegetation and topography.

7.41. Value – Landscape not designated at National or Local level. Users of the recreational route enjoy the visual amenity of the countryside or open space.

7.42. Susceptibility – May be affected by the condition, recreational use and existing context of the recreational space. Also affected by visual containment of the site and any intervening vegetation or build form restricting visibility.

Transient users of Monmouth Road

7.43. Overall Sensitivity Rating – Low. The site slopes to the south away from Monmouth Road allowing minimal views of the site. The potential development once built will have views of buildings above the existing hedgerows. Even at the closest proximity for users of Monmouth Road, the site is viewed in passing and at speed, not forming a focal point of views.

7.44. Value – Landscape not designated at National or Local level. Road users take a passing interest in the visual environment around them, although Monmouth Road provides additional value due to being the main gateway route into Raglan.

7.45. Susceptibility – Transient views of those engaged in the principal activity of driving are less susceptible. Views are limited due to intervening vegetation and surrounding topography and are influenced by adjacent residential context and the transitional approach from Raglan.

Transient users of Station Road

7.46. Overall Sensitivity Rating – Low. The site is visible from most northern locations along Station Road due to the close proximity to the site. Even at the closest proximity for users of Station Road, the site is viewed in passing and at speed, not forming a focal point of views.

7.47. Value – Landscape not designated at National or Local level. Road users take a passing interest in the visual environment around them.

7.48. Susceptibility – Transient views of those engaged in the principal activity of driving are less susceptible. Views are limited due to intervening vegetation and surrounding topography and are influenced by adjacent residential context and the transitional approach from Raglan.

Visitors of the Community Cemetery to the north west of the site

7.49. Overall Sensitivity Rating – High-Medium. The Community Cemetery is situated adjacent to the north western site corner and therefore has clear views into the site. There are benches located in the centre of the Cemetery which face directly across the site towards the open countryside to the south, and therefore is a very sensitive receptor.

7.50. Value – Landscape not designated at National or Local level. Users of the Community Cemetery use the space for reflection and the visual amenity of the open countryside to the south.

7.51. Susceptibility – Will be directly affected by the potential development due to close proximity to the receptor. Intervening mature hedgerow helps shield local views with distant views across the open countryside to the south.

Users of Puddle Ducks Nursery and Raglan CiW V.C. Primary School

7.52. Overall Sensitivity Rating – Low. The site lies within close proximity to the site and allows for filtered views of the site through the intervening vegetation (hedgerow along Station Road).

7.53. Value – Landscape not designated at National or Local level. Users of Puddle Ducks Nursery and Raglan CiW V.C. Primary School's attention will be on activities within the nursery/school and not towards the site itself.

7.54. Susceptibility –Views of the site are possible, although the attention will be on activities within the nursery/school and not towards the site itself. Visual containment of the site through the intervening vegetation filters views.

Visitors to Raglan Castle

7.55. Overall Sensitivity Rating – High-Medium. The receptor itself is to be protected due to the historic connection, with views outwards of importance. However, due to the distant nature of the view, combined with the intervening vegetation and sloping topography, the overall sensitivity is reduced.

7.56. Value – Landscape not designated at National or Local level. Area is a designated heritage asset and landmark of interest. Users of Raglan Castle are potentially visiting to enjoy the attraction as and therefore their focus will be aimed more towards the Castle itself.

7.57. Susceptibility – Views from the highest points of the Castle are more susceptible due to the raised vantage point with minor views possible of the site, although distant.

Private Residential Receptors of Monmouth Road and Station Road

7.58. Overall Sensitivity Rating – High-Medium. Although private receptors, the availability of views from habitable rooms has been considered for completeness.

7.59. Value – Landscape not designated at National or Local level. Private amenity with appreciation of outlook from curtilage and habitable rooms.

7.60. Susceptibility – Will be directly affected by the potential development due to close proximity of the receptor.

Visual Assessment

7.61. Recreational users are the main receptor group likely to experience the most notable change as a result of development of the Site due to the surrounding footpath network, which allows potential glimpsed views towards and beyond the Site. For users of Footpath 377/58/1 (see Photoviewpoints 1 and 2) which traverses the eastern portion of the wider field containing the Site, there are open views across the Site to Station Road. The potential scheme has taken this into consideration by setting development back from the route with strategic planting that will filter view of built form whilst also providing a strong GI link between the northern and southern field boundaries which will assist in mitigating the effects on users of the route. New orchard planting has also been proposed at the north-eastern corner of the Site to enhance the sense of place. With mitigation established, the predicted magnitude of change would be medium over a short distance and the resultant effects are considered to be moderate-minor adverse at worst.

7.62. Views from the other surrounding Footpaths within the local area (see Photoviewpoints 8,9 and 10) permit varying degrees of visibility towards the Site. Views are generally filtered and influenced by the residential settlement edge of Raglan including the houses along Monmouth Road, which act as an established backdrop. The landform of the Site and surrounding topography means that the Site cannot be viewed in its entirety and would be viewed as part of a much wider scene. The magnitude of change would be medium-low over a short distance and the resultant effects are considered to be minor adverse with mitigation established. The potential development parameters would not introduce new skyline features and would not disrupt the glimpsed views of Raglan Castle from these Footpaths.

7.63. Distant visibility extends to Kingcoed to the south east (Photoviewpoints 13 and 14) where Site visibility is technically possible despite the topography and intervening vegetation, however the distance is so great that a potential development would barely be visible and would be unlikely to form a noticeable component of the existing visual experience, which represents a wide panorama. Effects would therefore be negligible.

7.64. For transient users of Monmouth Road (see Photoviewpoint 4 and 11) and Station Road (see Photoviewpoints 5, 6 and 7), views are partly filtered by existing trees and the full extent of the Site is shielded to the sloping nature of the topography. Intervening vegetation and existing built form off Monmouth Road and Station Road limits the extent of middle distance views beyond these frontages. Development off-sets and green buffers will assist in softening the appearance and prominence of proposed dwellings; however, there will be a reduction in the availability of some local views over a short distance, resulting in a medium magnitude

of change and the resultant effects are considered to be moderate-minor adverse. Comparable change and effects are also predicted for the adjoining residential receptors.

7.65. Users of the Community Cemetery (see Photoviewpoint 3) will also experience some change due to the close proximity from the Site, with the intervening hedgerow boundary to the north west of the Site providing limited visual screening between the receptor and a potential development. The GI proposals would assist in softening views of development, with glimpses available through it and the community facilities to the countryside further to the south. The magnitude of change would be medium and the resultant effects are considered to be moderate-minor adverse at worst.

7.66. Visitors to Raglan Castle will experience a negligible magnitude of change to the current visual experience (from the upper ramparts) due to the distance from the Site, the intervening settlement and the limited number of viewpoints from Raglan Castle itself. The intervening vegetation and topography also assists in screening the Site, resulting in negligible effects (see Photoviewpoint 12).

7.67. Users of Puddle Ducks Nursery and Raglan CiW V.C. Primary School will experience a change to the current views, however the attention of the users will be towards activities within the nursery/school and not generally focused outwards. Where visible from buildings and associated curtilage, the magnitude of change would be medium and the resultant effects are considered to be moderate-minor adverse at worst.

7.68. In summary, the visual effects of the potential development would be primarily associated with the recreational users of the local Footpaths, local road users and the adjoining residential properties. Distant views are possible although the Site would be seen as part of a much wider panorama and the potential development would not be discernible.

7.69. The retention of boundary vegetation and associated development offsets, additional planting along the southern and eastern boundaries and the restriction of development to the west retaining views towards Raglan Castle all assist in reducing the visual effects on the proposed scheme and aid in assimilating the development within the local landscape.

7.70. It has been determined therefore that the potential development wouldn't be perceived as an uncharacteristic or intrusive addition to the existing visual context.

Section 8: Conclusion

8.1. The Site comprises part of a single agricultural field in the form of arable land used for crop production. It slopes steadily down from the north (approximately 50m AOD) to the south (approximately 38m AOD). Beyond the Site to the south-west, the land continues to fall towards Twyn-y-Sheriff, Usk. The Site itself extends to approximately 4.56ha and is located on the eastern periphery of the settlement edge of Raglan, with Monmouth Road to the immediate north and Station Road to the west. The north-western boundary adjoins a small Community Cemetery and the southern boundary is defined by a mature hedgerow, scattered trees and a wet ditch (associated with the former 17th century deer park boundary.

8.2. It is not subject to any landscape designations or identified for protection within any adopted SPG.

8.3. In terms of landscape character, the Site itself is generally representative of LLCA R04 which is derived from information obtained from LANDMAP. However, although the Site is representative of this area, it is important to note that the Site does not contain any notable, rare or unique features that make a significant contribution to the overall perception of these landscapes, aside from the veteran trees that will be retained within the southern edge of a potential residential development. The potential development would also allow for the retention of almost all of the existing landscape features on Site, with the exception of the loss of a limited amount of hedgerow to facilitate both the emergency off Station Road and the main vehicular access off Monmouth Road; and, the loss of arable land within the Site itself as would be inevitable for any greenfield development. Any loss to landscape features, which would be very limited, can be mitigated through enhancements provided through planting within the potential residential development and as illustrated within Plan 11: Illustrative Green Infrastructure Plan.

8.4. The Site is located at the existing south eastern settlement edge of Raglan, immediately adjacent to Station Road and Monmouth Road and the Conservation Area along the northern boundary. The existing residential development along Monmouth Road to the north has a degree of residential influence on the Site, particularly when viewed from the south. The Puddle Ducks nursery and Raglan CiW V.C. Primary School along Station Road to the west of the Site also have a direct developed influence upon the Site. The Site is viewed as part of a transitional landscape, where there is a sense of the approach from open countryside to the south/east towards Raglan itself. The hedgerow and hedgerow trees along all Site boundaries assist in providing a sense of transition, with the Site glimpsed above the hedgerow to the north west when viewed from the Station Road/Monmouth Road junction. The dense hedgerow that runs alongside Monmouth Road, shields the majority of the views towards the Site when entering Raglan. This and the development off-sets will assist in further filtering views of the potential residential development for vehicular and recreational road users.

8.5. A potential residential development at the Site would be restricted to two storeys (9.5m ridge height), in-keeping with the existing local dwellings and would be set out in order to respect the transition between settlement and open countryside. The incorporation of a development offset and landscape buffer to the southern and eastern edges of the Site will allow for the

retention of existing boundary hedgerow vegetation and the creation of new connecting Green Infrastructure corridors.

8.6. Applicable local landscape planning policy objectives, landscape character guidelines and SPG objectives have been considered as part of an iterative design process through an associated landscape strategy. The final development scheme accords with the majority of these policy and guideline recommendations; and, where guidelines cannot be satisfied in full, the benefits of the scheme will need to be considered as part of the overall planning balance exercise.

8.7. To summarise, whilst development of the Site would result in an inevitable change in character from arable land to residential built form, the Site is already influenced by a residential edge to the north, development to the west, bounded by vegetation to the south and it would not result in the loss of any rare, unique or notable landscape features. Its impact on the overall perception of the local character areas would be localised and would be enhanced through the addition of characteristic landscape features included within the proposed scheme. This will not only aid in the assimilation of the development into the landscape, but also contributes towards the aspirations of the Council in terms of Green Infrastructure provisions included within the SPG.

8.8. Recreational users are the main visual receptor group likely to experience the most notable change from the surrounding network of Footpaths. Footpath 377/58/1 traverses the eastern edge of the wider field parcel containing the Site, however the potential scheme has taken this into consideration by incorporating a strategic planted edge to the eastern edge of the Site to mitigate these effects whilst also providing a new GI connection between northern and southern boundaries which could serve as a landscape buffer between the Site and any potential development to the east. Views from the other Footpaths surrounding the Site will be filtered to differing levels. These views are influenced by the established residential settlement edge of Raglan including the houses along Monmouth Road and the local undulations in topography.

8.9. Users of the Community Cemetery will also experience change due to the close proximity from the Site, with the intervening hedgerow boundary to the north west of the Site providing the only visual screening between the receptor and a potential residential development. However, with development off-sets and views towards the open countryside to the south of the Site to be retained as part of the overall scene.

8.10. Distant visibility extends to Kingcoed to the south east where visibility of the Site is technically possible despite the topography and intervening vegetation, however the distance is so great that the development would be indiscernible.

8.11. In summary, the visual effects of a potential residential development would be largely localised, with topography and intervening features limiting the extent to which the Site can be seen. Where the potential development is visible, most locations permit only partial views of the Site and the established settlement backdrop already influences the perceived context. The potential development will not introduce prominent skyline features and many of the views across the Site from south to north, will still permit visibility to Raglan Castle.

Appendix 1: LVIA Methodology Summary of Approach and Criteria Tables

Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of Change; and
- Importance or Significance (EIA) of Effect – a judgment of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall Sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA, 3rd edition, para 5.40) and identifies *"the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations."* (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the tables below (**Table 1** and **Table 2**) for both landscape and visual receptors.

Landscape **Value** is *"the relative value that is attached to different landscapes by society"* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following Table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and* Reversibility of effect are all considered in understanding the overall Magnitude of Change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Importance or Significance (EIA) of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The importance or significance (EIA) of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in **Table 5**.

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and
Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:
Adverse: the proposed development reduces visual amenity; and
Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Landscape Value		***Landscape Susceptibility***
	Designations and Conservation Interests/Associations *Landscapes recognised and valued for their quality and / or cultural associations / recreational value*	***Key Characteristics and Features*** *As recognised in published Landscape Character Assessments or policy*	***Landscape Condition*** *Degree to which the landscape is intact and legible & its scenic quality*	*The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences*
High	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	***Visual Susceptibility*** *The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations*
High	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.
	Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development.
Low	No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale *identifies the degree of change which would arise from the development*	***Geographical Extent*** *of effect indicates the geographic area over which the effects will be felt*	***Duration and Reversibility*** *of effect identifies the time period over which the change to the receptor would arise as a result of the development.*
Major	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale *identifies the degree of change which would arise from the development*	***Geographical Extent*** *Wide, and/or within close proximity, and/or open views.*	***Duration and Reversibility*** *identifies the time period over which the change to the receptor would arise as a result of the development.*
Major	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Significance of Effect

Landscape/Townscape or visual effects above moderate adverse (i.e. Major) are considered to be significant; all other effects are considered not significant.

Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2: Extracts of LANDMAP

Cyfoeth Naturiol Cymru
Natural Resources Wales

Print View Map

SURVEY DETAILS FOR MNMTHGL036 - 2023-12-11

Area Unique ID: MNMTHGL036

Aspect:Geological Landscape

Area:Penrhos

Region:Monmouthshire

Survey Date:2006-11-24

- Level 1: Lowland hills and valleys
- Level 2: Undulating lowland hill terrain
- Level 3: Undulating lowland hill terrain

Monitoring

Q1 - Date of monitoring?

- No Answer

Q1a - Monitoring undertaken by

- No Answer

Q1b - Has this record been updated following monitoring work?

- No Answer

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- No

Q2 - Does this area have a special or functional link with an adjacent area?

- No

Description

Q3 - If Classification is "Other", specify here

- N/A...

Q4 - What is the geographical and topographical character of this area?

- Undulating terrain of low hills underlain by Lower Old Red Sandstone Group mudrocks (mainly Upper Silurian)... Dissected by streams, bounded by the Trothy river system to the E and N and with a low escarpemnt to the NW and bounded by a low escarpment to the S formed by higher levels in the Lower Old Red Sandstone Group of Lower Devonain age... Probably includes areas of glacial/fluvioglacial deposist especially in the S along the A40 corridor and on the E side of the Nant y Wilcae valley as topography lower...

Q4a - Where bedrock dominated, what is the dominant bedrock type?

- Sedimentary

Q4b - Where bedrock dominated, what is the age that characterises the aspect area?

- Silurian

Q4c - Where bedrock dominated, what is the major rock lithogy (-ies)?

- Mudstone

Q4d - Where drift dominated, what is the dominant drift deposit?

- No Answer

Q4e - Where drift dominated, what is the major sediment that characterises the area?

- No Answer

Q5 - What is the characteristic Level 3 component of the area?

- Undulating lowland hill terrain

Q6 - Which of the following is a significant contributor to the geological character of the area?

- Stratigraphic formation(s)
  - Lower Old Red Sandstone Group, Raglan Marls Formation (Silurian: Pridoli Series/Epoch-Lower Devonian, Lochovian Stage) with minor St... Maughan"s Formation (Lower Devonian: Lochkovian-Pragian stages), Senni Formation (Lower Devonian: Lochkovian-Pragian stages) in N only...
- Superficial deposits
  - Minor glacial/fluvioglacial deposits include glacial/fluvioglacial sand and gravel and till (Quaternary: Pleistocene (Devensian))...
- Active processes
  - Stream, spring...
- Past processes
  - Glacial, fluvioglacial...

Q7 - What additional subsidiary Level 3 components are notable?

- No Answer

Q8 - What Level 4 components are notable in this area?

- Lake / reservoir (artificial)
- Slope
- Hill top
- Spring
- Urban / industrial development

Q9 - What active geological and geomorphological processes are significant in this area?

- Stream, spring...
- Empty value

Q10 - Are there components of significant hydrological importance?

- Yes
  - Stream, spring...

Q11 - Are there any pedological processes that are significant in the area or have had a landscape forming effect?

- Not known

Q12 - Is there current mineral extraction?

- No

Q13 - Has there been mineral extraction in the past?

- Not known

Q14 - Are there SSSI/GCR sites here?

- No

Q15 - Are there geological SINC, 2nd tier, or RIGS sites in the area?

- No

Evaluation

Q16 - Value

- High
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q17 - Condition

- Good
  - Rural area with no significant development...

Q18 - Trend

- Constant
  - Rural area with no significant development...

Recommendations

Q19 - Existing management

- Generally Appropriate

Q20 - Existing management remarks:

- Rural area with no significant development...

Q21 - Principal management recommendations

- Ensure that no significant geological or geomorphological features are lost or damaged (e...g... due to development/forestry etc) and that RIGS/SINC are formally established to safeguard key geological/geomorphological features or sites...

Q22 - Guideline

- Medium Term
  - Ensure that RIGS/SINC are formally established to safeguard key geological/geomorphological features or sites...
- Long Term
  - Ensure that no significant geological or geomorphological features are lost or damaged (e...g... due to development/forestry etc)...

Tolerance To Change

Q23 - Are there any significant threats to the current integrity and condition of the Earth Heritage features of the area?

- No

Aspect Area Boundary

Q24 - To what level was this information site-surveyed?

- Level 3

Q25 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most
  - Aspect Area boundaries surveyed at 1:10,000, mapped at 1:25,000...

Q26 - What baseline information source was used for Aspect Area boundary mapping?

- Other
  - 1:50,000 British Geological Survey maps, aerial photographs, OS 1:25,000 Landranger topographical map...

Q27 - If OS Data was used, what was the scale?

- 1:25,000

Q28 - What is the justification for the Aspect Area boundaries?

- Breaks of slope at base of solid geology massif/ junction with drift-filled valley system below and base of higher escarpment above...

Evaluation Matrix

Q29 - Evaluation Criteria: Research Value

- High
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q29a - Evaluation Criteria: Educational Value

- Moderate
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q30 - Evaluation Criteria: Historical Value

- Low
  - Relatively few notable sites/landforms...

Q31 - Evaluation Criteria: Rarity / Uniqueness

- Low
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q32 - Evaluation Criteria: Classic Example

- Low
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q33 - Evaluation Criteria: Overall Evaluation

- High
  - Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Q34 - Justification of overall evaluation

- Relatively few notable sites/landforms recorded and geology presumed to be widespread...

Bibliography

Q35 - List the key sources used for this assessment

- DAVIES, J... 2006, Gwent Geodiversity Audit (Report to CCW); INSTITUTE OF GEOLOGICAL SCIENCES 1974, Monmouth, Sheet 233 (1:50,000), NERC; ORDNANCE SURVEY 2005b, OS Explorer Map OL14 (1:25, 000); WELCH, F...B...A... and TROTTER, F...M... 1961, Memoir of the Geological Survey, England and Wales, Sheets 233 and 250...

Assessment

Q36 - Additional Assessments

- Gwent Geodiversity Audit (Davies 2006): Sites R108/638 (c...SO 443087)?; R109/065 (SO 441132); R110/067 (SO 438130 - SO 437116); R111/068 (S0 438121); R115/63 9 c...SO 420072-SO 426081); R134/229 (SO 35150995); R113/077 (SO 424138); Pant Quarry R114/079 (SO 421138) (Slurian: Pridoli)...

Q37 - Additional Comments

- Additional Level 4 features include: Stream; Marsh/bog/fen...

Cyfoeth Naturiol Cymru
Natural Resources Wales

Print View Map

SURVEY DETAILS FOR MNMTHGL040 - 2023-12-11

Area Unique ID: MNMTHGL040

Aspect:Geological Landscape

Area:Usk-Nant y Wilcae

Region:Monmouthshire

Survey Date:2006-11-24

- Level 1: Lowland hills and valleys
- Level 2: Lowland river and drainage systems
- Level 3: Active lowland river-flood plain system

Monitoring

Q1 - Date of monitoring?

- No Answer

Q1a - Monitoring undertaken by

- No Answer

Q1b - Has this record been updated following monitoring work?

- No Answer

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- No

Q2 - Does this area have a special or functional link with an adjacent area?

- No

Description

Q3 - If Classification is "Other", specify here

- N/A.

Q4 - What is the geographical and topographical character of this area?

- Major mature river system. Higher part from W of Abergavenny towards Usk with well developed meander system, with local abandoned meanders on wide floodplain (e.g. W og Llanvihangel Gobion). NW of Usk floodplain narrower and cut into broad marginal terrace forms and then opening up south of Usk as a very broad N-S basin up to around 1.5 km across. To the south course narrows slightly and heads SW towards Caerleon with a wide floodplain and very well developed meander belt marking the County boundary. Includes the Nant y Wilcae tributary which branches NE of Usk and also includes remarkably wide floodplain/depositional basin areas south of Raglan and a tributary in the S leading from the Llandegfedd reservoir.

Q4a - Where bedrock dominated, what is the dominant bedrock type?

- No Answer

Q4b - Where bedrock dominated, what is the age that characterises the aspect area?

- No Answer

Q4c - Where bedrock dominated, what is the major rock lithogy (-ies)?

- No Answer

Q4d - Where drift dominated, what is the dominant drift deposit?

- Fluvial

Q4e - Where drift dominated, what is the major sediment that characterises the area?

- Other

Q5 - What is the characteristic Level 3 component of the area?

- Active lowland river-flood plain system

Q6 - Which of the following is a significant contributor to the geological character of the area?

- Superficial deposits
  - Fluvial deposits dominated by active floodplain alluvium with very minor alluvial fan and some terrace deposits (Quaternary: ? Pleistocene (Devensian)-Holocene). May also include ?glacial lake deposits and areas of fluvioglacial deposits (e.g. sand and gravel (Quaternary: ?Pleistocene (Devensian(Quaternary: ?Pleistocene (Devensian)-Holocene).
- Active processes
  - Fluvial.
- Past processes
  - Glcial/fluvioglacial

Q7 - What additional subsidiary Level 3 components are notable?

- No Answer

Q8 - What Level 4 components are notable in this area?

- River channel / canal (artificial)
- River channel (natural)
- Flood plain
- River terrace
- Urban / industrial development

Q9 - What active geological and geomorphological processes are significant in this area?

- Fluvial
- Empty value

Q10 - Are there components of significant hydrological importance?

- Yes
  - Usk and Nant y Wilcae rivers

Q11 - Are there any pedological processes that are significant in the area or have had a landscape forming effect?

- No

Q12 - Is there current mineral extraction?

- No

Q13 - Has there been mineral extraction in the past?

- Not known

Q14 - Are there SSSI/GCR sites here?

- No

Q15 - Are there geological SINC, 2nd tier, or RIGS sites in the area?

- No

Evaluation

Q16 - Value

- Moderate
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q17 - Condition

- Good
  - Dominantly rural area with limited significant development.

Q18 - Trend

- Constant
  - Dominantly rural area with limited significant development.

Recommendations

Q19 - Existing management

- Generally Appropriate

Q20 - Existing management remarks:

- Dominantly rural area with limited significant development.

Q21 - Principal management recommendations

- Maintain natural system and ensure that no further features or deposits of geomorphological or geological significance are damaged or destroyed.

Q22 - Guideline

- Long Term
  - Maintain natural system and ensure that no further features or deposits of geomorphological or geological significance are damaged or destroyed.

Tolerance To Change

Q23 - Are there any significant threats to the current integrity and condition of the Earth Heritage features of the area?

- Yes
  - Modifications to banks, flow etc of the river course which would significantly inhibit the natural evolution of the river system. No such changes / losses should be considered appropriate for the maintenance of a natural system.

Aspect Area Boundary

Q24 - To what level was this information site-surveyed?

- Level 3

Q25 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most
  - Aspect Area boundaries surveyed at 1:10,000, mapped at 1:25,000.

Q26 - What baseline information source was used for Aspect Area boundary mapping?

- Other
  - 1:50,000 British Geological Survey maps, aerial photographs, OS 1:25,000 Landranger topographical map.

Q27 - If OS Data was used, what was the scale?

- 1:25,000

Q28 - What is the justification for the Aspect Area boundaries?

- Break of slope/feature at edge of active river/floodplain/low terrace system.

Evaluation Matrix

Q29 - Evaluation Criteria: Research Value

- Moderate
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q29a - Evaluation Criteria: Educational Value

- Moderate
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q30 - Evaluation Criteria: Historical Value

- Moderate
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q31 - Evaluation Criteria: Rarity / Uniqueness

- Low
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q32 - Evaluation Criteria: Classic Example

- Low
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q33 - Evaluation Criteria: Overall Evaluation

- Moderate
  - No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Q34 - Justification of overall evaluation

- No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread.

Bibliography

Q35 - List the key sources used for this assessment

- BARCLAY, W.J. 1989, Memoir of the Geological Survey, England and Wales Sheet 232; BRITISH GEOLOGICAL SURVEY 1990, Abergaveny, Sheet 232 (1:50,000), BGS; INSTITUTE OF GEOLOGICAL SCIENCES 1972, Chepstow, Sheet 250 (1:50,000), NERC; INSTITUTE OF GEOLOGICAL SCIENCES 1974, Monmouth, Sheet 233 (1:50,000), NERC; INSTITUTE OF GEOLOGICAL SCIENCES 1975, Newport, Sheet 249 (1:50,000), NERC; ORDNANCE SURVEY 2005a, OS Explorer Map OL13 (1:25, 000); ORDNANCE SURVEY 2005b, OS Explorer Map OL14 (1:25, 000); ORDNANCE SURVEY 2005c, OS Explorer Map 152 (1:25, 000); WELCH, F.B.A. and TROTTER, F.M. 1961, Memoir of the Geological Survey, England and Wales, Sheets 233 and 250.

Assessment

Q36 - Additional Assessments

- Gwent Geodiversity Audit (Davies 2006): no sites recorded (to 12/06).

Q37 - Additional Comments

- Additional Level 4 features include: Meander; Flood defence bank/works.

SURVEY DETAILS FOR MNMTHHL057 - 2023-12-11

Area Unique ID: MNMTHHL057

Aspect:Historic Landscape

Area:Nant Olway and Nant-y-wilcae

Region:Monmouthshire

Survey Date:2010-02-16

- Level 1: Rural environment
- Level 2: Agricultural
- Level 3: Irregular Fieldscapes

Monitoring

Q1 - Date of monitoring?

- 2017-03-15

Q1a - Monitoring undertaken by

- Historic Landscape change detection work completed by the relevant Welsh Archaeological Trust for this area, the planning authority have been included. Quality Assurance of change detection work was completed by Trysor.

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- Yes
  - 1:25,000

Q2 - Does this area have a special or functional link with an adjacent area?

- Yes
  - Area includes agricultural hinterland for Raglan (areas MNMTHHL026 and 042) and former deer park associated with Raglan Castle (area MNMTHHL026).

Description

Q3 - If Classification is "Other", specify here

- Empty value

Q4 - Summary Description / Key Patterns and Elements

- The aspect area of Nant Olway and Nant-y-wilcae comprises an area of Low-lying and gently undulating agricultural land lying between Nant Olway and Nant-y-wilcae, extending south of Raglan as far as Usk. The pattern of the area is predominantly irregular enclosure, though includes areas of regular fieldscape, which appear to reflect resurveyed land over the disparked southern park of Raglan, and enclosure of former common. Settlement in the area is predominantly of dispersed farmsteads in their own holdings, though small linear settlements (Llandenny and Gwernesney) do occur. The linear settlements are not reflective of the English model of 'croft and toft', settlement expansion around the medieval church at Llandenny appears to be a late 18th/19th century development, whilst at Gwernesney, despite evidence for openfield, the current dispersed small-scale settlement appears to reflect the medieval pattern (Locock 2002). The dispersed settlement at Cyncoed at a crossroads adjacent to Treworgan Common appears to reflect post-medieval squatter settlement origins on the edge of a now enclosed common. The area also includes Cefn Tilla, a small well-preserved 19th century landscape park with terraced and informal gardens and a walled kitchen garden (Registered park & garden PGW (Gt) 31). The area also acts as a transport corridor, with the route of the A449, and the former GWR both passing through the area. In terms of earlier historic background, recent survey work carried out in the Olway Valley has demonstrated the survival of over 3m of Holocene floodplain alluvium overlying bedrock close to the valley side in the parish of Llangeview (Haslett, 2005, 5-20). Based on this work, it is reasonable to assume that the heavily alluviated floodplain of the Olway Valley contains buried, waterlogged deposits of high archaeological potential. Later prehistoric activity is not as well attested in the archaeological record, chiefly consisting of stray finds including a stone axe hammer of Bronze Age date found at Maesgwyn Farm N of Llandenny Some evidence of Roman activity was found during water pipeline works at Gwernesney (SO 40921 01765) (Border Archaeology, 2007). A small section of probable road base and metalling was revealed on the alignment of the Roman road (RR612b) running E from the legionary fortress at Usk (Burrium) towards the Roman fort and civilian settlement at Monmouth. The course of this road, which probably dates to the pre-Flavian period, contemporary with the Roman campaigns against the Silures between c.55-60 AD, appears to run NE along the modern B4235, through Pont Pill, Pergoed Farm and The Crosshands (Sherman & Evans, 2004, 31-2). Artefacts of Roman date have been found in the immediate vicinity of the water pipeline works; however, the paucity of information relating to this period generally probably reflects a lack of fieldwork rather than an absence of Roman activity. Early medieval settlement within the Aspect Area is documented at Llandenny (c.760-85) where the Llandaff Charters records a grant of a church and its estate (Davies, 1979). During the medieval period the area was divided between the lordships of Usk and later Raglan.

Q5 - If working at level 3, the classification describes the dominant historic pattern, but which other patterns are important to the historical pattern of this area? (Tick all that apply)

- Regular Fieldscapes
- Other fieldscapes
- Horticulture
- Woodland
- Non-nucleated Settlement
- Other Settlement
- Communications
- Designed Landscape
- Recreational

Q6 - If working at level 4 ,which other 'details' are also significant to the historic character of this area? (Please tick all that apply)

- No Answer

Q7 - If working at level 4 only, which building types prevail in the area? (tick all that apply)

- No Answer

Q8 - If working at level 4 only, which periods prevail in the area? (tick all that apply)

- No Answer

Q9 - If working at level 4 only, which architectural types prevail in the area? (tick all that apply)

- No Answer

Q10 - If working at level 4 only, which traditional walling materials prevail in the area? (tick all that apply)

- No Answer

Q11 - If working at level 4 only, which traditional roofing materials prevail in the area? (select up to three)

- No Answer

Q12 - Which traditional boundary types prevail in the area? (Tick all that apply)

- Hedgerow
- Hedgerow With Trees
- Cut Drainage
- Post & Wire Fence

Q13 - What is the nature of any significant archaeological interest in the area? (Tick all that apply)

- Buried-dry
- Relict-Earthworks
- Relict-Stone Monuments
- Buildings & Structures
- Documentary

Q14 - Which chronological period is dominant in the area?

- Medieval (to 1536)
- Post Medieval (1536+)

Q15 - Has a Historic Landscape Characterisation been undertaken here?

- No

Q16 - Are there SMR sites here?

- Yes

Q17 - Are there SAMs here?

- Yes

Q18 - Are there Listed Buildings here?

- Yes

Q19 - Are there Registered Historic Parks and Gardens here?

- No

Q20 - Are there Conservation Areas here?

- Yes

Q21 - Are there World Heritage Sites here?

- No

Q22 - Is the area within a Registered Landscape of Historic Interest?

- No

Evaluation

Q23 - Value:

- High
  - Despite non-assessment of condition, and modern incursion from agricultural improvement and transport the area has returned a high overall evaluation, among numerous factors this is chiefly down to the quantity and quality of the area's buildings, the well-preserved park of Cefn Tilla, the Llandenny Conservation area, and its potential for further landscape study.

Q24 - Condition:

- Unassessed

Q25 - Trend:

- Constant

Recommendations

Q26 - Existing management

- No Answer

Q27 - Existing management remarks:

- Empty value

Q28 - Principal management recommendations

- Empty value

Q29 - Guideline

- No Answer

Aspect Area Boundary

Q30 - To what level was this information site-surveyed?

- Level 3

Q31 - At 1:10,000, how much of the Aspect Area boundary is precise?

- All

Q32 - What baseline information source was used for Aspect Area boundary mapping?

- OS Landline

Q33 - If OS Data was used, what was the scale?

- 1:10,000

Q34 - What is the justification for the Aspect Area boundaries?

- Topography, as well as variations in pattern and detail make the area distinct. This Aspect Area, generally lower-lying agricultural land of river/stream valley systems is defined by the boundaries of the parish of Raglan, taking in both agricultural land and former southern park associated with Raglan Castle. The southern extent of the area also encompasses a communication corridor extending to the Usk Valley.

Evaluation Matrix

Q35 - Evaluation Criteria: Integrity

- High
  - Pattern and Detail visible and fairly easily understood; Aspect Area retaining much of its original character, form and function

Q36 - Evaluation Criteria: Survival

- High
  - Despite some field amalgamation/boundary loss, and the insertion of the A449 highway, which is largely on the route of the dismantled Pontypool-Monmouth-Ross section of the former Great Western Railway, it is estimated that between Between 71% and 90% of visible elements survive.

Q37 - Evaluation Criteria: Condition

- Unassessed
  - Insufficient information available - not possible to assess condition across such a wide area and variety of sites within the scope available. However, the large amount of listed buildings suggest condition rating should be at least high.

Q38 - Evaluation Criteria: Rarity

- Outstanding
  - The area includes features of exceptional historic importance which are nationally rare, these are chiefly buildings; the area boasts 32 listed building (3 at grade 1, and 2 grade II), 2 SAMs both crosses, admittedly small features.

Q39 - Evaluation Criteria: Potential

- High
  - On the basis of landscape analysis already taken place in relation to Raglan, the area would benefit from further and in depth study including detailed hedgerow and boundary analysis. It is considered that considerable scope for landscape research remains.

Q40 - Evaluation Criteria: Overall Evaluation

- High
  - Despite non-assessment of condition, and modern incursion from agricultural improvement and transport the area has returned a high overall evaluation, among numerous factors this is chiefly down to the quantity and quality of the area's buildings, the well-preserved park of Cefn Tilla, the Llandenny Conservation area, and its potential for further landscape study.

Q41 - Justification of overall evaluation

- Despite non-assessment of condition, and modern incursion from agricultural improvement and transport the area has returned a high overall evaluation, among numerous factors this is chiefly down to the quantity and quality of the area's buildings, the well-preserved park of Cefn Tilla, the Llandenny Conservation area, and its potential for further landscape study.

Bibliography

Q42 - List the key sources used for this assessment

- See bibliography in technical report

Assessment

Q43 - Additional Assessments

- Empty value

Q44 - Additional Comments

- Empty value

Cyfoeth Naturiol Cymru
Natural Resources Wales

Print View Map

SURVEY DETAILS FOR MNMTHLH127 - 2023-12-11

Area Unique ID: MNMTHLH127

Aspect:Landscape Habitats

Area:Central rural Monmouthshire

Region:Monmouthshire

Survey Date:2007-03-13

- Level 1: Dry (Relatively) Terrestrial Habitats
- Level 2: Grassland & Marsh
- Level 3: Improved Grassland

Monitoring

Q1 - Date of monitoring?

- 2017-03-15

Q1a - Monitoring undertaken by

- Review of SINC/Wildlife Site data by TACP

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- No Answer

Q2 - Does this area have a special or functional link with an adjacent area?

- No

Q3 - What is the total land area within the boundary (in hectares)?

- 5352 hectares

Description

Q4 - What are the dominant soil types? (specify up to 3 types)

- Brown soils
- Surface-water gley soils
- Ground-water gley soils

Q5 - What Phase 1 habitat types are present? Only select the five most dominant types and, for each of these, specify below what percentage of the Aspect Area is made up of these.

- Semi-natural Broadleaved Woodland
  - 2%
- Planted Coniferous Woodland
  - <1%
- Improved Grassland
  - 85%
- Arable
  - 4%
- Buildings
  - 1%

Q6 - Does the area contain habitats of international importance?

- Not known

Q7 - If yes, which habitats of international importance?

- No Answer

Q8 - Does the area contain BAP habitats?

- Not known

Q9 - If yes, which BAP habitats?

- No Answer

Q10 - Does the area contain protected sites?

- Yes
  - SAC(0.27ha) SSSI(3.81ha) Local Wildlife Site(120.59ha)

Q11 - If yes, which ones?

- SAC
- SSSI
- Local wildlife site

Q12 - Approximately what proportion of the Aspect Area is within the protected site?

- 1-10%
  - 2.32%

Q13 - Does the area support important species?

- Yes

Q14 - If yes, which species? (for each of the species, also note the source of information)

- Eel, White-marked, Broom-tip, Dactylorhiza incarnata subsp. incarnata, Cloaked Carpet, Alder Buckthorn, Sharp-leaved Fluellen, Western Pouncewort, Polecat, Water Shrew, Harsh Downy-rose, Sea Trout, Satin Lutestring, Lesser Meadow-rue, Large-leaved Lime (All LBAP). Agriotes sordidus (a beetle), Flat-rock Grimmia, Tubular Water-Dropwort, Greater Butterfly-orchid, Spreading-leaved beardless-moss, Upright Spurge, Green Wingewd Orchid (all Red Data Book 1). Lapwing (Section 74 CROW Act). Buttoned Snout, Brown Hare, Harvets Mouse, Spruce"s Bristle-moss, Drab Looper, Brown Carder Bee (Priority BAP). Allis Shad, Bullhead, Bluebell, Otter, Badger, Hazel Dormouse, Marsh Fritillary (1951 record), Whiskered/Brandt"s Bat, Natterer"s Bat, Noctule Bat, Common Pipistrelle, Soprano Pipistrelle, Brown Long-Eared Bat, Lesser Horseshoe Bat, Atlantic Salmon, Great Crested Newt. All records from SEWBReC.

Q15 - Are there any significant threat species present in abundance? (Field visit required)

- Yes
  - Giant Hogweed and Himalayan Balsam have been recorded in the EA River Habitat Survey.

Q16 - What other features significantly influence the biodiversity in this area?

- Hedgerows

Q17 - Are any of these features in a very good condition? (Field visit required)

- Unknown

Q18 - Are any of these features in a poor condition? (Field visit required)

- Unknown

Q19 - What are the main land management activities taking place in the area? (Field visit required)

- Stock grazing

Q20 - Do any of the above appear to have an appreciable positive impact on biodiversity? (Field visit required)

- None

Q21 - Do any of the above appear to have an appreciable negative impact on biodiversity? (Field visit required)

- Some
  - Stock grazing can prevent the habitat from reaching its full ecological potential. It is however recognised that this is an essential part of the farming process.

Q22 - Is the biodiversity in the area in any way threatened?

- Not known

Q23 - Are there clear opportunities to improve the biodiversity aspect of this area?

- Yes
  - Encourage farmers to participate in agri-environmental schemes.

Q24 - Summarise the key features that define this area's biodiversity character

- The Aspect Area comprises an area of improved grasslands dominated farmland, many of the fields are bounded by hedgerows.

Evaluation

Q25 - Value

- Moderate
  - Improved grassland is generally quite low ecological value habitat but there are a considerable number of key species present which increases the evaluation to moderate.

Q26 - Condition

- Unassessed

Q27 - Trend

- Constant

Recommendations

Q28 - Existing management

- Unassessed

Q29 - Existing management remarks:

- N/A

Q30 - Principal management recommendations

- Encourage farmers to participate in agri-environmental schemes.

Q31 - Guideline

- Medium Term
  - Encourage farmers to participate in agri-environmental schemes.
- Long Term
  - Consider the requirements of the key species present when undertaking management.
- Long Term
  - Conserve/enhance hedgerows.

Aspect Area Boundary

Q32 - To what level was this information site-surveyed?

- Level 3

Q33 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most
  - The Aspect Area boundaries are to some degree arbitrary as improved grassland dominated farmland covers large parts of central Monmouthshire but it was felt that an Aspect Area that covered the whole of central Monmouthshire would not offer much focused information so it has been subdivided. Much of the boundary for this Aspect Area was inherited from the original LANDMAP study, this was edited to ensure that it followed field boundaries, roads etc. as per LANDMAP methodology.

Q34 - What baseline information source was used for Aspect Area boundary mapping?

- Other
  - Phase 1 habitat, Aerial Photographs, OS Raster

Q35 - If OS Data was used, what was the scale?

- 1:10,000

Q36 - What is the justification for the Aspect Area boundaries?

- The Aspect Area boundaries encompass an area of predominately farmland that is typical of much of Monmouthshire. The Aspect Area boundaries are to some degree arbitrary as they attempt to divide the large are of farmland that covers much of the interior of Monmouthshire into a number of smaller Aspect Areas within which the information relating to each will be more meaningful. This area is distinct from the surrounding farmland in generally having a less distinct arable element amongst the dominating improved grassland. The A449/A40 and Raglan forms the boundary to the north, the floodplain of the River Usk to the south-west, the Usk Road to the north-west. Woodland areas and interveing hedgeorws form much of the east and southern boundaries.

Evaluation Matrix

Q37 - Evaluation Criteria: Priority Habitats

- Unassessed

Q38 - Evaluation Criteria: Significance

- Low
  - Improved grassland is ubiquitous in lowland Wales.

Q39 - Evaluation Criteria: Opportunity

- Moderate
  - Encourage farmers to participate in agri-environmental schemes.

Q40 - Evaluation Criteria: Expansion rates

- Unassessed

Q41 - Evaluation Criteria: Sensitivity

- Low
  - Not a particularly sensitive habitat type as improved grassland is already quite low ecological value.

Q42 - Evaluation Criteria: Connectivity/Cohesion

- Moderate

Q43 - Evaluation Criteria: Habitat Evaluation

- Low
  - Improved grassland is generally quite low ecological value habitat and there is a limited amount of other more ecologically valuable habitat within the Aspect Area.

Q44 - Evaluation Criteria: Importance for key species

- Moderate
  - There are a large number of key species records so could be evaluated as high but it must be borne in mind that this is a large Aspect Area so everything being equal you would expect proportionally more key species being present. It is felt that the large number of key species present is more a function of the large size than its actual value for key species.

Q45 - Evaluation Criteria: Overall Evaluation Habitat and Species

- Moderate
  - Improved grassland is generally quite low ecological value habitat but there are a considerable number of key species present which increases the evaluation to moderate.

Q45a - Justification of overall evaluation

- Improved grassland is generally quite low ecological value habitat but there are a considerable number of key species present which increases the evaluation to moderate.

Bibliography

Q46 - List the key sources used for this assessment

- CCW Phase 1 data (digitised), Aerial photographs (digitised), OS Raster (1:10,000), Protected species information from SEWBReC, Protected sites information from CCW (digitised), SINC sites provided by SEWBReC (digitised), Invasive plant mapping provided by SEWBReC (digitised), Monmouthshire LBAP, Monmouthshire Unitary Development Plan, Protected Sites citations from CCW website (www.ccw.gov.uk), Protected Sites citations from the JNCC website (www.jncc.gov.uk), Soils of England and Wales 1:250,000 (Sheet 2 Wales). Wildlife Site/SINC data used within this project were collated by Local Environmental Records Centres Wales on behalf of the various Local Authorities and Wildlife Trusts involved in the site designation process.

Assessment

Q47 - Additional Assessments

- N/A

Q48 - Additional Comments

- N/A

Cyfoeth Naturiol Cymru
Natural Resources Wales

Print View Map

SURVEY DETAILS FOR MNMTHVS100 - 2023-12-11

Area Unique ID: MNMTHVS100

Aspect:Visual and Sensory

Area:Olway Brook

Region:Monmouthshire

Survey Date:2014-12-04

- Level 1: Lowland
- Level 2: Flat Lowland/Levels
- Level 3: Flat Open Lowland Farmland

Monitoring

Q1 - Date of monitoring?

- 2015-02-06

Q1a - Monitoring undertaken by

- Stages 1, 2 and 3 change detection, field verification and amendment completed by Bronwen Thomas, in conjunction with the planning authority.Quality Assurance completed by White Consultants.

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work
  - New aspect area, previously mismatched

Q1c - Change indicated by

- OS Data, Aerial Photographs

Q1d - What has changed?

- Classification
- Description
- Evaluation
- Condition & Trend
- Recommendations
- Boundaries

Q1e - Has the information ever been verified in the field?

- Yes

Q2 - Does this area have a special or functional link with an adjacent area?

- No

Q2a - During which season(s) was fieldwork carried out?

- Late summer

Description

Q3 - Summary Description

- Shallow valley of the Olway Brook and tributaries, with scattered hamlets on lower slopes,linked with winding lanes. Attractive mixed farmland with hedges and small woods. The busy A449, however, cuts right through the valley, bringing constant noise and movement intrusion. There are attractive views from the road.

Q4 - Physical Form And Elements: Topographic Form?

- Rolling/Undulating
  - shallow valley

Q5 - Physical Form And Elements: Landcover Pattern?

- Field Pattern/Mosaic

Q6 - Physical form and elements: Settlement pattern

- Clustered
  - Hamlets

Q7 - Physical form and elements: Boundary type

- Hedge With Trees

Q8 - Aesthetic Qualities: Scale?

- Medium

Q9 - Aesthetic Qualities: Sense of Enclosure?

- Open

Q10 - Aesthetic Qualities: Diversity?

- Simple

Q11 - Aesthetic Qualities: Texture?

- Medium

Q12 - Aesthetic Qualities: Lines?

- Curved

Q13 - Aesthetic Qualities: Colour?

- Moderate Contrasts

Q14 - Aesthetic Qualities: Balance?

- Balanced

Q15 - Aesthetic Qualities: Unity?

- Unity

Q16 - Aesthetic Qualities: Pattern?

- Organised

Q17 - Aesthetic Qualities: Seasonal Interest?

- Mixed

Q18 - Other Factors: Level of Human Access?

- Infrequent

Q19 - Other Factors: Night Time Light Pollution?

- Question 19 night time light pollution data has been moved to question 56. Additional dark skies data is available from questions 57 and 58.

Q20 - Other Factors: Use of Construction Materials?

- Generally Appropriate
  - Not much recent development

Q21 - What materials? Give Details:

- Local stone and brick

Q22 - There are attractive views...

- ...within
  - Attractive mixed farmland and scattered hamlets. Often seen from A499

Q23 - There are detractive views...

- ...within
  - Busy A499 through valley

Q24 - Perceptual and Other Sensory Qualities

- Attractive
- Noisy

Q25 - What is the sense of place/local distinctiveness

- Moderate
  - Clear valley, much seen by A499 road users

Evaluation

Q26 - Value:

- Moderate
  - Attractive farmland, typical of Monmouthshire, but compromised by busy A449

Q27 - Condition:

- Good
  - well managed farmland

Q28 - Trend:

- Constant

Recommendations

Q29 - Existing management

- Generally Appropriate

Q30 - Existing management remarks:

- Well-managed farmland

Q31 - Principal management recommendation:

- Continue mixed farming

Q32 - Guideline

- Medium Term
  - Ensure that A499 remains well integrated into landscape

Q33 - Define the key qualities that should be conserved:

- peaceful rural atmosphere

Q34 - Define the key qualities that should be enhanced:

- -

Q35 - Define the key qualities that should be changed:

- -

Q36 - Define the key elements that should be conserved:

- hedge, woods, fields, villages, watercourses

Q37 - Define the key elements that should be enhanced:

- Some A499 edges and verges

Q38 - Define the key elements that should be changed:

- -

Tolerance To Change

Q39 - Are there any significant threats to the current integrity and condition of the visual & sensory features of the area?

- Not known

Aspect Area Boundary

Q40 - To what level was this information site-surveyed?

- Level 3

Q41 - At 1:10,000, how much of the Aspect Area boundary is precise?

- All

Q42 - What baseline information source was used for Aspect Area boundary mapping?

- OS Raster

Q43 - If OS Data was used, what was the scale?

- 1:10,000 and 1:25,000

Q44 - What is the justification for the Aspect Area boundaries?

- Extent of valley bottom and lower slopes

Evaluation Matrix

Q46 - Evaluation Criteria: Scenic quality

- High
  - attractive shallow valley

Q47 - Evaluation Criteria: Integrity

- Moderate
  - Compromised by busy A449 throughout length

Q48 - Evaluation Criteria: Character

- Moderate

Q49 - Evaluation Criteria: Rarity

- Moderate
  - Fairly typical Monmouthshire farmland

Q50 - Evaluation Criteria: Overall Evaluation

- Moderate
  - Attractive farmland, typical of Monmouthshire, but compromised by busy A449

Q51 - Justification of overall evaluation

- Three moderates, with one high

Bibliography

Q45 - List the key sources used for this assessment

- No Answer

Assessment

Q52 - Additional Assessments

- No Answer

Q53 - Additional Comments

- No Answer

LMP 14 & 09

Q54 - LANDMAP derived landscape types (LMP14)

- Valleys, rolling and flat lowland (grassland >50%, open, <20% wooded, lacking hedgerow trees)

Q55 - LANDMAP derived landscape types (LMP09)

- Lowland open >50% grassland, <20% wooded

Dark Skies

Light Pollution Percentage

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
45.9	39.3	6.8	8.0	0.0	0.0	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 57a - 57h collectively provide colour band data by %.

Further information: 11365 Wales Dark Skies (arcgis.com). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place - Dark Skies. NRW Report No: 514, 70pp. Data download from Lle/DataMapWales.

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) senor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

Light Pollution km²

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
4.7	4.0	0.7	0.8	0.0	0.0	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 58a to 58h collectively provide colour band data by km2.

Further information: 11365 Wales Dark Skies (arcgis.com). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place – Dark Skies. NRW Report No: 514, 70pp. Data download from Lle/DataMapWales.

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) senor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

Q56 - Night Time Light Pollution

- Slight
  - From busy main road Consultant led night time light pollution assessment conducted at time of survey record or survey update

Q57a - % in brightness colour band <0.5

- 45.9
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57b - % in brightness colour band 0.5-1

- 39.3
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57c - % in brightness colour band 1-2

- 6.8
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57d - % in brightness colour band 2-4

- 8.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57e - % in brightness colour band 4-8

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57f - % in brightness colour band 8-16

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57g - % in brightness colour band 16-32

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57h - % in brightness colour band >32

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58a - km2 in brightness colour band <0.5

- 4.7
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58b - km2 in brightness colour band 0.5-1

- 4.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58c - km2 in brightness colour band 1-2

- 0.7
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58d - km2 in brightness colour band 2-4

- 0.8
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58e - km2 in brightness colour band 4-8

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58f - km2 in brightness colour band 8-16

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58g - km2 in brightness colour band 16-32

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58h - km2 in brightness colour band >32

- 0.0
    - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Tranquillity & Place

Q59a - % in visually tranquil category 1

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59b - % in visually tranquil category 2

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59c - % in visually tranquil category 3

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59d - % in visually tranquil category 4

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59e - % in visually tranquil category 5

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59f - % in visually tranquil category 6

- 0.41
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59g - % in visually tranquil category 7

- 63.82
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59h - % in visually tranquil category 8

- 35.77
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59i - % in visually tranquil category 9

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59j - % in visually tranquil category 10

- 0.00
    - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59k - Data Source

- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, the report and webapp, visit the Storymap available from https://storymaps.arcgis.com/stories/865c1876d9f64280a3dfc6e2769a46a5

SLAs

Q60 - Does the area overlap with Special Landscape Areas (SLA)?

- No Answer

Q61 - Approximately what percentage of the area overlaps with a SLA?

- No Answer

Visible Settings

Q62 - Visible settings of LANDMAP V&S areas

- View a map image showing the visible setting of the area

This is a Zone of Theoretical Visibility (ZTV), calculated using a 30 metre Digital Terrain Model (DTM), using multiple observer points scattered across the area, 1.5m above ground level, and taking into account the Earth’s curvature. The data does not extend beyond 35km from an observer point, meaning that more distant views may also be possible.

- Read user guidance that explains the map image
- Bulk download the map images for Wales.
- Read a detailed technical report which explains the data calculations

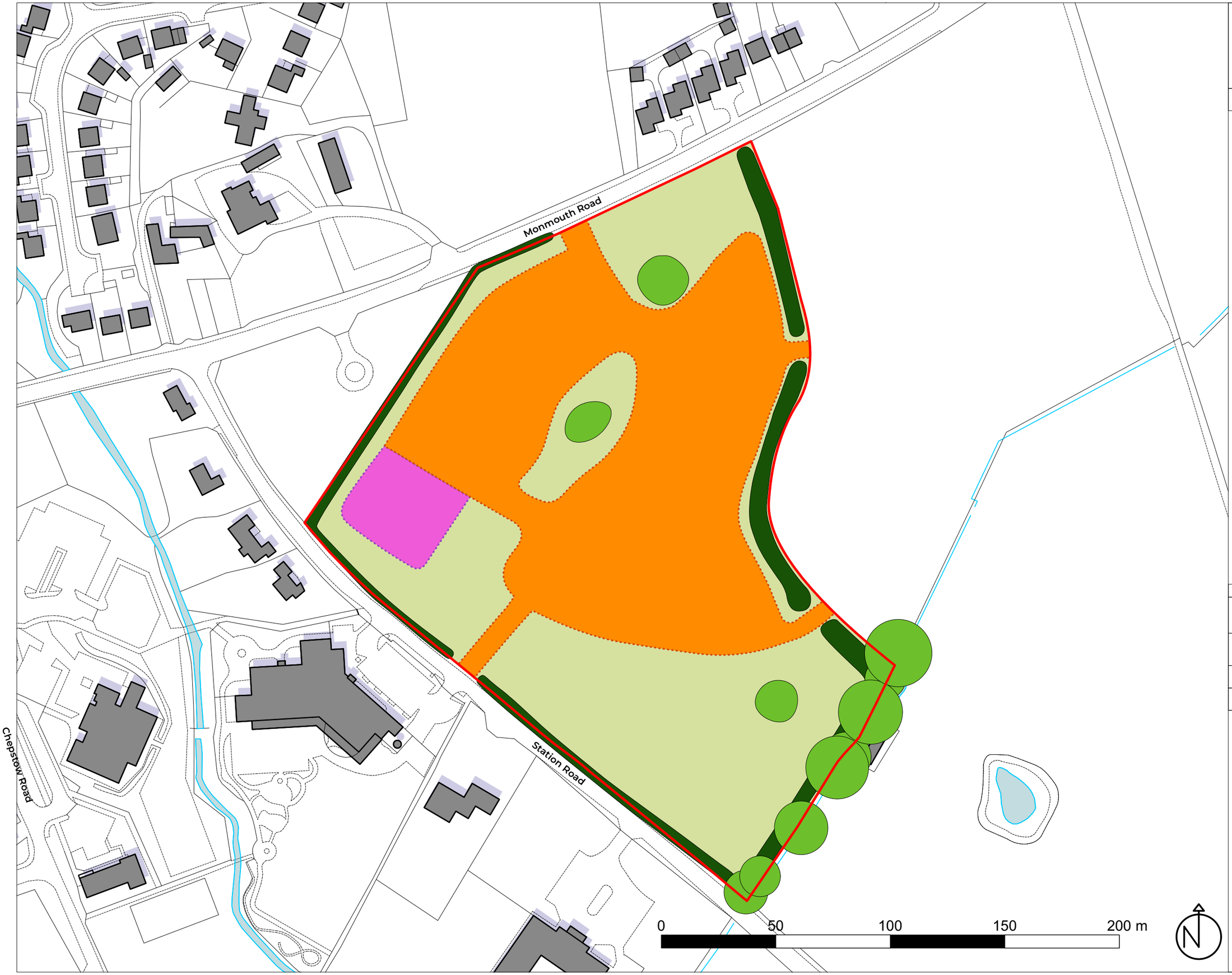
Q63 - Visible Settings of Designated Landscapes

- View map images showing the visible setting of each National Park and Area of Outstanding Natural Beauty.
    - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to Designated Landscape areas. Also, for areas not visible, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. See Q62 to access the user guidance and a technical report.

Q64 - Key views into or out from Designated Landscapes

- View map images showing the ZTV and HOBV of a selection of key views for each National Park and Area of Outstanding Natural Beauty in or affecting Wales
    - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to selected key views into or out from Designated Landscapes. Also, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. It is not an exhaustive key view list. See Q62 to access the user guidance and a technical report.

Appendix 3: Illustrative Parameters Plan



PRELIMINARY

- Site boundary
- Residential development
- Community facilities
- Green space
- Landscaped edge
- Existing trees

Richborough

Rev.	Date	Description

Land south of Monmouth Rd
RAGLAN

Illustrative Parameter Plan

Job ref:	Drawing number:	Revision:
237	SK01	-

Scale:	Date:
1:1,500 @ A3	December 2023

part of
edge Placemaking Group Ltd
Company Reg No: 11447550 VAT No: 299072069

Suite 2
7 Buttermarket
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OX9 3EW

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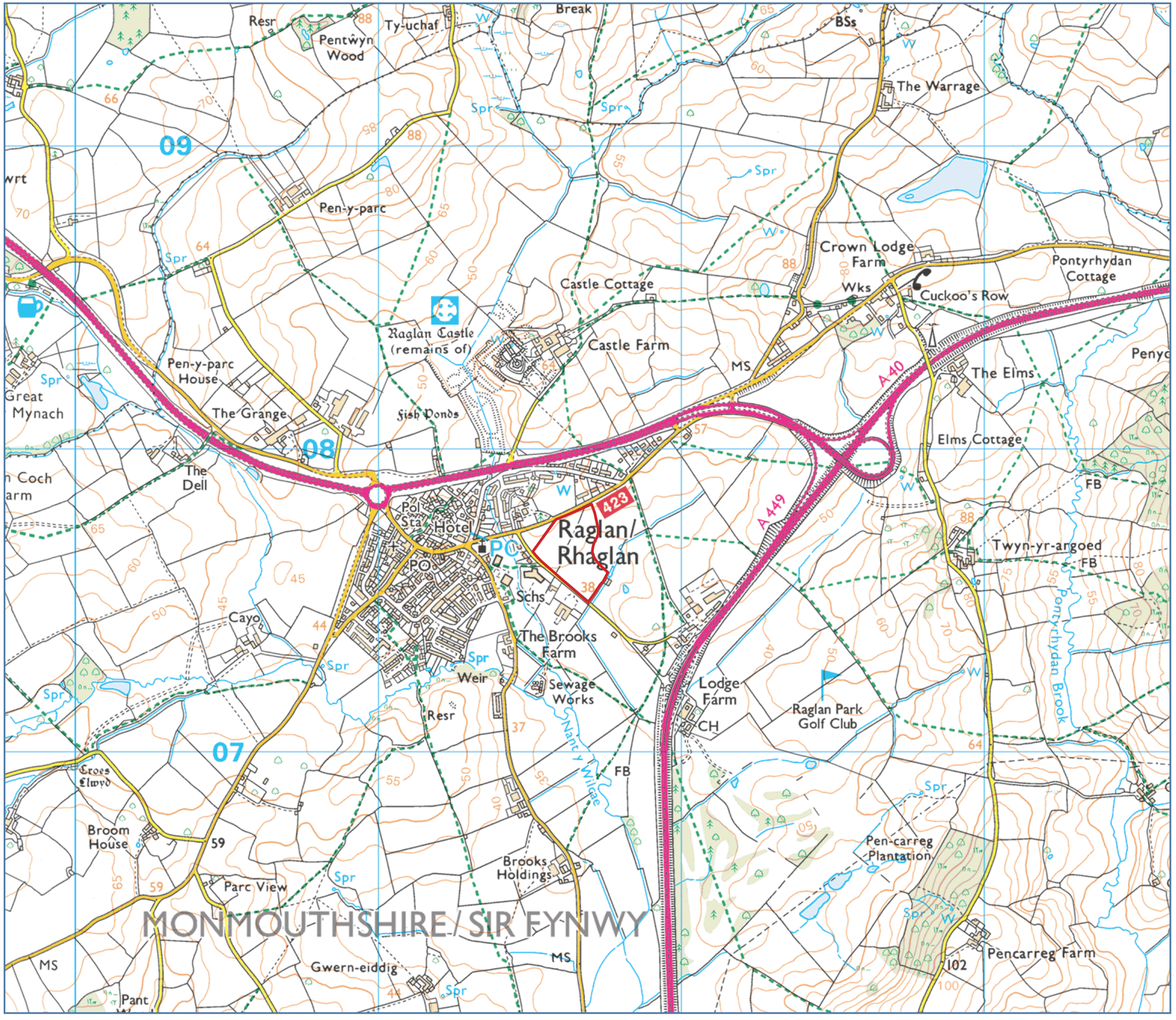
Plans:



Site Boundary

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 1: Site Location**
Scale	1:12,500 @ A3
Drawing No.	11094/P06a
Date	December 2023
Checked	KL/AL

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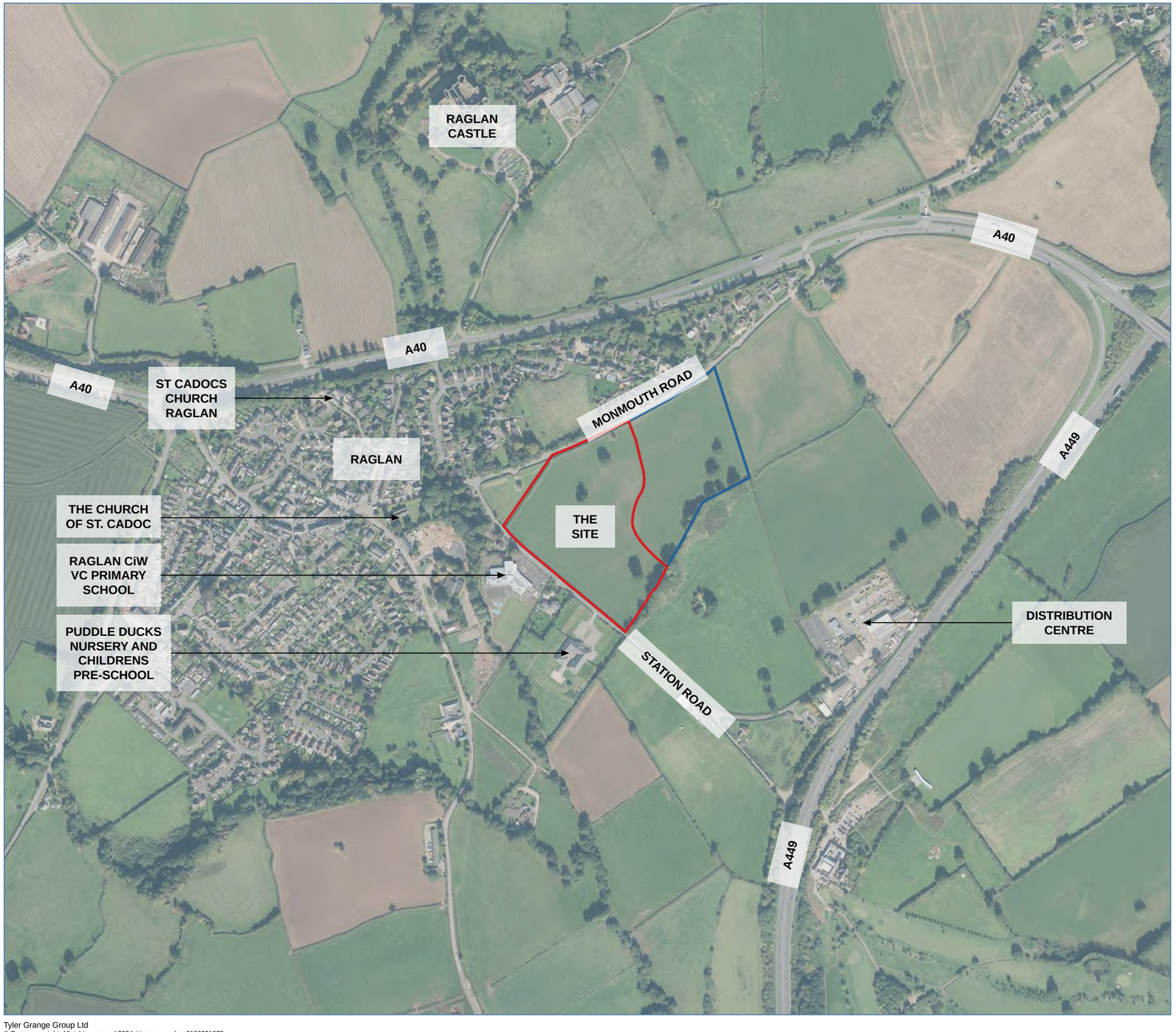

Site Boundary

Wider Extent of Candidate Site

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 2: Site Context - Aerial Photography**
Scale	Not to scale
Drawing No.	11094/P07b
Date	March 2024
Checked	KL/AL

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Site Boundary

Height AOD (m)

150m and above

120m

89m

58.3m

27.7m and below

Source:
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 3: Topography**
Scale	1:12,500 @ A3
Drawing No.	11094/P08a
Date	December 2023
Checked	KL/AL

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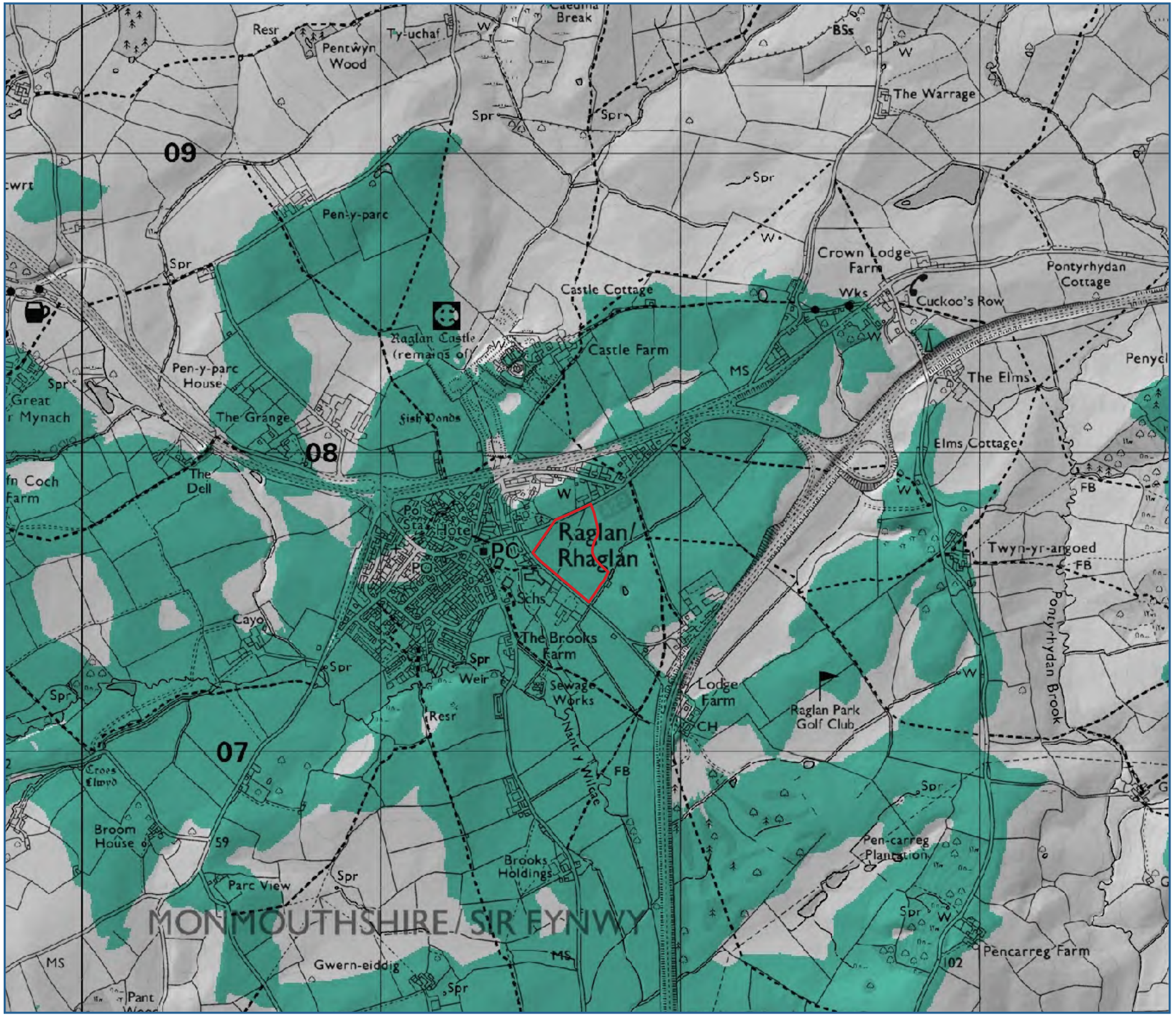

Site Boundary

Zone of Theoretical Visibility (ZTV)

Potential Visibility

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at an 8m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 4: GIS Zone of Theoretical Visibility**
Scale	1:12,500 @ A3
Drawing No.	11094/P09a
Date	December 2023
Checked	KL/AL

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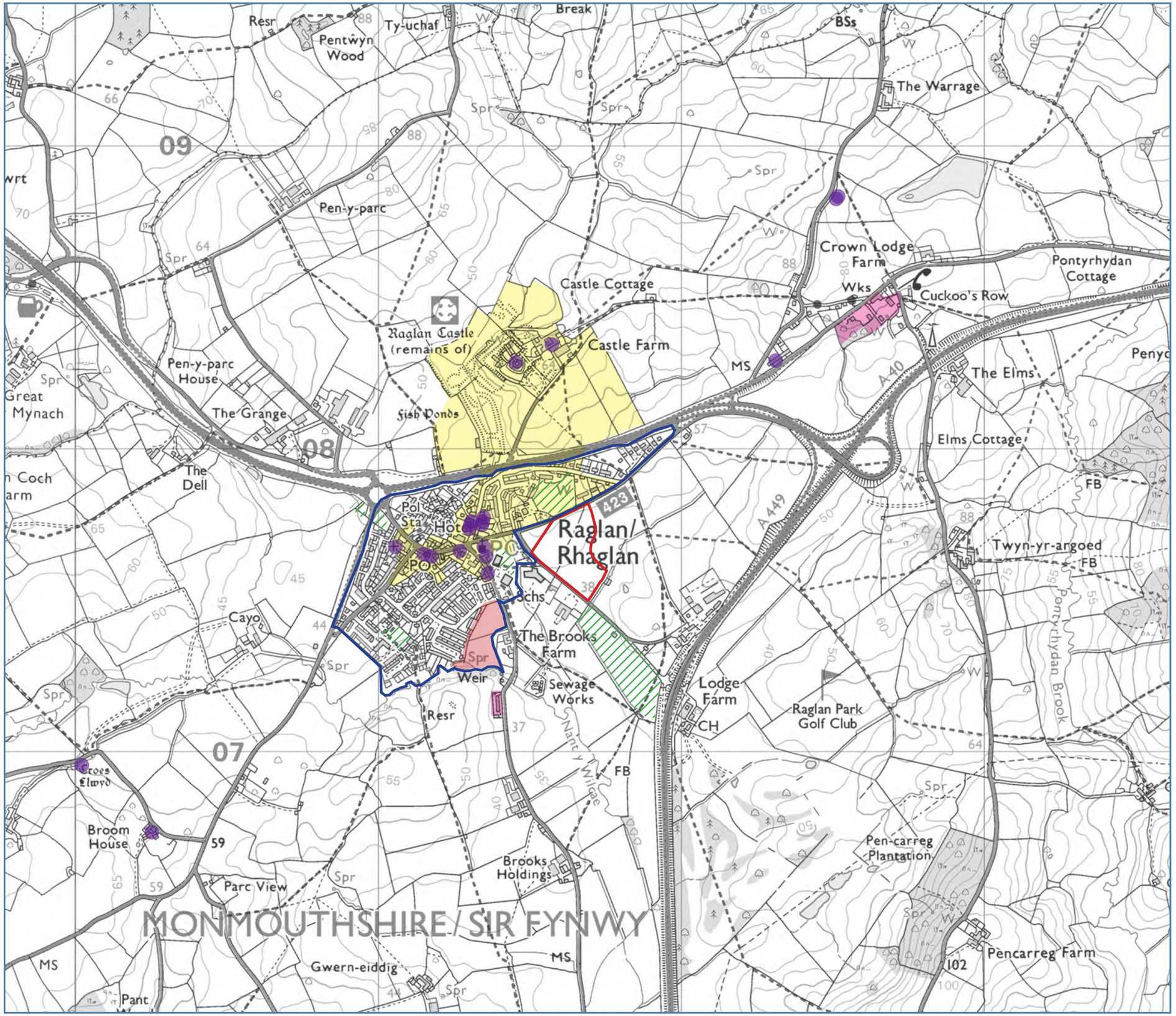

Site Boundary

Monmouthshire Adopted Local Development Plan:

- Development Boundary: Policy S1
- Areas of Amenity Importance: Policy DES2
- Conservation Area: Policy HE1
- Protected Employment Sites: Policy SAE2
- Rural Secondary Settlement Site: Policy SAH10
- Listed Buildings

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 5: Landscape Planning Policy**
Scale	1:12,500 @ A3
Drawing No.	11094/P10a
Date	December 2023
Checked	KL/AL

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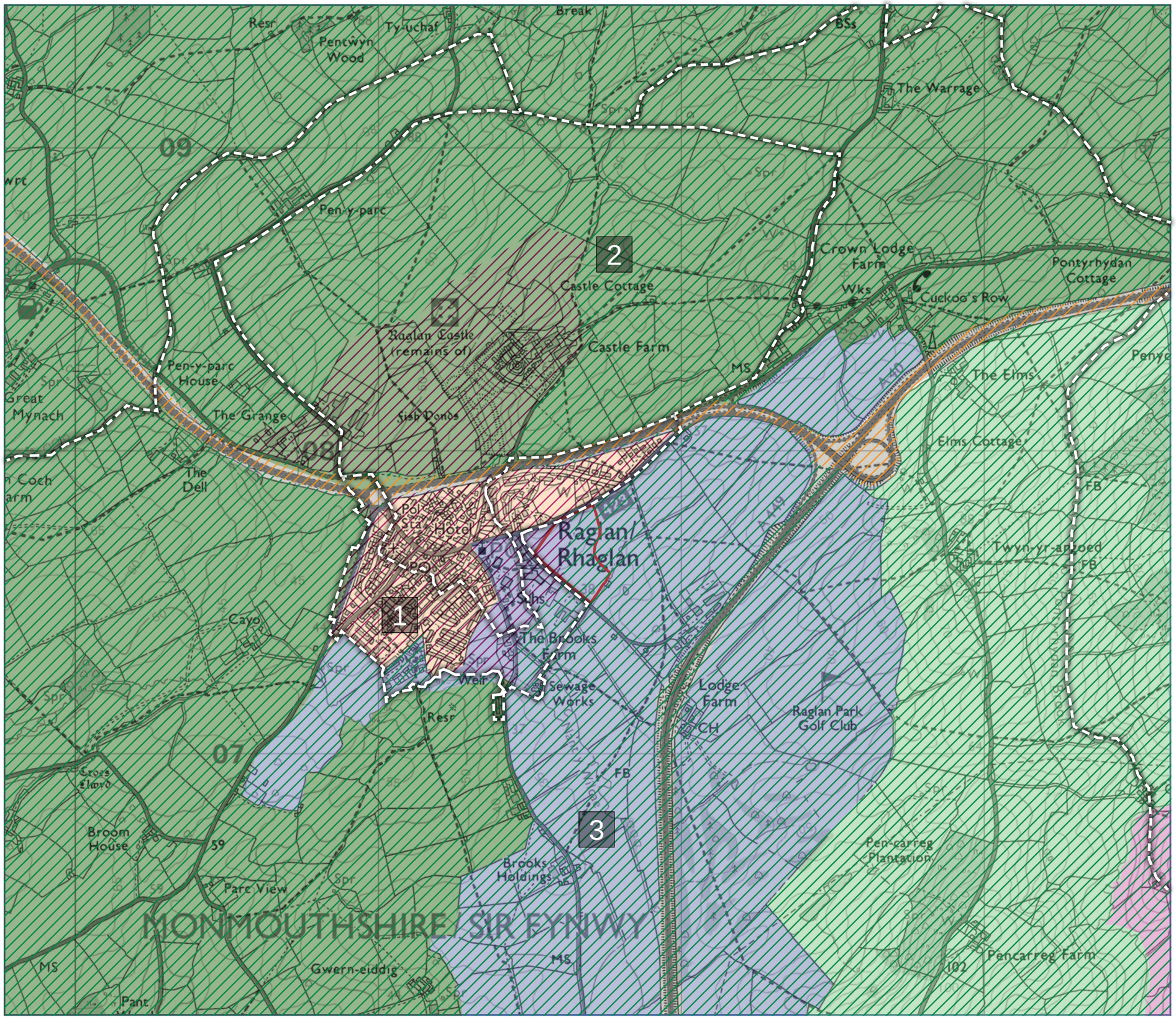

Site Boundary

Landmap Natural Resources Wales

Visual and Sensory:

- Olway Brook: Flat Open Lowland Farmland
- Northen Raglan: Mosaic Lowland Valleys
- King Coed Scarp Slope: Wooded Hillside & Scarp Slopes
- Llangoven Foothills: Open Lowland Valleys
- A449: Road Corridor
- Raglan Village

Cultural Landscape:

- Cobblers Plain: Sense of Place
- Raglan: Defence & Security
- A40:Communications & Transport

Historic Landscape:

- 1 Modern Raglan: Nucleated Settlement
- 2 Raglan: Nucleated Settlement
- 3 Nant Olway and Nant-y-wilcae: Irregular Fieldscapes

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 6: Landscape Character**
Scale	1:12,500 @ A3
Drawing No.	11094/P11a
Date	December 2023
Checked	KL/AL

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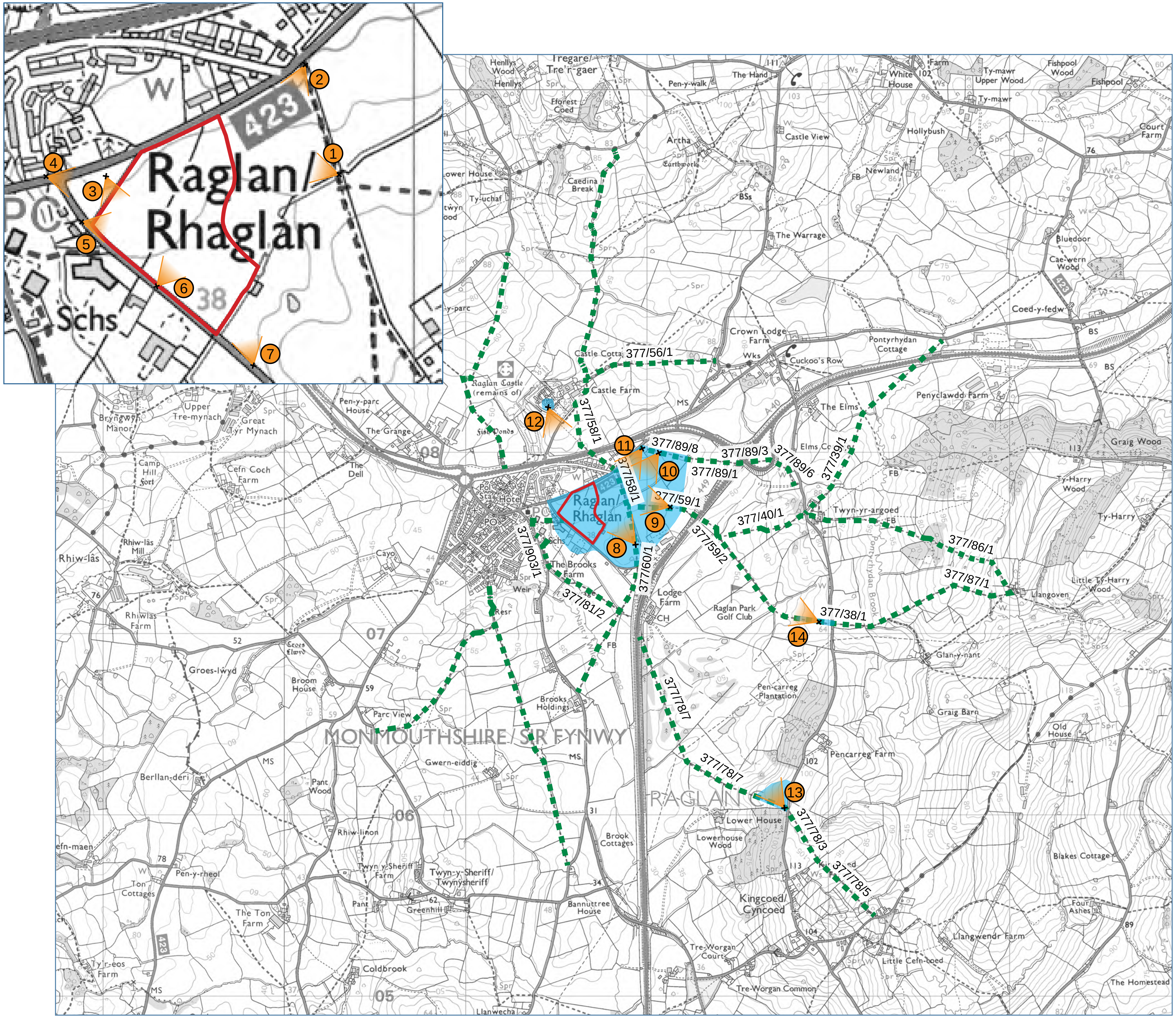

Site Boundary

Viewpoints

Footpaths

Field Verified Visual Envelope

Project	Land at Station Road, Raglan
Drawing Title	**Plan 7: PRoW, Viewpoint Location and Field Verified Visual Envelope Plan**
Scale	Not To Scale
Drawing No.	11094/P12a
Date	December 2023
Checked	KL/AL

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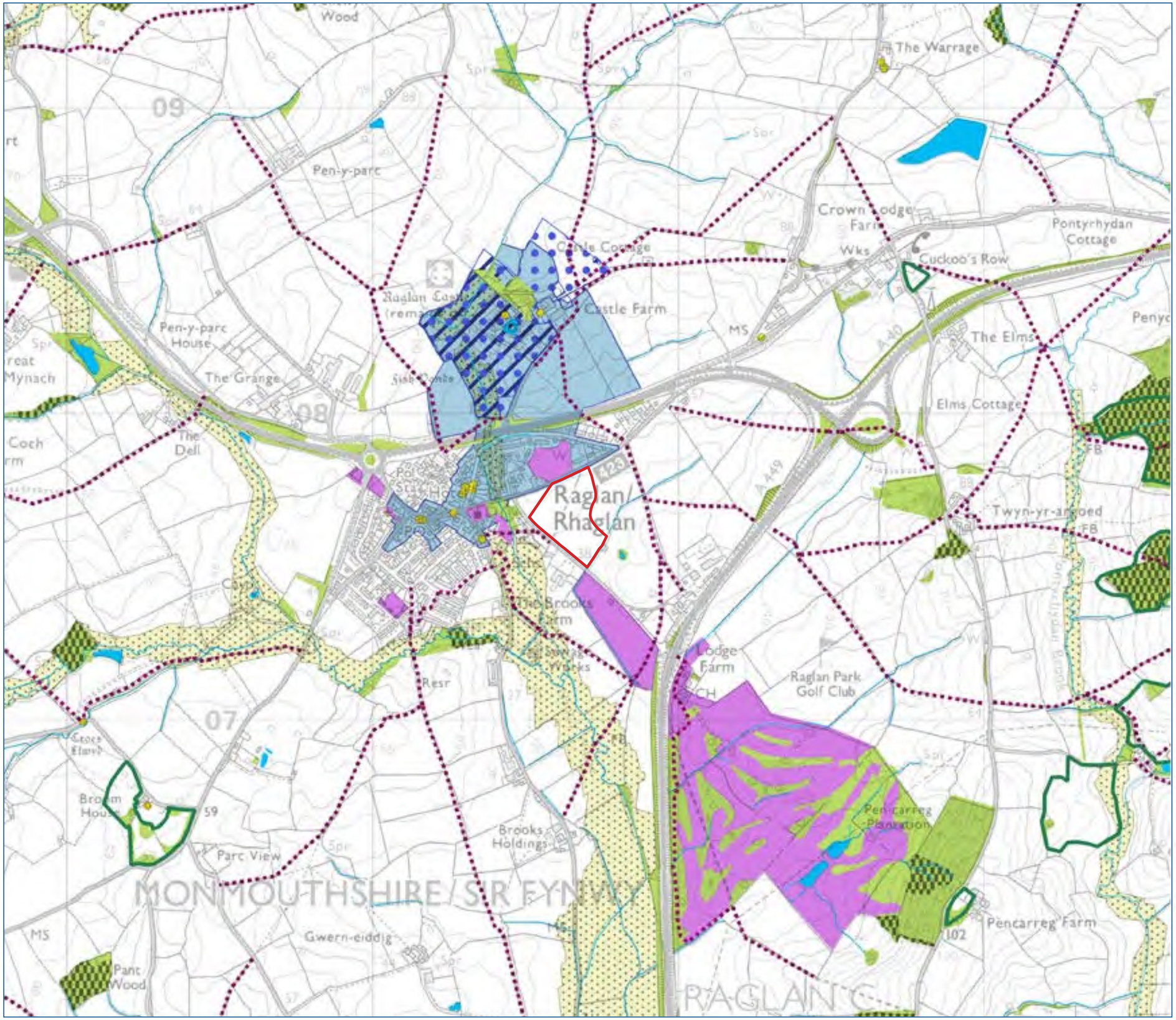

Please note, this Green Infrastructure Analysis and Context Plan has been generated using the following GIS datasets:

Woodland: OS OpenMap Local Woodland Layer; NRW Traditional Orchards Layer; NRW National Inventory of Trees and Woodland; and Forestry Commission National Forestry Inventory Wales 2016.

Water Courses and Water Bodies: OS OpenMap Local Water Area Layer; and OS OpenMap Local Water Line Layer

Open Spaces: OS Open Greenspace; and Monmouthshire Interactive Local Development Plan Maps Policy DES2 – Areas of Amenity Importance

Public Footpaths: Captured from Monmouthshire Online PRoW mapping layers

Ancient Woodland Nature Designation: NRW Ancient Woodland Inventory Layer

Conservation Area Historic Designation: Lle Geoportal Conservation Area Layer

Historic Parks and Gardens Historic Designation: Captured from Monmouthshire Interactive Local Development Plan Maps Historic Parks and Gardens layer

Scheduled Ancient Monument Historic Designation: Lle Geoportal Listed Buildings Layer

Listed Building Historic Designation: Lle Geoportal Listed Buildings Layer

NRW Flood Watch Area: Lle Geoportal NRW Flood Watch Area Layer

Project	Land at Station Road, Raglan
Drawing Title	**Plan 8: Green infrastructure - Analysis of Assets/Context**
Scale	Not to Scale
Drawing No.	11094/P17a
Date	December 2023
Checked	KL/AL

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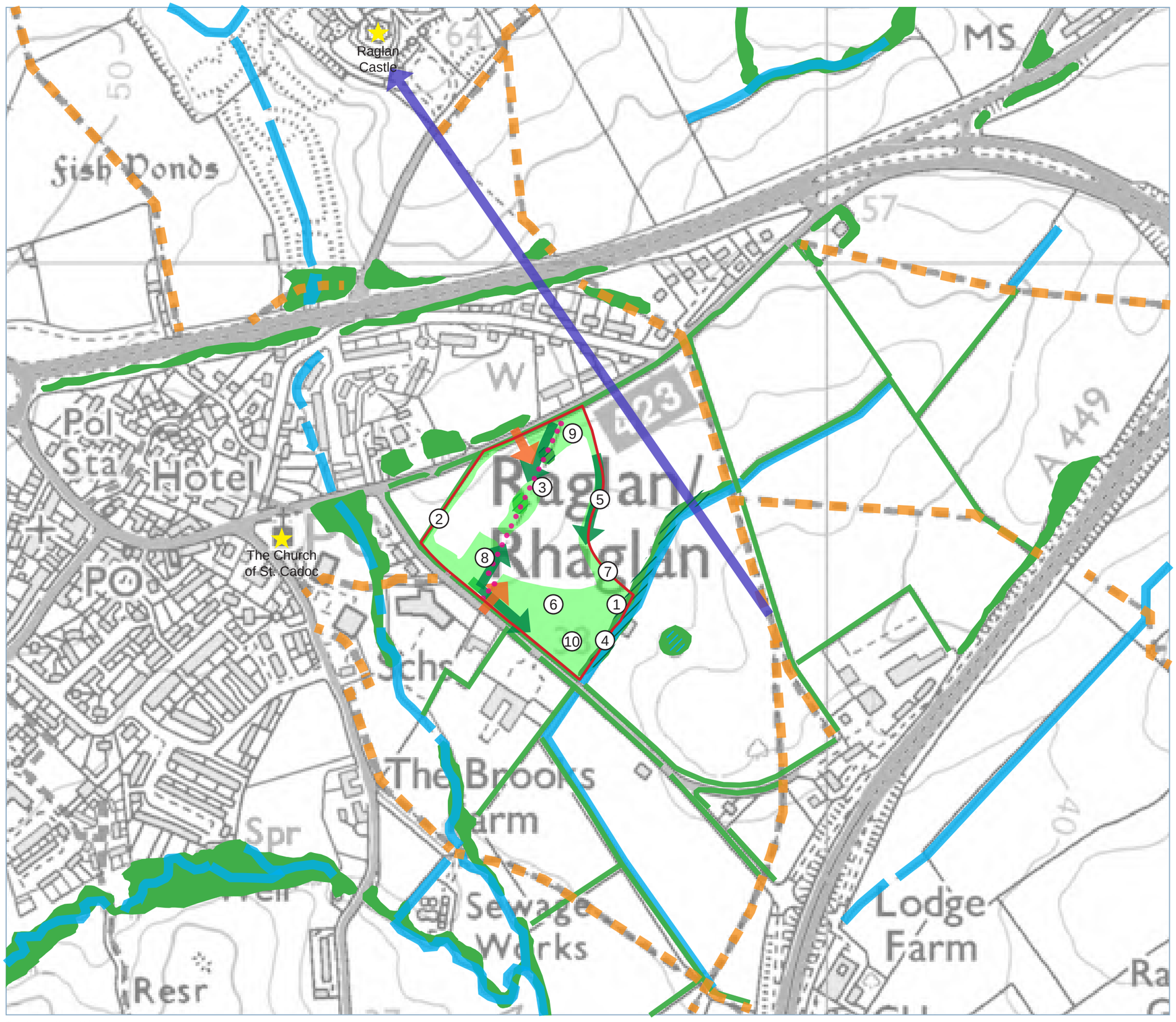

Site Boundary

Mature Vegetation/Habitats

Water Courses/Features

Pond

Views to Landmarks/Open Countryside

Pedestrian Routes (Public Footpaths)

Proposed Landscape Buffer Zones/Green Corridor

Proposed Green Spaces Links

Proposed Vehicular/Pedestrian Access Links

Veteran Trees

Site of Importance

Historic Hedgerow Alignment

1. Opportunity to create a swale as part of the sustainable drainage strategy for the site which will also contribute to enhanced biodiversity.
2. Consider framing/retaining views from the surrounding PRoW network towards Raglan Castle to the north.
3. Opportunity to align green infrastructure and open space with the historic field boundary and existing mature trees within the Site.
4. Retain a green buffer to the southern site boundary to enable the retention of existing veteran trees along the edge of the site, to allow opportunities for new soft landscape to provide ecological and recreational benefits, and to assimilate new development into the wider landscape.
5. Incorporate landscaped edges to the eastern boundary to create a soft edge to proposed development and provide a Green Infrastructure link between the southern and northern boundaries. The link could also serve as a landscape buffer between the site and any future potential development to the east.
6. Incorporate natural play, eduction and interpretation facilities associated with the proposed green infrastructure buffers and corridors.
7. Utilise species of local provenance and as recommended in order to contribute to the ecological enhancement of the site within new soft landscaping- characteristic planting in the form of native hedgerows and native parkland trees.
8. Provide new informal recreational routes across the site in association with the new green infrastructure corridors and open spaces to provide new recreational opportunities associated with the development of the site.
9. Provide new orchards for local food production linked to new green space- with opportunities provided for local species of fruit to be grown.
10. Incorporate ecological and biodiversity improvements into any new on-site drainage features required (such as attenuation ponds).

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 9: Green Infrastructure: Opportunities and Constraints Plan**
Scale	Not to scale @ A3
Drawing No.	11094/P05b
Date	March 2024
Checked	KL/AL

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From the elevated ramparts at Raglan Castle, a panoramic view south to the site is possible. The site itself is largely concealed behind the intervening vegetation and housing associated with Old Monmouth Road, Castle Road and Monmouth Road.

Opportunity to retain open space along the alignment of the former historic field boundary, crossing the site. This includes opportunities for the restoration of historic field boundary vegetation in the form of large parkland trees.

Opportunity to provide areas of orchard planting in line with recommendations from the Monmouthshire Green Infrastructure Strategy (2015), whilst retaining views across to the east to create a sense of place within the wider landscape. **Monmouthshire Green Infrastructure Strategy (2015)**

Consideration of design of built form to the north west corner of the site to frame/retain existing views across the countryside from the memorial bench and community cemetery.

Opportunity to create a new landscaped edge to the eastern boundary to provide a Green Infrastructure link between the southern and northern boundaries. This also responds to the amenity of the public right of way to the east. **Policy GI1**

Opportunity to provide new footpath links across the retained open spaces on site and green buffers to provide recreational benefits for future users of the site, linking to the wider network of public rights of way. **Policies S13 and MV3**

Opportunity to provide new footpath links across the retained open spaces on site and green buffers to provide recreational benefits for future users of the site, linking to the wider network of public rights of way. **Policy MV3**

Views across the site towards Raglan Castle will be retained, with new development sitting beneath the existing elevated white rendered terraces. The development will be filtered by intervening mature vegetation. The Sugar Loaf Mountain will also be retained as a skyline feature.

The views north to Raglan Castle from Station Road are retained through the creation of non-developed Green Infrastructure. **Policies GI1 and S13**

Opportunity to retain and enhance the characteristic native hedgerows and parkland trees along southern boundary. **Policies LC5, S13 and GI1**

Opportunities to incorporate new areas of interpretation/education and natural play to provide recreational and educational benefits for future users within green corridors. **Policy CRF2**

Veteran trees will be retained with opportunities to enhance the buffer planting along the southern boundary along the historic field boundary. **Policies S13 and DES1**

Opportunities to work with the topography of the site to incorporate new areas of SUDs and swales, which will provide benefits for biodiversity and manage surface water runoff. **Policy S13**

- Site Boundary
- Green Infrastructure
- Potential Developable Areas
- Existing Vegetation
- Potential Vehicular Access
- Existing Public Right of Way
- Conservation Area
- Potential Footpath Links
- Watercourse
- Established Settlement Edge
- Off-site views across towards Raglan Castle
- Street scene response to conservation area

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 10: Landscape Opportunities and Constraints Plan**
Scale	Not to Scale
Drawing No.	11094/P13b
Date	March 2024
Checked	KL/AL

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Boundary and Green Infrastructure Corridor Trees
Native tree planting scattered through the south western and north eastern boundary provides glimpse views of the development. The south eastern boundary comprises of the existing trees that have strong architectural forms with the addition of trees. The green corridors across the site will consist of native trees.

Suggested Species:


Acer campestre


Betula pendula


Corylus avellana


Quercus robur


Ulmus minor

Open Space Trees
Native tree planting scattered through the open spaces provides internal greenery and an attractive landscape scene. The addition of the tree planting through the open spaces will soften the surrounding hardscape.

Suggested Species:


Acer campestre


Carpinus betulus


Prunus avium

Public Open Space:
For areas that are shaded near trees and hedges Emorsgate EH1 meadow mix as the flowers are tolerant of semi-shade. Clusters of native spring bulbs near retained trees to create an attractive landscape scene.

Suggested Meadow Mix:


Emorsgate: EH1- Hedgerow Mixture

Suggested Grass Meadow Mix:


Emorsgate: EG1- General Purpose Meadow Grass Mixture

Maintained Boundary Hedgerows
The hedgerows will soften the edges of the development to fit in with the character of the surrounding landscape. The existing boundary hedgerows will be enhanced and maintained so the development fits in with the local character. Relaxed management of the grassland margins next to the boundary hedgerows to create a new habitat.

Suggested Hedgerow Mix:

Native Hedgerow Mix	
Species	Mix
Acer campestre (Field Maple)	15%
Cornus alba (Dogwood)	12%
Ilex aquifolium (Holly)	10%
Prunus spinosa (Blackthorn)	35%
Crataegus monogyna (Hawthorn)	20%
Alnus glutinosa (Alder)	3%
Rubus fruticosus (Bramble)	1%
Lonicera periclymenum (Honeysuckle)	1%
Tilia cordata (Small Leaved Lime)	1%
Euonymus europaeus (Spindle berry)	2%

Community Orchard
The community orchard will be used to re-establish lost apple varieties in Monmouthshire.

Suggested Species:

Monmouth Green
Morgan Sweet
Channel Beauty
Afal Tinynwydd
Baker's Delicious

Northern and Central Green Infrastructure Corridor
A development offset from the northern site boundary and the incorporation of a corridor of new soft landscaping along the historic field boundary within the centre of the site will allow visual connectivity across the development. The existing large trees within the site will be retained and enhanced with new large tree planting to create a parkland characteristic along this corridor as well as an improved diversity of tree ages for future longevity of the planting.

Community Orchard
Community Orchard planting to be located towards the north-eastern corner edge of the site, creating an entrance feature next to the access of the site. The Orchard planting would be split into two parcels of planting to enable the growth of different fruit varieties whilst also allowing space for management. The orchard will be accessible by existing and future residents, at all times of year and will provide seasonal interest.

Ecological Connectivity
The retention of existing green infrastructure, the protection of it via buffers and the creation of new green infrastructure (such as new planting within POS and Sustainable Drainage Systems (SUDS) will provide additional foraging resource and connections to the wider landscape and would maintain and enhance foraging and commuting corridors for bats. The green infrastructure will remain unlit as far as possible, with any lighting designed sensitively for bats.

Eastern Boundary
The eastern boundary of the site is currently not defined by existing landscape features. A new landscaped edge will be created to the east of the development with new tree and hedgerow planting which will improve species diversity and provide a new green infrastructure link between the northern and southern boundary which could serve as a landscape buffer between the site and any future potential development to the east.

Informal Open Space and Recreational Links
The development offsets and green infrastructure corridors surrounding the edges of the site will enable to provision of recreational routes throughout the development. These areas of open space will be enhanced with new large trees to create a parkland character and provide a transition between the edge of the development and the naturalistic corridors at the outer edges of the site.

Southern Public Open Space
A development offset from the southern edge of the site allows for the retention, protection and management of the existing veteran trees and field boundary hedgerow vegetation. The area also include new facilities for Raglan CiW V.C. Primary School such as a potential amphitheatre space. New native tree planting along this corridor will enable the improvement of age and species diversity. The south-eastern boundary will be enhanced with new boundary planting and the proposed surface water drainage features will be enhanced with appropriate marginal planting in accordance with ecological recommendations.

Wild Play Area
A wild play area will be incorporated into the public open space associated with the southern green infrastructure corridor. It will be a linear feature consisting of a combination of earth mounding, natural landscape features and timber play facilities creating a responsive environment for recreation and learning. New native and ornamental soft landscaping will be incorporated to stimulate a playful and learning response to the play area, whilst also softening its visual appearance and providing a landscaped setting to the play facilities which is appropriate to the landscape context. The location of the wild play area is close to the local school and next to an area with proposed varied aquatic/semi-aquatic species.

North-Western Area
Within this area of the development, community facilities are proposed where as the rest of the development will be residential. The design of built form within this location could consider framing/retaining existing views across the countryside from the memorial bench and community cemetery and from the surrounding PRoW network towards Raglan Castle to the north.

MONMOUTH ROAD
STATION ROAD
Community Cemetery
Orchard Interpretation Board
Heritage Interpretation Board
Ecological Interpretation Board

- Site Boundary
- Public Open Spaces
- Residential Development and Community Facilities
- Existing Trees
- Existing hedgerows to be retained and enhanced
- Proposed Tree Planting
- Proposed Hedgerow Planting
- Proposed Orchard
- Proposed Grassland Meadow
- Wildflower Meadow/Native Bulb Planting
- Proposed Marginal Planting
- Proposed Attenuation Pond / Swale Location
- Public Right of Way
- Interpretation Boards

N

Project	Land at Station Road, Raglan
Drawing Title	**Plan 11: Illustrative Green Infrastructure Plan**
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Drawing No.	11094/P14c
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For Context Only

Viewpoint 1: Taken from Footpath 377/58/1 facing east towards the undefined Site boundary.

Viewpoint 2: Taken from Footpath 377/58/1 as it joins Monmouth Road looking towards the undefined Site boundary.

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Client:	Richborough Estates	**Project:**	Land at Station Road, Raglan
Status:	Promotion	**Figure:**	Viewpoints 1-2

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