

MARSTONS PLC



**ES LANDSCAPE
PLANNING**

Part of the ES Group

THE PIERCEFIELD,
ST ARVANS,
CHEPSTOW

Landscape & Visual Impact Assessment

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1. INTRODUCTION

1.1. Background

1.1.1. ES Landscape Planning Ltd was instructed by Marstons PLC to assess the landscape and visual implications arising from the proposed residential development at The Piercefield, St Arvans, Chepstow. The sites location is illustrated on Plan SLP.001.

1.2. Approach

1.2.1. The purpose of this assessment is to objectively assess the proposed development in the context of the existing landscape character, visual environment and landscape related policy environment.

1.2.2. This Landscape and Visual Impact Assessment (LVIA) will take the following format:

- Review of the site's context in terms of landscape related policy, existing landscape character and the receiving visual environment;
- Introduction of the proposed development, including the proposed landscape strategy;
- Assessment of landscape and visual effects upon the existing receptors / resource and in relation to landscape related planning policy; and
- The conclusions of the assessment will be set out.

1.2.3. The assessment has been prepared in accordance with the methodology that is included in Appendix 1. The methodology has been developed in line with guidance within Guidance for Landscape and Visual Impact Assessment Third edition (GLVIA3), prepared by the Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute (LI) in 2013.

1.2.4. A suite of plans and photographs have been prepared to assist the assessment within this LVIA and these are referred to within the text. The photographs are included within Appendix 3.

1.2.5. This assessment forms part of the suite of documents submitted to Monmouthshire County Council in response to their Second Call for Sites and should be reviewed alongside the other technical reports that accompany the submission.

2. BASELINE ASSESSMENT

2.1. The Site

- 2.1.1. The site lies adjacent to the south western edge of St Arvans, a village located 2km to the north of Chepstow, within the county of Monmouthshire. Plan SLP.001 illustrates the location of the site within its wider context. At a more local level, the site lies immediately to the west of the A466 as it enters St Arvans and to the south of The Piercefield public house and the residential estate on Fordwich Close.
- 2.1.2. The site currently comprises an area of overgrown scrub which does not appear to have been under agricultural use for over 20 years. The site is largely open with the key treescape located towards the boundaries of the site. A mature hedgerow defines the eastern boundary, creating a degree of separation between the site and the adjoining road corridor and development to the east. As illustrated on the Site Context Plan (SCP.002), the settlement extends south, along the eastern side of the A466, wrapping round the site.
- 2.1.3. A number of mature trees lie within the south eastern part of the site, reinforcing the degree of separation between the site, and adjoining settlement edge, and the approaches to St Arvans along the A466 from the south. The existing treescape associated with the site has been surveyed and assessed by Aspect Arboriculture and their assessment accompanies the overall submission.
- 2.1.4. The southern boundary of the site is characterised by overgrown hedges and scattered trees, which separates the main body of the site from the public right of way that extends west from the A466, to the south.
- 2.1.5. The western boundary is defined by a mature line of cypress trees. These are not characteristic of the area and, as identified by the Aspect Ecology assessment, are of limited ecological value. The belt does however create a robust green edge to the site and separates it from the sewage works that lie to the west.
- 2.1.6. The site and the parcel of land to the west, which includes a small sewage works are separated from the wider rural landscape to the south by a track (which serves the sewage works) along which Footpath 379/1/2 runs. The track is defined by mature hedgerows on either side, forming a defensible edge to the site, located to the north.

- 2.1.7. The northern boundary is characterised by a mix of domestic planting and fences associated with the edge of the garden associated with The Piercefield and the rear boundaries of properties on Fordwich Close. This boundary has a more domestic character, and the presence of the settlement edge is evident.

2.2. The Site's Setting

- 2.2.1. As noted above, the site lies on the south western edge of St Arvans, with development located to the north and east of the site, as illustrated on the Site Context Plan (SCP.002). The townscape varies, with the more established properties lining the A466 and Devauden Road, reflecting a more linear character, while more recent developments extend back from the road corridors forming development at depth. The western edge of the village is relatively consistent, and the site does not extend beyond this defined edge, indeed the site is set back, effectively rounding off the village. The more recent developments on Fordwich Close, Wyndcliffe View and Grange Park comprise a mix of detached and semi-detached bungalows and houses set out around cul-de-sacs. Red brick and render are common, with the pale render reflecting some of the more established properties within the village. Local stone is present within the more historic parts of the village, such as the cottages on Piercefield Terrace and in numerous walls which define plot boundaries around the village. The boundary of Piercefield Park and Chepstow Racecourse with the A466 is also defined by a tall stone wall which creates a significant degree of visual separation between the road corridor and the landscape to the east.
- 2.2.2. Chepstow Racecourse lies to the south east of the site and extends across the former parkland of Piercefield Park. As noted above, the boundary stone wall creates a significant degree of separation between this landscape and the wider setting to the west. The formal landscape setting is reinforced by the tree avenue which characterises the western side of the A466 between the racecourse car park and the southern edge of St Arvans. This dense planting contains views of the site and wider settlement on approaches from the south and also reduces intervisibility between the road corridor and landscape setting to the west.
- 2.2.3. Oakgrove lies to the south west of the site, comprising an established equine development. The main house lies within a mature landscaped setting, separated from the southern edge of St Arvans, with a number of stables and agricultural sheds located to the north. The landscape to the south and west of the site is associated with the property and is characterised by a series of established paddocks that are

laid out in a geometric form, defined by post and rail fencing. Historic field boundaries have been retained and assist in breaking up the areas of paddocks. Larger scale arable fields extend across the undulating plateau to the west of Oakgrove.

- 2.2.4. The landscape rises to the north of St Arvans and is characterised by a distinct wooded ridgeline associated with Chepstow Park Wood.
- 2.2.5. **Vegetation Cover** – The existing hedgerows and treescape associated with the site create a degree of enclosure which is reflected in the localised setting of the village, where historic field boundaries and domestic planting assist in creating a compartmentalised character. Field boundaries tend to comprise well-managed native hedgerows which are maintained around 2m+. This creates a degree of enclosure within the wider landscape setting, containing some longer distance views from the public right of way network that follows the edges of the fields.
- 2.2.6. While there is limited woodland cover within the immediate setting of the site, the presence of prominent wooded areas to the north, east, south and west evokes a wooded character that envelops the undulating plateau.
- 2.2.7. Land use around St Arvans varies, with primarily pastoral farming encircling the village, set in smaller scale fields, with larger fields comprising a mix of pasture and arable extending to the west. The racecourse is characterised by improved grassland and small pockets of arable crops located to the north of the track.
- 2.2.8. **Topography** – The site slopes gently from north to south, reflecting the general topography of the area. The site is located between 104m and 109m AOD, with St Arvans extending up the slope, to the north, up to 135m AOD. The linear development along Devauden Road, at the northern extent of the settlement, extends up to 170m AOD. The landscape to the north of Grange Park slopes more steeply, with much of the village located on a gently undulating plateau. To the north of Grange Park, the levels increase significantly, rising up from 135m AOD up to 260 – 270m AOD around Gaer Hill and Chepstow Park Wood.
- 2.2.9. The eastern edge of the plateau is similarly dramatic, formed by the gorge of the Wye Valley. St Arvans is separated from the gorge by the parkland associated with Piercefield Park, in which Chepstow Racecourse is set. The steep banks of the gorge are characterised by ancient broadleaf woodland which assists in containing longer distance views to and from the wider landscape to the east.

- 2.2.10. The landscape falls gently to the south of St Arvans towards the northern edge of Chepstow. As noted above, St Arvans and the site are located within a gently undulating plateau that extends west from the Wye Valley gorge.
- 2.2.11. **Public Rights of Way** – The site itself is not publicly accessible. Footpath 379/1/2 runs immediately to the south of the site, extending west, from the A466 towards the equine development at Oakgrove and beyond. The landscape to the east of the A466 is associated with the Chepstow Racecourse and is therefore not publicly accessible. A footpath runs along the edge of the Wye Valley gorge, south from the A466, along the eastern side of Piercefield Park and the racecourse. The wider public right of way network to the west of St Arvans tends to follow field boundaries and farm tracks and reflects the geometric character of the fieldscape, tending to run east – west or north – south. The local public right of way network has informed the visual assessment included within this LVIA.

2.3. Landscape Related Policy Background

- 2.3.1. The site is covered by the saved policies of the Monmouthshire Local Development Plan (February 2014). Monmouthshire Council are currently reviewing the Local Development Plan and the Second Call for Sites forms part of this process.
- 2.3.2. The site lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). This national landscape designation acknowledges the unique character, special landscape qualities and local distinctiveness of the Wye Valley and its setting. Policy LC4 of the Local Development Plan relates to this designation. It must be noted that, while the presence of this landscape designation elevates the protection afforded to the landscape, it does not preclude development.
- 2.3.3. In addition to the Local Development Plan, the sites location within the Wye Valley AONB means that it is also subject to the aims and objectives of the Wye Valley AONB Management Plan (January 2021). This document identifies that the site is located within the “Caerwent Limestone Plateau / Hinterlands” landscape management zone (LMZ16). The Management Plan seeks to preserve and enhance the special qualities of the AONB from inappropriate development.
- 2.3.4. The site is located immediately to the south and west of the St Arvans Conservation Area, which includes The Piercefield and children’s nursery and extends north along

Devauden Road. The designation excludes the more recent residential developments on Fordwich Close and Grange Park, which lie immediately to the south west and north west, respectively. Policy HE1 requires development proposals to preserve or enhance the character or appearance of the area and its landscape setting and ensure that there are no serious adverse effects on significant views into or out of the Conservation Area. With regard to Landscape Setting, the St Arvans Conservation Area Appraisal (March 2016) states that:

“The wider setting of the historic core of St Arvans is not readily apparent in distant views and The Church and its low tower are not distant landmarks other than in incidental views from the west (Chepstow Park Woods and Rogerstone Grange). These views are obscured by trees in the immediate vicinity of the church. To the east Chepstow Racecourse, Piercefield Park and the edge of the River Wye are important set piece landscapes and views to these from the conservation area are important but not immediately apparent other than from the south-eastern edges.”

2.3.5. It is noted that the site does not lie within the context of any strategic, incidental, glimpsed or terminated views identified within the Appraisal.

2.3.6. It is also noted that Chepstow Racecourse and its immediate landscape setting to the north are designated as a Historic Park and Gardens, forming part of Piercefield Park.

2.3.7. It is considered that the following landscape related policies are relevant to the proposed development of the site:

- S13 Landscape, Green Infrastructure and the Natural Environment
- LC1 New Built Development in the Open Countryside
- LC4 Wye Valley AONB
- LC5 Protection and Enhancement of Landscape Character
- G11 Green Infrastructure
- DES1 General Design Considerations

2.4. Landscape Character

2.4.1. The European Landscape Convention (ELC) defines landscape as **“...an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”**.

- 2.4.2. As set out within “An Approach to Landscape Character Assessment” (Christine Tudor, Natural England; October 2014) **“landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse. Landscape Character Assessment (LCA) is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive.”**
- 2.4.3. As part of the baseline assessment, published landscape character assessments have been identified and reviewed and these form the basis of the assessment of the landscape character of the site.

Published Landscape Character Assessments

- 2.4.4. Natural Resource Wales have prepared the LANDMAP assessment of Wales which breaks the landscape down into homogenous character areas with regard to five different aspects: cultural landscapes, geological landscapes, habitats, historic landscapes and visual and sensory landscapes. The site lies within the same aspect areas as the wider settlement of St Arvans and extracts from the various character areas, associated with the 5 landscape aspects, are included within Appendix 2. Figures 1 – 5 below comprise screen grabs from the NRW website illustrating the site and St Arvans in the context of the various aspect areas.

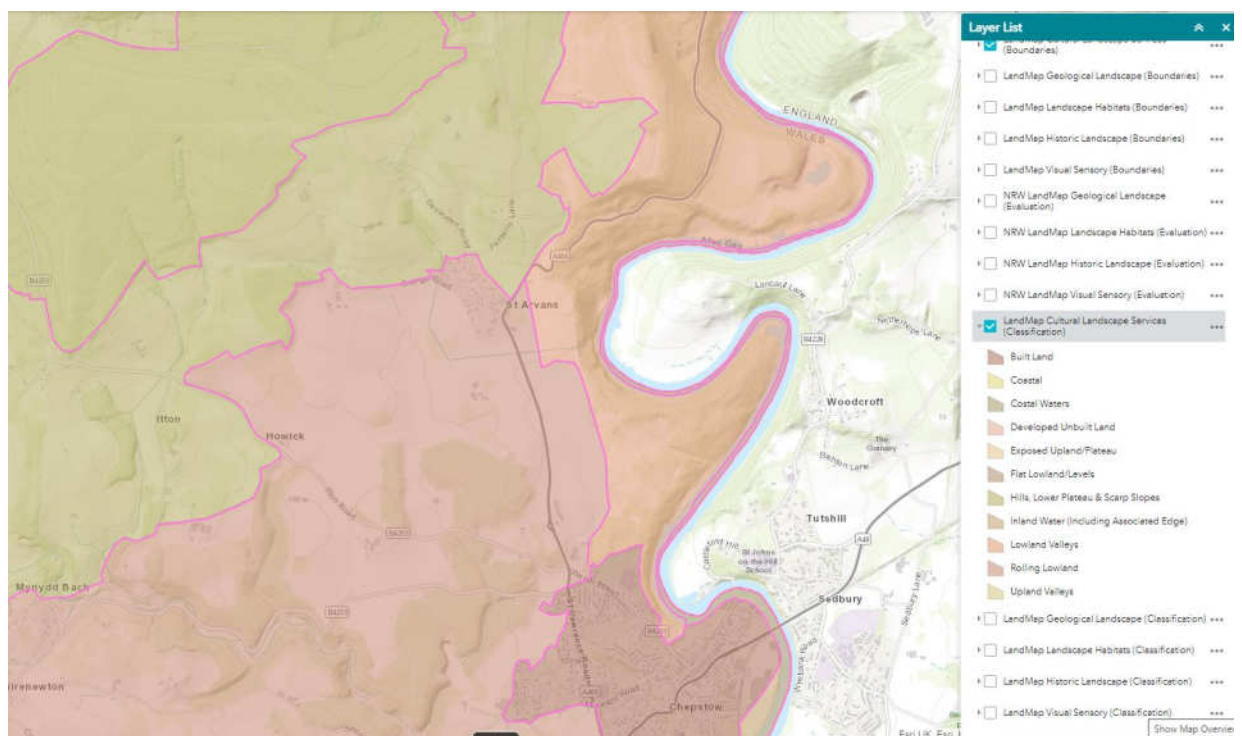


Figure 1: LANDMAP Cultural Landscape extract

2.4.5. Figure 1 illustrates the location of the site within the “Chepstow Woods Mosaic Rolling Lowland” cultural landscape aspect area. The assessment notes that there are attractive views into and out of this area and that it has a moderate sense of place. There are no known historic or cultural associations within this landscape character area.

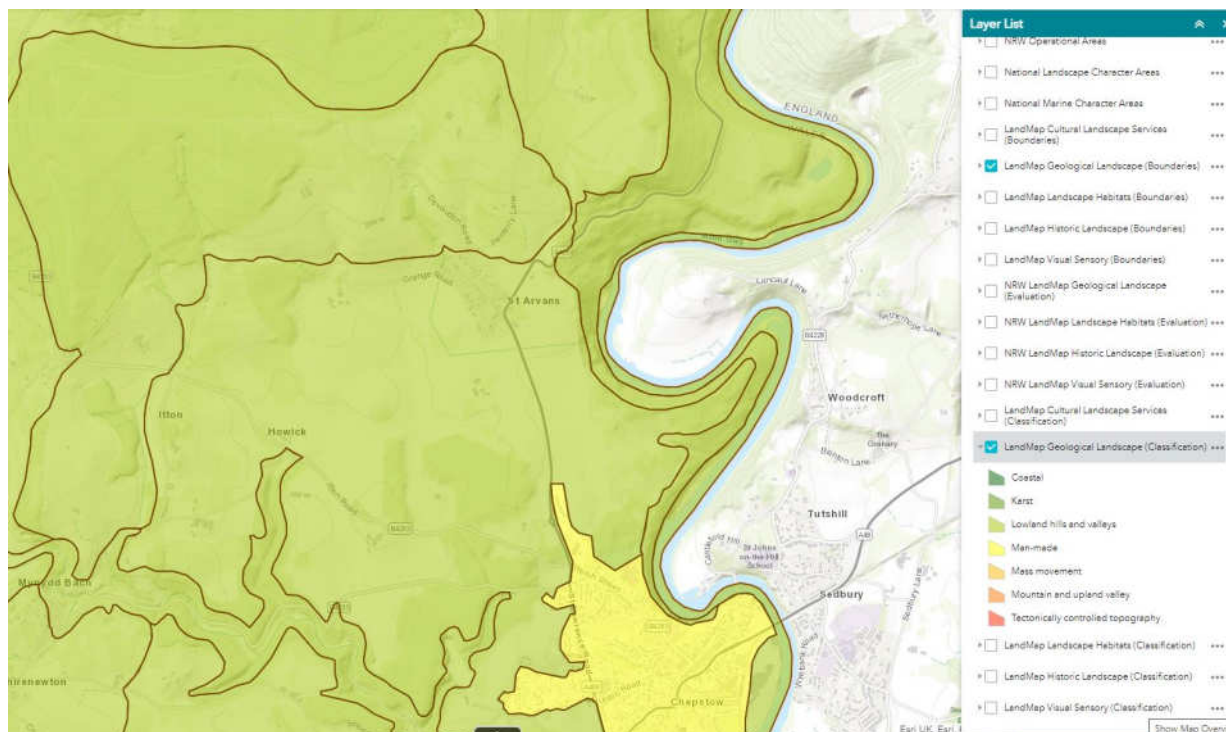


Figure 2: LANDMAP Geological Landscape extract

2.4.6. Figure 2 illustrates the geological aspect area in which the site is set. St Arvans and the site are located within the “St Arvans Lowland Plateau” which is described as:

“Slightly undulating platform of Carboniferous limestone NW and N of Chepstow and dissected by the Wye and Mouton Brook gorges. Platform rises gently northwards towards a feature made by sandstones of the underlying Upper Old Red Sandstone Group (Upper Devonian). Limestone forms a short escarpment only in the Sychbant Wood area.”

2.4.7. The assessment identifies that this area is of high value with the associated guidelines looking to ensure that no significant geological or geomorphological features are lost or damaged.

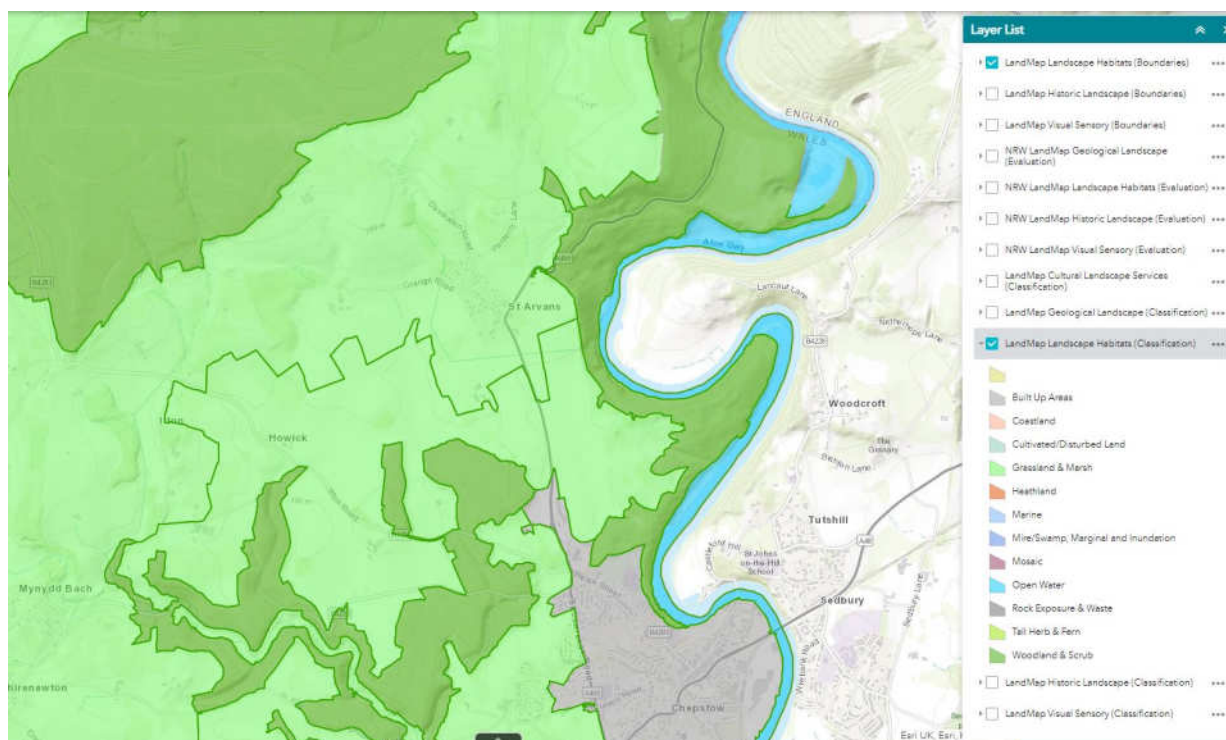


Figure 3: LANDMAP Landscape Habitats extract

2.4.8. Figure 3 illustrates that St Arvans and the site are located within the South Central Rural Monmouthshire aspect area which is primarily characterised by improved grassland (approximately 78% of the aspect area). The aspect area is assessed as being of moderate value and sensitivity, with the assessment stating that:

“Improved grassland is generally quite low ecological value habitat but other features such as hedgerows and smaller pockets of more valuable habitat add to the overall value as does the fact that a number of small SSSI's are present. Another important reasoning for increasing the evaluation to moderate is that there are a large number of key species records although 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.”

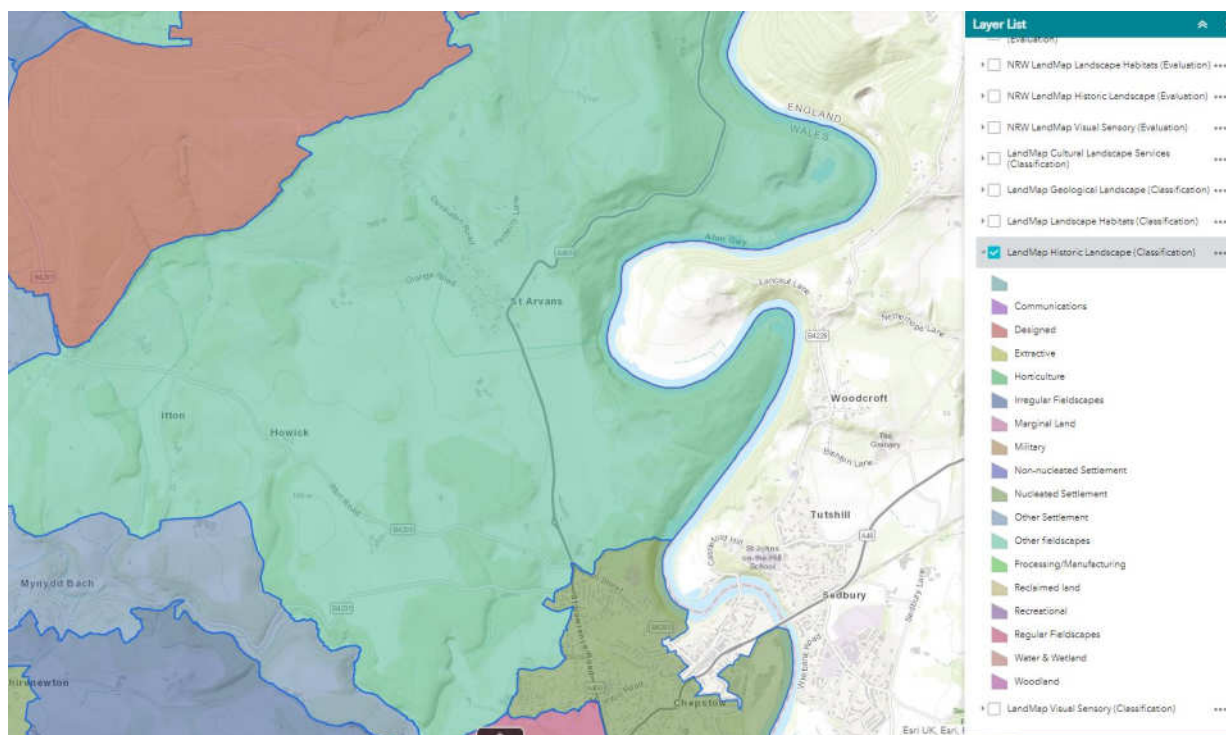


Figure 4: LANDMAP Historic Landscape extract

2.4.9. Figure 4 illustrates the aspect area in which St Arvans and the site are located in, which is identified as the “Wye Valley Other Fieldscapes”. As illustrated on Figure 4 this aspect area covers an extensive parcel lining the Welsh side of the Wye Valley. The description of this area is extensive, but it is noted that the assessment identifies that:

“The River Wye, which flows N-S along the eastern boundary of the county, is enclosed within a steep-sided and densely wooded valley, with broad floodplains in places. The Aspect Area encompasses that section of the Wye Valley extending S from the limestone rock formation on the border with Herefordshire as far as the Angiddy Valley and the northernmost extent of the Tintern Abbey estates. A section of Offa's Dyke, the early medieval linear earthwork dating from the 8th century, runs along the eastern flank of the Wye Valley while the Trellech Plateau is situated to the W. The Aspect Area lies within the Lower Wye Valley Landscape of Outstanding Historic Interest encompassing Symonds Yat, Monmouth and Chepstow. The Wye Valley has a very long history of human occupation, although the heavily wooded nature of the valley and re-use of the most favourably located sites for settlement in the medieval and later periods has probably masked or destroyed much of the earlier evidence...The Aspect Area lies within the Registered Historic Landscape of the Wye Valley. It is an enclosed landscape consisting of the main valley of the River Wye, which for much of its length is enclosed by steep cliffs supporting swathes of semi-

natural woodland with farmland occupying the valley floor. In terms of settlement, the valley is characterised by linear villages and hamlets along the line of the river and the A466.”

2.4.10. The assessment identifies that this aspect area is of high value, stating that:

“The Wye Valley largely retains the historical pattern of settlement established during the late medieval and early post-medieval periods with the development of industrial activity based on the tributary valleys of the Angiddy and the Whitebrook. These communities became reliant on the Wye for the transportation of goods until the opening of the A466 road in the early 19th century. Extensive woodland was exploited for charcoal production and contributed to the scenic quality that attracted late 18th century artists and writers in search of the picturesque. The river itself, although still of economic importance to the valley’s communities, is today principally of amenity value.”

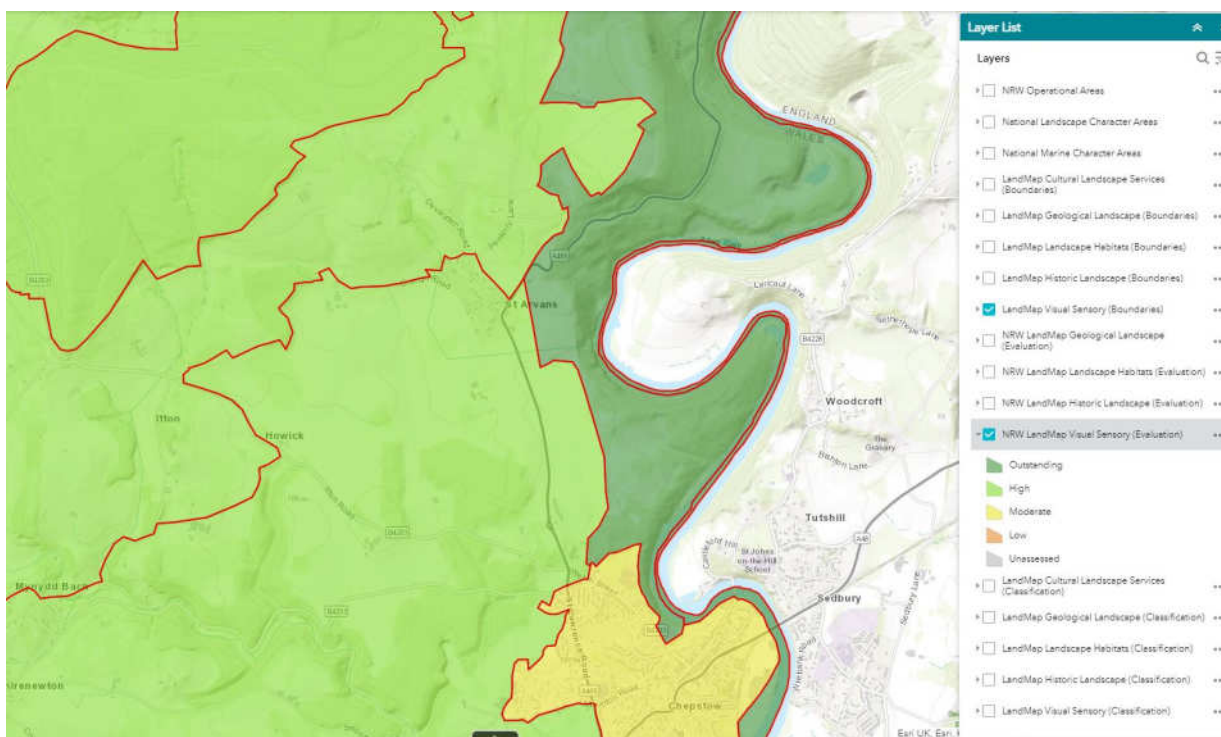


Figure 5: LANDMAP Visual & Sensory Landscape extract

2.4.11. Figure 5 illustrates the extent of the Visual & Sensory aspect area in which St Arvans and the site are set. The area is identified as “Chepstow Woods Mosaic Rolling Lowland” which is described as:

“A gently rolling landscape, with long views towards the Severn Estuary from Shirenewton and adjacent highland... Varied and diverse in character, with a mixture of arable and pastoral farming, becoming more intensively cultivated with a neat and clean appearance... To the north around St Arvans these medium to large-scale fields of improved pasture become more enclosed where Mounton Brook cuts a steeply incised course through a heavily wooded valley... Ancient, semi-natural and mixed coniferous and deciduous woodland cling precariously to these steep valley sides, which link Itton and Mounton... Remnant parkland is also characteristic of this landscape, where the avenues of mature trees line narrow roads of private entrances... High stone walls form the boundary for country estates often merging with and reflected in the surrounding villages...Settlement forms a mixture of dispersed linear dwellings (in particular St Brides Netherwent), nucleated (Shirenewton and Mynydd Bach) and linear villages (Pwllmeyric and Newton Green), traditional farmsteads, small holdings and large country estates...”

- 2.4.12. The assessment identifies that this aspect area is of high scenic quality as a result of **“a high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary...”**. The area is considered to be in generally good condition with a consistent character, resulting in a moderate integrity evaluation. The assessment identifies that **“the strongly wooded character of the rolling hilltops gives the area a visual unity”** and as such the character is considered to be high value. The woods on rolling hilltops elevates the rarity of this area within Monmouthshire, with the assessment concluding that rarity is high.
- 2.4.13. The assessment concludes that, overall, this is a high value landscape, stating that:
- “A high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary... The area is generally in good condition with a consistent character... The strongly wooded character of the rolling hilltops gives the area a visual unity... The character of the area is relatively rare in Monmouthshire with woods on rolling hilltops...”**
- 2.4.14. The guidelines associated with this aspect area state that field boundaries, individual field trees and hedgerow trees should be maintained, ensure that ancient and semi-natural woodlands are managed appropriately; ensure small scale rural developments are well integrated and existing grasslands are enhanced in terms of species diversity.

- 2.4.15. In conclusion, the LANDMAP assessment provides a detailed assessment of the landscape setting of the site with regard to the 5 key aspects. Overall, the assessment identifies that the value of the landscape is high from a geological, heritage and visual and sensory perspective.

ESLP Landscape Character Assessment

- 2.4.16. ESLP has also undertaken an assessment of the localised landscape character, and this has been informed by the published assessments prepared by Natural Resource Wales.
- 2.4.17. The site comprises a parcel of land at the southern end of the village, which does not appear to have been farmed or grazed for over 20 years. The site is characterised by overgrown scrub and is largely inaccessible. Residential development on Fordwich Close and The Piercefield Public House back onto the site to the north, while the A466 and a children's nursery lie to the east. The adjoining settlement influences the character of the site. The site is afforded a degree of separation from the A466 by an overgrown hedgerow on the eastern boundary. Mature treescape defines the southern edge of the site and separates the main body of the site from the footpath that extends west from the A466 and runs parallel to the southern boundary. The western boundary is defined by a line of mature cypresses which are of limited ecological merit and are not characteristic within this landscape setting.
- 2.4.18. The immediate landscape setting to the south and west is characterised by pastoral land, with established horse paddocks defining the fields immediately to the south and west. These extend out into a wider pastoral landscape with a number of larger arable fields also present. The field boundaries are defined by mature hedgerows which create a degree of compartmentalisation on the ground. The landscape rises to the north towards the wooded ridgeline around Chepstow Park Wood. The Wye Valley, to the east, is also characterised by extensive woodland, defining the eastern edge of the plateau on which St Arvans is set. The presence of the Chepstow Racecourse and the tree lined nature of the A466 to the south east and south of the site, respectively, create a more managed, parkland character, compared to the rural character of the wider setting to the north and west.
- 2.4.19. As part of the landscape character assessment, there is a need to assess the susceptibility, value and overall sensitivity of the landscape resource. These assessments will inform the objective assessment of effects within Section 4.2 and

ensure that a transparent and objective approach to the assessment is achieved. GLVIA3 defines landscape susceptibility, landscape value and landscape sensitivity, as follows:

“Susceptibility: the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences;

Landscape Value: the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons;

Sensitivity: a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”

Landscape Susceptibility

- 2.4.20. In terms of the susceptibility of the localised landscape receptor to change as a result of residential development, while it is acknowledged that the site is currently undeveloped it lies immediately adjacent to the existing settlement edge which wraps around the site to the north and east. The A466 road corridor also influences the character of the site, forming a defensible boundary to the east and providing connectivity with the village and the wider settlement of Chepstow to the south.
- 2.4.21. The properties on Fordwich Close, which comprises a late 20th Century residential estate back onto the site ensuring a close relationship with the adjoining settlement. The more recent development within the village comprises single and two storey residential built form laid out in cul-de-sacs accessed off Devauden Road. While white render and local stone are evident within the more established parts of the village, the more recent residential areas adopt a variety of material finishes.
- 2.4.22. The site comprises an area of overgrown scrub which ensures it does not reflect the agricultural character of the landscapes to the south and west and is of limited historic or ecological merit. The primary trees, as identified within the detailed Arboricultural Assessment, are located to the boundaries of the site, with few internal features of note. The mature vegetated boundaries assist in creating a significant degree of separation between the site and the wider landscape setting to the east, south and west.

2.4.23. The site is set lower down in the landscape and is not prominent within views from the elevated landscape to the south, nor does it affect the appreciation of the wider elevated landscape. There are a number of public rights of way within the localised setting of the site, although the site itself is not publicly accessible and is afforded a degree of separation by the mature vegetation associated with the southern boundary. The localised landscape setting is characterised by an established network of hedgerows and plot boundaries which assist in creating a compartmentalised character, limiting the intervisibility of the site from the wider landscape setting. It is concluded that the susceptibility of the landscape, in which the site is set, to change of the type proposed is Medium / Low.

Landscape Value

2.4.24. In terms of value, Box 5.1 within GLVIA3 identifies a series of eight criteria which are generally accepted as being appropriate indicators of landscape value. Table 1, below, assesses the value of the landscape in which the site is set against each of the eight criteria set out in Box 5.1.

Table 1: Baseline Analysis of Landscape Value

Value Criteria	Assessment
<i>Landscape Quality (Condition)</i>	Medium / High – The localised setting of St Arvans and the site is characterised by a medium scale, largely pastoral landscape, defined by established, managed hedgerows. The landscape to the east of the A466 has a more notable character, comprising the Chepstow Racecourse and the Wye Valley beyond. St Arvans has a mixed, broadly nucleated townscape, with more recent residential estates characterising the outer edges of the village. The fieldscape immediately to the south and south west of the site has a definite geometric character as a result of the established equine uses and associated paddocks.
<i>Scenic Quality</i>	Medium / High – The site itself is obscured from the wider setting by the established vegetation associated with the boundaries. This planting also separates the site from the wider, more open landscape to the south and west. There are no features associated with the site that are considered to be of particularly scenic value. The landscape to the south and west of the site, and to the east of the A466 has a more open character affording longer distance views across the wider countryside setting, with views from the elevated landscape to the north, out over the Bristol Channel.

<i>Rarity</i>	Low – There are no rare elements or features associated with the site or its landscape setting that do not exist elsewhere within the wider landscape context.
<i>Representativeness</i>	Low – There are no characteristics or features associated with the site or its setting that are considered particularly important examples.
<i>Conservation Interests</i>	Medium / Low – The site lies outside of the St Arvans Conservation Area and there are no heritage assets associated with the site. As identified within the Ecological Assessment, there are no rare or important habitats or species associated with the site. The boundary vegetation is of some ecological merit.
<i>Recreation Value</i>	Medium / Low – There is a network of footpaths extending out from St Arvans, however, the site is not publicly accessible and the mature vegetation structure associated with the southern boundary ensures that the wider site does not form a notable setting to Footpath 379/1/2.
<i>Perceptual Aspects</i>	Medium / Low – The presence of the existing settlement and the A466 corridor reduce the perceived tranquility of the localised landscape setting of the site. It is acknowledged that tranquility increases away from the built up areas and the road corridors, however, the site is influenced by the built edge to the north and the road corridor to the east.
<i>Associations</i>	None – There are no known associations with the site or its immediate landscape setting.

2.4.25. As an overview, it is considered that the overall value of the site, and the landscape in which it is set, is Medium to Medium / High. It is acknowledged that the site lies within the Wye Valley AONB and, as such, is located within a Valued Landscape.

Landscape Sensitivity

2.4.26. Overall, in terms of sensitivity, it is acknowledged that St Arvans and the site are located within the Wye Valley AONB and as such, the sensitivity of this landscape designation is Very High. However, it must also be recognised that there will be variations in the quality and sensitivity of landscapes covered by this designation and, as such, when the judgements of susceptibility and value are considered, it is concluded that the sensitivity of the site and its immediate setting is **High**.

2.5. The Visual Environment

- 2.5.1. As part of the initial desk study and the subsequent site visit, a number of key views have been identified which are taken from publicly accessible locations showing the site in its localised and wider landscape context. The viewpoints seek to reflect the views of the site by more sensitive receptors, such as walkers on the local public right of way network, however, the viewpoints are considered representative and not exhaustive.
- 2.5.2. It is noted that Viewpoints 1 – 11 were agreed, in advance, with Monmouthshire Council's Landscape Officer, who also recommended that views from Itton Court and Broadrock be considered. Itton Court is in private ownership and, as such, views from the property were not possible, however, Viewpoints 12 and 13 illustrate views from the localised setting of the property and the relationship between Itton Court and St Arvans. Viewpoint 14 is taken from Wintour's Leap, on the edge of the Wye gorge, at the northern end of Broadrock, adjacent to Offa's Dyke. Viewpoints 15 and 16 were identified while on site and are included to illustrate views from the farmland to the north of Chepstow Racecourse towards the site and from the elevated landscape adjacent to Chepstow Park Wood.
- 2.5.3. The viewpoints are illustrated on the Viewpoint Location Plan (10048L.VLP.003) within Appendix 3. The photographs were taken in July 2021. The day was clear with good visibility at longer distances.
- 2.5.4. The photographs were taken with a Canon 35mm equivalent digital SLR. The camera is a cropped sensor model so, in line with Landscape Institute TGN 06/19 – Visual Representation of Development Proposals, the photographs were taken at 35mm. The photographs are presented in Appendix 3 at a scale whereby they can be viewed at a distance of 260mm to represent the view from the particular location. The extent of the site is indicated on the photographs to assist the viewer's understanding of where the site sits within the context of the view. It must be noted that the photographs are illustrative and do not replace visiting the viewpoints in person.
- 2.5.5. As part of the baseline visual assessment, key receptors have been identified and this has informed the overall assessment of sensitivity of the view. Table 2, below, identifies the locations, receptors and sensitivities of the key viewpoints.

Table 2: Baseline Visual Assessment

Viewpoint	Location	Key Receptors	Receptor Sensitivity
1	A466, approximately 35m to the north of the site.	Motorists	Medium
2	A466, approximately 20m to the south east of the site.	Motorists	Medium
3	Footpath 379/1/2, approximately 30m to the west of the site.	Walkers	High
4	Footpath 379/1/1, approximately 240m to the south west of the site.	Walkers	Very High
5	Footpath 379/1/1, approximately 450m to the south west of the site.	Walkers	Very High
6	A466, approximately 130m to the south of the site.	Motorists	Medium
7	Footpath 379/6/71, approximately 540m to the north east of the site.	Walkers	Very High
8	Lane between Penterry Lane and Upper Wyndcliff Car Park, approximately 900m to the north of the site.	Motorists	Medium
9	Footpath 379/9/1, approximately 965m to the north of the site.	Walkers	Very High
10	Bridleway 379/16/2, approximately 1,070m to the west of the site.	Walkers & riders	Very High
11	Bridleway 379/16/2, approximately 940m to the south west of the site.	Walkers & riders	Very High
12	Lane to the north of Itton Court, approximately 2,530m to the west of the site.	Motorists	Medium
13	Lane through Home Farm, to the south of Itton Court, approximately 2,610m to the south west of the site.	Motorists	Medium
14	Wintour's Leap, Broadrock, approximately 2,290m to the east of the site.	Walkers	Very High
15	Footpath 379/32/2, approximately 475m to the north east of the site	Walkers	Very High

16	Bridleway 379/38/1 on the edge of Chepstow Park Wood, approximately 2,000m to the north west of the site.	Walkers & riders	Very High
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2.5.6. As illustrated by the Photographic Record, views of the site are highly localised as a result of the topography and vegetation cover that characterises the immediate and wider setting of the site. The built form associated with the village to the north and east of the site is evident in some views, however, the generally wooded character of the wider setting is the main focus, with the settlement set down in the landscape within a mature vegetated context. Section 4.3 of this LVIA assesses the potential effects of the proposals upon these views.

3. THE PROPOSALS

- 3.1. The proposals for the site comprise a development of 16 units of varying tenure to positively address local housing requirements. The properties would comprise a mix of 2 storey detached and semi-detached units which would be laid out along a simple access road that extends west from the A466, parallel to the northern and southern boundaries. The proposed layout is illustrated on the Landscape Strategy Plan (LSP.004).
- 3.2. The proposed built form is located within the northern part of the site, adjacent to the existing settlement edge and away from the existing mature trees associated with the southern and western boundaries. The properties on the northern side of the access road adopt appropriate back-to-back distances from the existing properties on Fordwich Close, to the north, ensuring that the amenities of existing residents would not be compromised.
- 3.3. The proposed access off the A466 would require the removal of a short section of hedgerow to enable access into the site, however, the presence of the footway and verge would ensure that there would be limited removal to accommodate visibility splays. Where removals would be required, there would be opportunities within the site to mitigate for this vegetation loss. The main entrance off the A466 would also provide pedestrian access to the wider amenities of the village and a new pedestrian link to the footpath to the south (379/1/2) would be created enhancing connectivity with the wider landscape to the south west.
- 3.4. The landscape strategy seeks to create a high quality setting for the proposed development which not only assists the integration of the proposed built form but also complements the existing vegetation structure and contributes positively to local biodiversity.
- 3.5. Green infrastructure is a key focus within the Monmouthshire Local Development Plan, with Policy GI1 and the Supplementary Planning Guidance (April 2015) requiring development to maintain, protect and enhance the county's green infrastructure. In accordance with the SPG and initial comments from officers, the proposed development would incorporate 4,650m² of green infrastructure, which exceeds the required 90.77m² per dwelling. The GI areas would incorporate a variety of existing and new habitats, including wildflower grassland, wet grassland, scrub and tree planting. The areas of existing vegetation in the south eastern, southern and western parts of the site would be incorporated into these areas of green infrastructure to ensure that the required 160m² of

tree cover is achieved. The tree coverage would also be reinforced by new plantings around the site.

- 3.6. The proposals would also include 1,150m² of public open space for informal recreation. Again, this exceeds the policy requirement of 0.4ha per 1,000 population. A Local Area Playspace (LAP) would be included centrally to provide accessible and varied play opportunities for younger children of new and existing residents alike.
- 3.7. In accordance with the requirements of the SPG, the proposed development would be set back over 4m from the existing boundary hedgerows to ensure that they could be retained and managed in the long term.
- 3.8. A SUDS basin and swale would also be incorporated as part of the green infrastructure, providing seasonally wet habitats within the site. These features would be seeded with a native wildflower wet grassland mix to maximise the biodiversity across the site.
- 3.9. An area of existing vegetation that does require further consideration of the line of cypresses on the western boundary. These trees are not native or characteristic of this landscape setting and are of limited ecological merit. However, it is acknowledged that they do serve a screening purpose, separating the site from the wider landscape to the west. It is considered that this tree belt should be subject to a phased removal, with new native tree planting and understorey, that is characteristic of this landscape setting, located on the site side of the belt, then the cypress belt removed in due course once the new planting has established to ensure a landscaped edge to the site is maintained. Any removals would be carefully assessed with input from the project ecologists and arboriculturists.
- 3.10. It is considered that details of the proposed planting could be dealt with as part of any subsequent planning application. The Landscape Strategy Plan includes a suggested palette of species which would be considered appropriate for this location.

4. ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

4.1. Background

- 4.1.1. In line with the guidance in GLVIA3, it is appropriate to assess the effect of the proposed development upon the baseline landscape character and visual environment as identified in Section 2 of the LVIA.

4.2. Effect upon Landscape Character

Published Landscape Character Assessments

- 4.2.1. As set out within Section 2.4, Natural Resource Wales have undertaken a detailed assessment of the landscape of Wales in relation to five aspects: cultural, geological, habitats, heritage and visual & sensory.
- 4.2.2. In terms of the effect of the proposals upon the “Chepstow Woods Mosaic Rolling Lowland” cultural landscape, the proposals would be located alongside an existing, established settlement which has a nucleated character. More recent residential developments extend out from the historic core of the village, and it is considered that the proposed development would not affect this character or the setting of the historic part of the village which is covered by the Conservation Area designation. The localised townscape of St Arvans varies in terms of materials finishes and architectural styles. The proposals would comprise a small-scale residential scheme, which is appropriate to the scale of the village and would be set within a mature, landscaped context. The proposals would not affect the setting of, or approaches to, the village, which is characterised by the tree and wall lined A466 from the south, the wooded slopes of the Wye valley to the north east or the elevated slopes south of Chepstow Park Wood to the north west. It is considered that the proposals could be integrated without adversely affecting the perceived sense of place or local distinctiveness of St Arvans or the wider aspect area.
- 4.2.3. With regard to the effect of the proposals upon the geological landscape, it is considered that the proposed development would not require any notable ground remodelling or excavation that would affect the characteristic geology and geomorphology of the site or its setting. There are a number of distinct features within this aspect area, however, the proposals would be set back from gorge associated with the Wye, within the gently undulating plateau to the west. The proposals would

not affect the limestone outcrop or the perception of the sandstone ridge to the north. The LANDMAP assessment identifies this area as dominantly rural with limited significant development. The small-scale nature of the proposals, adjacent to the existing settlement edge would not affect this characteristic. It is concluded that the proposals could be integrated without harm to the “St Arvans Lowland Plateau” geological aspect area.

4.2.4. In terms of the potential effect of the proposals upon the habitats aspect area, the LANDMAP assessment identifies that 2% of this aspect area is “buildings”. This equates to 121 hectares. The proposed development of 16 dwellings represents a negligible increase in developed land within the context of the aspect area. This landscape area is characterised, primarily, by semi-improved grassland. The proposals would not result in the loss of any distinct habitat types and present the opportunity to establish new areas of species-rich grassland within the areas of Green Infrastructure and public open space. The proposals would not affect any ecological designations within this aspect area and would retain the key vegetation associated with the site and its immediate setting. It is acknowledged that the proposals would require some minimal hedgerow removal to achieve access into the site, however, the proposed access would not affect any existing hedgerow trees and the loss of a short section of species-poor hedgerow could be mitigated by new planting as part of the proposed landscape strategy. It is concluded that the proposals could be integrated into this moderate value landscape without harm.

4.2.5. The site is located within the “Wye Valley Other Fieldscapes” historic aspect area, which is identified as being of high value primarily due to the presence of the Wye, and its tributaries, and how humans have interacted with the river and its setting in the past. The proposals would be set back from the wooded slopes and watercourse of the River Wye and the development of the site would not affect the public’s perception and appreciation of the history of the area. The site is not subject to any heritage designations and there are no known heritage assets associated with the site. It is acknowledged that the site lies adjacent to the St Arvans Conservation Area which lies to the north and east. The presence of the historic park and gardens associated with Piercefield Park which lies to the east of the A466 is also noted. The site lies outside of the defensible edge of the historic park and gardens to the east, which is defined by the stone wall and A466 corridor. The retention of boundary vegetation would assist in maintaining this separation and ensuring that the setting of the designation is not affected by the proposals. As noted above, St Arvans has a historic core which reflects a linear settlement that developed along the A466 and

Devauden Road. Residential development in the second half of the 20th century has diluted this linear character and established a more nucleated pattern. The proposals would reflect this character and would not extend the settlement boundary any further west than the established building line. Nor would the proposals extend the settlement edge significantly to the south, beyond the townscape of the children's nursery, and surrounding hardstanding, that lies to the east. The proposed development would not affect the perceived setting of The Piercefield, which lies at the southern end of the Conservation Area or any of the listed buildings that lie to the north. The approach to St Arvans, from the south, is characterised by the existing stone wall, associated with Piercefield Park and the racecourse, and the tree avenue, associated with the western boundary of Oakgrove. The proposals would not affect this approach and would be set back from the south eastern part of the site. It is concluded that the proposals could be integrated into this aspect area without adversely affecting the historic character of the Wye Valley or any of the characteristics identified within the LANDMAP assessment.

- 4.2.6. With regard to the effect of the proposals upon the "Chepstow Woods Mosaic Rolling Lowland" visual & sensory aspect area, as set out in Section 2.4, the LANDMAP assessment identifies this area as being of high value. The proposed development would not affect the perception of a strongly wooded character or any views out over the Severn estuary. The enclosed nature of the site ensures that there are no longer distance views across it from St Arvans. The introduction of built form into the northern part of the site, adjacent to the existing settlement edge would not affect the existing intervisibility associated with this aspect area. There is no woodland associated with the site that would be affected by the proposals, indeed the proposed layout would retain the key boundary features ensuring that the proposed built form would be set within a mature landscaped context. The site is set down in the landscape, away from the wooded rolling hilltops and, as such, it is considered that the proposed development would not adversely affect the special character of this area. It is noted that hedgerows are identified as features that should be enhanced. While the proposals would result in the removal of a short section of hedge to create the access, the proposals would not affect any existing hedgerow trees and there would be opportunities to enhance the retaining feature through improved management and additional planting to create a more species diverse hedgerow. It is considered that the proposals would not adversely affect the perception of enclosure or the perceived tranquillity of this aspect area. It is concluded that the proposed development, immediately adjacent to the existing settlement edge of St

Arvans could be integrated without detriment to the receiving character and amenities of the “Chepstow Woods Mosaic Rolling Lowland” visual & sensory aspect area.

- 4.2.7. As set out above, it is considered that the proposals would be located appropriately within the immediate setting of an established settlement on a parcel of land that is characterised by overgrown scrub rather than semi-improved or species rich grassland. The site is set lower down in the landscape, away from the characteristic wooded hills and the wooded slopes of the Wye gorge. The site is located outside of the St Arvans Conservation Area and would not affect the setting of, or approaches to, this designation or the historic park and gardens designation to the east. The proposals would not give rise to the perception of the settlement extending out into the wider countryside and complement the prevailing nucleated character of the settlement. It is concluded that the proposals would not affect the key characteristics identified within the LANDMAP assessments and could be integrated without harm to the receiving landscape character.

ESLP Landscape Character Assessment

- 4.2.8. As set out within Section 2 of this LVIA, ESLP has also undertaken an assessment of the localised landscape character, and this has been informed by the published assessments prepared by Natural Resource Wales. The assessment within Section 2 concludes that the overall sensitivity of the landscape receptor in which the site is set is High but acknowledges that the sensitivity of the wider landscape would be elevated up to Very High, recognising the AONB designation.
- 4.2.9. It is acknowledged that the development of the site, from an area of overgrown scrub to a small-scale residential development, would represent a degree of change. However, the extent to which this change would be perceived is highly localised, effectively to within the site itself and the A466 corridor immediately to the east. Within this context, the proposed development would be perceived alongside the existing settlement edge which is characterised by varied built form (including residential built form on Fordwich Close) and the adjoining road corridor. The site lies within the confines of the 30mph speed limit so is perceived as part of the village rather than the wider rural setting, this separation is emphasised by the treescape that defines the boundaries of the site and the localised setting ensuring that the site is not perceived on approaches from the south. The dense nature of the vegetation cover to the south ensures that there would be limited intervisibility between the proposals and the landscape to the south.

- 4.2.10. The immediate setting of the site is characterised by a degree of compartmentalisation as a result of mature field and plot boundaries and established treescape. The retention of key trees along the south eastern and southern boundaries would ensure that this enclosure is maintained. As set out in Section 3, it is considered that, while the conifer belt on the western boundary does assist in creating a degree of enclosure, it is of limited ecological value and the species are not characteristic of this area. It is considered that the phased removal of this tree belt, together with the establishment of native structure planting along the western edge of the site would ensure that the enclosed nature of the landscape setting is maintained while a more species-diverse western boundary feature is achieved. It is considered that this would represent a localised enhancement. The proposals would result in the loss of an area of overgrown scrub, however, there would be scope within the proposed layout to include new areas of native tree, scrub and wildflower grassland planting to ensure that the biodiversity of the site was conserved. As set out in Section 3, the proposed layout would exceed the requirements for Green Infrastructure as identified within the Local Development Plan and supporting SPG.
- 4.2.11. The localised townscape setting is characterised by a variety of building materials and architectural styles. The more established parts of the village are characterised by local stone and pale render. The proposals would adopt a sympathetic and simple palette of materials that complement the local vernacular. The proposals would be no more than 2 storeys in height, which is also compatible with the localised townscape setting. St Arvans has a distinct and defined western boundary, formed by more recent residential developments and the proposals would not extend beyond this established building line. The proposed built form would be located within the northern part of the site and would not extend further south than the built form and hardstanding that characterises the southern extent of the village to the east. It is considered that the proposed development would represent a “rounding off” of the village, ensuring that the perception of the village extending out into the wider rural setting was avoided.
- 4.2.12. The proposals would not affect the public’s ability to access the countryside and would be set back from the southern boundary so as to ensure that the setting of Footpath 379/1/2 is not compromised. A new pedestrian link between the proposals and the public right of way would ensure connectivity with the wider landscape setting.

- 4.2.13. As noted above, there are no long distance views out of the village, across the site that would be affected by the proposals. Where longer distance views across the landscape are possible, the vegetated setting of the site would ensure that the perceived presence of St Arvans within the context of these views would not change and the perception of a wooded, undulating plateau, with the Severn estuary to the south and the wooded hilltops around Chepstow Park Wood to the north are maintained. The proposals would be set back from the historic park and gardens of Piercefield Park and Chepstow Racecourse by the southern edge of the settlement, the A466 corridor and the stone wall that defines the western boundary of this landscape. The proposals would not affect the perceived setting or open nature of this landscape parcel, when viewed from the localised and wider setting.
- 4.2.14. As an overview, it is acknowledged that the character of the site itself would change as a result of the proposals, however, the extent to which this change would be perceived is highly localised and the perceived character of St Arvans and its countryside setting would not be adversely affected. The proposals would retain the key landscape features associated with the site and, where vegetation loss occurs, would incorporate a comprehensive scheme of landscaping to mitigate for this loss, minimising adverse effects, and ensure an overall gain in biodiversity is achieved. The proposals would complement the existing settlement pattern and adopt a sympathetic palette of materials which would reflect the local vernacular. The proposals would not harm the setting of the local public rights of way network or any middle / longer distance views out across the landscape from these routes. It is considered that the proposals would represent a medium magnitude of change within the context of the site. The perceived change is tempered by the presence of the townscape immediately to the north and east. It is considered that, in the shorter term, the proposals would give rise to a Moderate Adverse effect on the site itself. This is not considered notable. However, as the proposed landscaping matures, it is considered that this would mitigate the vegetation loss and ensure that the enclosed character of the settlement and vegetated approach from the south would be maintained and there would be an overall net gain in biodiversity. It is concluded that by Year 15, the effect of the proposals upon the site would be Minor / Negligible Adverse. This is not considered notable.
- 4.2.15. Within the localised setting of the site, the proposals would maintain the compartmentalised character and would complement the immediate townscape setting. It is considered that the proposals would result in a negligible magnitude of change within the localised setting of the settlement and its rural context. The

vegetated setting of the site ensures that the proposals would not be immediately apparent and where glimpsed would be perceived as part of the established settlement that lies to the north and east. It is concluded that the proposals would give rise to an effect of Negligible Adverse significance upon St Arvans and its landscape setting.

- 4.2.16. In conclusion, it is considered that the proposals could be integrated without any notable adverse effects upon the receiving landscape character. The proposed development would maintain the vegetated and nucleated character of St Arvans and would not compromise the appreciation of its historic core or the settlement's presence within the rural setting of the undulating plateau. The proposals would be located away from the historic parkland of Piercefield Park and the geologically and historically important landscape of the Wye gorge. The site is set down in the landscape away from the characteristic wooded hilltops and the development of the site would not affect any important medium or longer distance views across the plateau. It is concluded that, while there would be a perceived degree of change within the site, as there would on any green field site, the overall effect of the proposed development of this site for residential use would not harm any key characteristics of this landscape setting and would have a negligible effect upon the localised townscape and landscape setting. It is considered that the proposals could be integrated within the receiving landscape character.

4.3. Effect upon the Visual Environment

- 4.3.1. Table 3, below, assesses the effect of the proposed development upon the identified key views which are included within Appendix 3.

Table 3: Assessment of Visual Effects

Viewpoint	Location	Sensitivity	Magnitude	Significance
1	A466, approximately 35m to the north of the site.	Medium	Medium	Moderate Adverse at Year One
				Moderate / Minor Adverse at Year Fifteen

Assessment: It is acknowledged that the easternmost plots within the proposed development would be visible from this location on the A466, just to the north of the site, at Year One. The proposed built form would be located beyond the boundary fence of The Piercefield but would be set back from the eastern boundary ensuring that the mature hedgerow, to the north of the proposed access would be retained and would soften the corner of the development. The proposed access would open up a short section of the hedgerow on the eastern boundary, however, there would be no built form to the south of the access road, within the eastern part of the site and, as such, the loss of hedge would not enable additional views of built form within the site. There would be opportunities to replant species-rich native hedgerow behind the visibility splays either side of the access, which together with the retained planting within the eastern part of the site and the vegetation associated with the A466 to the south, would ensure that the landscaped approach to St Arvans is maintained.

The mature treescape within The Piercefield garden would contain views of the wider site from Day One. It is acknowledged that there would be filtered views of the proposed built form during the winter, however, this would be perceived within the wider townscape context. The proposals would not foreshorten any longer distance views and would be set back from the immediate setting of Piercefield Park / Chepstow Racecourse, which lies to the left of the A466. The retention of the mature treescape in the south western corner of the site would reinforce the separation between the proposals and the historic park and gardens.

As the proposed planting within the site matures, the gap in the northern boundary would reduce and the built elevation softened. The proposals would be evident within the localised townscape context, which is characterised by established built form set within a mature landscaped setting. It is considered that the proposals would not give rise to any long term notable effects.

2	A466, approximately 20m to the south east of the site.	Medium	Low	Moderate / Minor Adverse at Year One
				Negligible Adverse at Year Fifteen

Assessment: From this location, the intervening vegetation to the south of the site and within the south eastern part of the site, would contain views of the proposals from the outset. Even during the winter, views of the proposed development would be limited as it is set back from the southern and eastern boundaries within the context of this view. Where the proposed built form is visible, it would be seen within the context of the established townscape which forms a backdrop to the site and lies either side of the A466. While the proposals would bring built form slightly closer to the viewer, the proposals would not be prominent and would not introduce any new or alien components into the context of this view.

As the proposed planting matures and the existing planting benefits from a robust scheme of management, it is considered that the proposed built form could be further integrated into the view and would have little effect upon this view or the approaches to St Arvans from the south.

A wireframe visualisation of this view has been prepared to illustrate the massing of the proposals within the context of the approach to St Arvans from the south (refer Appendix 4). The visualisation illustrates that the proposed built form would be largely obscured from the view and, where visible, would be seen in the context of the existing townscape to the north and east. The visualisation also illustrates the proposed hedgerow removal to the A466 frontage and demonstrates that, on the approach from the south, the vegetated character of St Arvans and its setting would not be compromised. The visualisation illustrates that the proposed development would not appear prominent or overbearing on the approaches to the village from the south.

3	Footpath 379/1/2, approximately 30m to the west of the site.	High	No Change	None
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Assessment: From this location, the mature vegetation structure associated with the parcel to the west and the immediate setting of the sewage works contains views of the proposed development. Even the mature conifer belt on the western boundary of the site is not evident. The presence of a significant degree of evergreen planting ensures that views of the proposals during the winter would also be contained. The proposed built form is set back from the western boundary ensuring that it would not break the skyline within the context of this view.

4	Footpath 379/1/1, approximately 240m to the south west of the site.	Very High	Negligible	Moderate Adverse at Year One
				Minor Adverse at Year Fifteen

Assessment: The mature landscaped setting of the site (which includes belts of evergreen cypress trees to the south west and west of the site) and location of the proposed built form, set back from the southern boundary, would ensure that views of the proposals would be limited from Day One. The assessment is based on the fact that the cypress belt on the western boundary would be removed and replaced with native tree and structure planting to create a more appropriate landscape setting for the development. However, even with this phased removal, the wider landscape setting of the site would ensure that views of the proposed built form would be minimised. It is acknowledged that there would be some glimpsed views of the proposed roofscape during the early stages of the development, however, this would be seen within the context of the wider settlement, with properties to the east of the A466 and on Manor View, already characterising the view and ensuring that the viewer is aware of the approaching settlement. The proposals would not break the skyline and would be glimpsed, set within the mature vegetated setting. As the landscape proposals mature, they would further integrate the proposals into this view. The proposed development of the site would not affect the perceived setting of St Arvans, which is characterised by the rising landscape to the north and north east and the rolling wooded hilltops which forms a backdrop to the settlement.

A wireframe visualisation of this view has also been prepared to illustrate how the proposed built form would sit within the context of the site and the southern edge of St Arvans (refer Appendix 4). The visualisation demonstrates that the retained vegetation to the southern boundary, and immediate setting, would create a robust landscape buffer from Day One, separating the development from the wider landscape to the south. The mature and evergreen nature of the planting to the south west and west of the site ensures that the proposed built form would be visually screened all year round.

5	Footpath 379/1/1, approximately 450m to the south west of the site.	Very High	No Change	None
<p><i>Assessment:</i> From this location, the mature evergreen planting associated with the sewage works, to the west of the site, would contain views of the proposals. Even if this planting were to be removed for some reason, the proposed planting along the western boundary of the site would visually contain the proposals and any glimpses of the proposed roofscape would be seen in the context of the wider village to the north and north east. The proposals would not affect this view.</p>				
6	A466, approximately 130m to the south of the site.	Medium	No Change	None

<p><i>Assessment:</i> From this location, the dense, intervening vegetation structure would contain views of the proposed built form, even during the winter. The proposed break in the eastern boundary hedgerow would not be perceived from this location due to the intervening distance and curvature of the road corridor. The existing townscape to the east of the A466 forms a backdrop to the road corridor. The stone wall associated with Piercefield Park and the racecourse is evident to the right of the view, forming a defensible edge to the historic designation and a formal landscape approach to St Arvans from the south.</p>				
7	Footpath 379/6/71, approximately 540m to the north east of the site.	Very High	Negligible / No Change	Negligible Adverse / None
<p><i>Assessment:</i> From this location, views towards the proposals, and St Arvans, would be filtered by vegetation associated with the wooded slopes of the Wye gorge, on the edge of Piercefield Park. Glimpsed views of the properties within the southern part of St Arvans are possible and it is considered that some heavily filtered views of the proposed roofscape could be possible during the winter. However, the proposals would be set further back from this viewpoint than the existing townscape and would not be any more prominent. Where visible, the proposals would be seen within the context of the existing built environment of St Arvans and would not extend the perception of the settlement out into the wider setting or affect the characteristics or qualities of this view.</p>				
8	Lane between Penterry Lane and Upper Wyndcliff Car Park, approximately 900m to the north of the site.	Medium	No Change	None
<p><i>Assessment:</i> It is considered that the intervening vegetation associated with the landscaped setting of St Arvans would contain views of the proposals even during the winter. The proposals would not affect this longer distance view south towards the Severn estuary and would not extend the perception of the settlement into the wider landscape.</p>				
9	Footpath 379/9/1, approximately 965m to the north of the site.	Very High	No Change	None

<p><i>Assessment:</i> As with Viewpoint 8, it is considered that the mature landscaped context of St Arvans would contain views of the proposals from the outset. Some heavily filtered, glimpsed views of the roofscape could be possible during the winter, however, the proposals would be seen within the context of the wider built environment of the village which lies between the site and this viewpoint and would not extend the perception of the settlement within this view. The proposals would not affect the longer distance view of the Severn estuary or the appreciation of the wooded character of the wider undulating plateau. Nor would the proposals affect the perceived setting of the Chepstow Racecourse which can just be seen to the left of the view.</p>				
10	Bridleway 379/16/2, approximately 1,070m to the west of the site.	Very High	Negligible / No Change	Negligible Adverse / None
<p><i>Assessment:</i> It is considered that the intervening vegetation structure associated with the setting of the site and St Arvans would contain views of the proposals from this location. Some very heavily filtered glimpsed views of the proposed roofscape could be possible during the winter, however, given that the site is set lower down in the landscape than Manor View, which is visible but not prominent, it is considered that the proposed development would not materially affect this view. Where glimpsed it would be seen within the context of the wider settlement, which is a characteristic of the view, set down in the landscape against a wooded skyline. The proposals would not affect the character or amenities of this view.</p>				
11	Bridleway 379/16/2, approximately 940m to the south west of the site.	Very High	Negligible / No Change	Negligible Adverse / None
<p><i>Assessment:</i> As with Viewpoint 11, it is considered that the proposals would be screened by the intervening vegetation structure. The proposals would not break the wooded skyline and would not increase the perception of development within the context of this view.</p>				
12	Lane to the north of Itton Court, approximately 2,530m to the west of the site.	Medium	No Change	None

Assessment: Given the intervening distance and vegetation cover, it is considered that the proposals would not affect this view or the setting of Itton Court. Even during the winter, the proposals would not materially affect this view and even if the proposed roofscape were visible, it would not be prominent and would be set further away from the viewpoint, within a mature landscaped context, than the properties on Manor View which themselves are barely perceptible.

It is noted that there is a framed view from Itton Court which is aligned just south of east – west, towards the southern end of the racecourse. The site lies more to the north east and over 2.5km from the eastern elevation of the designated property. As set out above, it is considered that the intervening distance and vegetation cover would largely contain views of the proposals and ensure that they do not affect the setting of Itton Court.

13	Lane through Home Farm, to the south of Itton Court, approximately 2,610m to the south west of the site.	Medium	No Change	None
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Assessment: As with Viewpoint 12, the intervening distance and vegetation cover would ensure that the proposals would not be evident from this viewpoint and would not affect the setting of Itton Court, which lies to the left of the view.

14	Wintour's Leap, Broadrock, approximately 2,290m to the east of the site.	Very High	No Change	None
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Assessment: The proposals would not be visible from this location, even during the winter, as a result of the dense canopy structure associated with the wooded slopes of the Wye gorge.

15	Footpath 379/32/2, approximately 475m to the north east of the site	Very High	Negligible	Negligible Adverse
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Assessment: It is considered that some glimpsed views of the proposed roofscape could be possible from this location but would be located beyond the existing roofscape associated with the southern extent of St Arvans which already characterises the view and the setting of the historic park and gardens of Piercefield Park / Chepstow Racecourse. The proposals would not extend the perception of built form beyond the existing townscape and would not affect the perceived landscaped setting of the village. The proposals would be set slightly lower down in the landscape than the existing built form and, as such, would not be higher or more prominent than the existing properties. The proposals would not affect the longer distance view towards the Severn estuary or the wooded character of the undulating plateau in which St Arvans is set.

16	Bridleway 379/38/1 on the edge of Chepstow Park Wood, approximately 2,000m to the north west of the site.	Very High	Negligible / No Change	Negligible Adverse / None
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Assessment: It is considered that the intervening vegetation structure associated with the setting of the site and St Arvans would contain views of the proposals from this location. Some very heavily filtered glimpsed views of the proposed roofscape could be possible during the winter, however, would not be prominent and would be seen within the context of the wider settlement, which is an existing characteristic of the view, set down in the landscape. The proposals would not affect the longer distance views south out across the Severn estuary or the perception of the wooded undulating plateau.

- 4.3.2. As an overview, views of the proposals would be highly localised, primarily located on the A466 immediately adjacent to the site. Within the context of these views the easternmost properties would be visible but would be seen within the context of the existing townscape to the north and east and the established vegetation structure associated with the south eastern part of the site and the southern boundary. It is acknowledged that within the context of these highly localised views, the proposals would give rise to a short term moderate adverse effect. However, this is not considered notable and the inclusion of a comprehensive scheme of landscaping and appropriate scheme of landscape management would ensure that the proposals could be integrated into the context of these views without harm to the setting of St Arvans or the historic park and gardens to the east.
- 4.3.3. Within the context of short – middle distance views, the mature landscaped setting of the site and St Arvans would contain views of the proposed built form. there may be some glimpsed views of the proposed roofscape during the winter, however, where visible the proposals would be seen within the context of the localised townscape

which already characterises these views. The proposals would not give rise to the perception of the settlement extending out into the wider landscape setting. It is considered that the proposals could be integrated into these views without long term harm to the receiving visual environment.

4.3.4. Within longer distance views, it is considered that the proposals would not be perceived. While there may be glimpsed views during the winter these would be heavily filtered by intervening vegetation and the perceived magnitude further reduced by intervening distance reduced. Where visible the proposals would be seen within the context of the wider settlement and would not be any more prominent nor would they give rise to the perception of the settlement extending out beyond its established boundaries. The proposals would not affect any longer distance views of the Severn estuary or an appreciation of the wooded character of the undulating plateau and rolling hilltops that characterise the setting of St Arvans and this part of the Wye Valley.

4.3.5. It is concluded that the proposals could be integrated without any notable adverse effects upon the receiving visual environment, and would not harm the approaches to, or setting of St Arvans, or the perceived presence of the settlement within the wider landscape setting. The proposals would retain the mature landscaped setting and would not adversely affect any longer distance views across this landscape of the estuary to the south or the rising wooded landscape to the north.

4.4. **Effect upon Landscape Related Policy**

4.4.1. In terms of the effect of the proposals upon landscape related policy, as noted within Section 2 of the LVIA, the site lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). This national designation seeks to conserve and enhance the special character of this landscape. Policy LC4 of the adopted Local Development Plan states that:

“Within the Wye Valley AONB, any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area. In considering development proposals regard will be given to:

- a) the long term effect of the proposal, and the degree to which its nature and intensity is compatible with the character, purpose and overall management of the AONB;**
- b) the degree to which design, quality and use of appropriate materials harmonise with the surrounding landscape and built heritage;**

- c) the extent of the landscaping proposed;**
- d) the need to protect features in the landscape identified as important through LANDMAP;**
- e) the extent to which a proposed new building or use will generate additional traffic and the requirement for improvement of existing roads and lanes, including the surfacing of green lanes; and**
- f) the impact of the proposed development upon nature conservation interests...”**

4.4.2. As set out in section 4.2 of this assessment, it is considered that the proposals could be integrated in this location without giving rise to any notable adverse effects upon the landscape character of the area. The visual assessment within Section 4.3 identifies that while there would be some localised adverse effects in the short term, these could be mitigated by appropriate landscaping and the proposals would not affect any middle or longer distance views. The 2021 Wye Valley AONB Management Plan identifies the area in which the site is set as the “Caerwent Limestone Plateau / Hinterlands” (LMZ16). The Management Plan identifies a series of features and special qualities associated with this LMZ which include:

- **“Gently rolling landscape with occasional narrow winding steep-sided valleys [SQ1]**
- **Ancient, semi-natural and mixed coniferous and deciduous woodland [SQ2]**
- **Mixture of arable and pastoral farming with traditional farmsteads and large country estates [SQ20]**
- **Remnant parkland of large country estates [SQ19]**
- **Long views towards the Severn Estuary are possible [SQ11]**
- **Nucleated village of St Arvans [SQ20]**
- **Chepstow Racecourse an important landscape at a local level [SQ19]”**

4.4.3. As identified within the assessment of effects upon landscape character, it is considered that the proposed development would conserve the perceived gently rolling character of the landscape setting and would not affect any existing woodlands or the perception of a wooded plateau. The site itself has not been under agricultural use for over 20 years and its development would conserve the farmed character of the wider landscape setting, being located immediately adjacent to the existing settlement edge. The site is set back from the historic park and gardens of Piercefield Park and the racecourse and would not affect this designed landscape or its setting. As demonstrated by the visual assessment, while there are a number of elevated

views around St Arvans from which the Severn estuary is visible, the proposals would not be evident and would conserve the qualities and amenities of these longer distance views. The nucleated character of St Arvans is acknowledged and it is considered that the site represents an appropriate and sympathetic location for a small scale residential development that would conserve the historic core of the village and represent a “rounding off” of the southern edge of the village. It is concluded that the proposed development would conserve the key features and special qualities of the “Caerwent Limestone Plateau / Hinterlands” LMZ with opportunities for new tree planting and wildflower grassland creation representing an enhancement to the biodiversity of this part of the LMZ.

- 4.4.4. With regard to criterion B of Policy LC4, as set out above, it is considered that the proposals represent an appropriate scale of development with reference to the wider townscape and would be located sympathetically so as to reflect the nucleated character of the village and conserve the historic core. There is a mix of materials and architectural finishes associated with the village, however, the proposals would adopt a simple palette that would complement the local vernacular.
- 4.4.5. The proposals include a scheme of landscaping that would not only assist the integration of the built form but also enhance local biodiversity. The establishment of areas of species-rich grassland and new native tree and scrub planting would ensure that a high quality setting for the development could be achieved.
- 4.4.6. Section 4.2 identifies that the proposals could be integrated in this location without detriment to the key features associated with the five aspect areas identified within the LANDMAP assessment. The proposed development would conserve the special qualities of the receiving cultural, geological, habitat, historical and visual & sensory landscapes.
- 4.4.7. The proposals represent a small scale development with minimal additional traffic generation. St Arvans represents a sustainable location with a number of local services within the village that new residents would be able to walk to and the use of public transport would be promoted (there is a bus stop outside The Piercefield and a bus runs into Chepstow). It is acknowledged that there would be some additional traffic associated with the new development, however, this would directly access the A466 and would not add pressure to the smaller highway network around the village.

- 4.4.8. As set out within the Aspect Ecology assessment, the site is of limited ecological interest. The proposals exceed the required provision of Green Infrastructure and present opportunities to enhance native habitats through the retention of existing features and their appropriate management and the creation of new habitats as a result of a comprehensive scheme of landscaping.
- 4.4.9. In conclusion, it is considered that the proposals would comply with the aims and objectives of Policy LC4, which reflects the wider goals of the Wye Valley AONB Management Plan. It is considered that the proposals would conserve the character and appearance of the AONB, would represent an appropriate and sustainable location for new, small scale residential development and would present opportunities for new planting that would enhance the biodiversity of the area.
- 4.4.10. With regard to Policy LC1, it is considered that the retention and reinforcement of the boundary vegetation would ensure that the proposals could be assimilated into the wider landscape setting. The proposed built form would be located within the northern part of the site, adjacent to the existing settlement edge, which already includes residential scale built form. The proposals would be for a small scale development that would be appropriate to this village location and would complement the existing townscape that lies immediately to the north and east. The proposals would comprise a mix of detached and semi-detached, 2 storey properties which would be consistent with the existing housing associated with St Arvans that lies to the north of the site. As set out in Section 4.2, it is considered that the proposals could be integrated into the receiving aspect areas, identified by the LANDMAP assessment, without any notable adverse effects. It is considered that the proposed development of the site would comply with Policy LC1.
- 4.4.11. Policy LC5 seeks the protection and the enhancement of landscape character. As set out above, it is considered that the proposals could be integrated without detriment to the characteristics identified by the LANDMAP assessment for the 5 separate aspect areas. As identified by the assessment of landscape and visual effects, it is considered that the proposals would not result in significant visual intrusion, nor would they result in any significant adverse changes to the character of the built or natural environment. The proposals would be located sensitively within the landscape, immediately adjacent to the settlement edge, which abuts the northern and eastern boundaries. The immediate setting of the site is characterised by residential development, and it is considered that the proposals would be compatible with the localised townscape and nucleated character of the village. The proposals

would not require any significant ground remodelling that would affect the perceived undulating plateau on which St Arvans is set. The site comprises an enclosed parcel immediately adjacent to the village edge which is not under agricultural use and is separated from the wider countryside setting by a robust landscape buffer. It is considered that the proposals could be integrated without any notable adverse effects and would protect the landscape character of the receiving built and natural environment and would comply with Policy LC5.

- 4.4.12. Policy GI1 expects new development to maintain, protect and enhance the green infrastructure network. As identified within Section 3, the proposed development would maintain and protect the key landscape features associated with the site. It is acknowledged that the proposals would result in the removal of a short section of roadside hedgerow and an area of species-poor scrub, however, the proposed layout would incorporate over 4,600m² of green infrastructure, providing opportunities for enhancement through new planting and habitat creation within the context of the existing, retained landscape features. New SUDS basins and swales would ensure that blue infrastructure is dealt with, and varied grassland habitats would be created. It is considered that the proposed development would comply with Policy GI1.
- 4.4.13. Policy DES1 sets out a series of general design considerations. As set out above, it is considered that the proposals could be integrated into the receiving natural and built environment without notable adverse effects upon the character and appearance of the area. It is considered that the proposed development would comply with the considerations set out within Policy DES1.
- 4.4.14. It is acknowledged that the site lies adjacent to the St Arvans Conservation Area, however, it is considered that the proposed development would be sensitively designed, retaining the existing key vegetation that characterises the setting of the designation and incorporate a scale of development that was appropriate to the village. Policy HE1 requires development to preserve and enhance the character and appearance of the area. It is considered that the proposed development would reflect the nucleated character of the village and would not introduce any built form which would be considered out of scale or overbearing within the context of the existing townscape to the north. The proposals would be set back from the listed buildings within the village and would retain the vegetated approach to St Arvans from the south. Where visible, the proposals would be seen in the context of the existing built form that characterises the southern part of the village either side of the A466. The proposals would incorporate a simple palette of materials that would be sympathetic

to the local vernacular. The proposals would be set back from the south eastern corner of the site, away from the A466 and the setting of Piercefield Park and the racecourse. The historic park and gardens is defined by a tall stone wall which separates the former parkland from the road corridor, while the retained mature vegetation within the south eastern part of the site further reinforces the separation between the proposals and the designated landscape and ensures that the proposed development does not adversely affect the landscape setting of this feature. It is considered that the proposals would preserve the landscape setting of the Conservation Area and heritage assets and would comply with Policy HE1.

- 4.4.15. As an overview, national and local policy seek to achieve high quality and sustainable development. As set out above, it is considered that the proposals could be integrated without any notable adverse effects upon the character and appearance of the site and its setting. It is considered that the proposals could be integrated within the context of the Wye Valley AONB and would conserve and enhance this designated landscape. It is considered that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

5. SUMMARY AND CONCLUSIONS

- 5.1. ES Landscape Planning Ltd was instructed by Marstons PLC to assess the landscape and visual implications arising from the proposed residential development at The Piercefield, St Arvans, Chepstow.
- 5.2. The site lies adjacent to the south western edge of St Arvans, a village located 2km to the north of Chepstow, within the county of Monmouthshire. At a more local level, the site lies immediately to the west of the A466, as it enters St Arvans, and to the south of The Piercefield public house and the residential estate on Fordwich Close.
- 5.3. The site currently comprises an area of overgrown scrub which does not appear to have been under agricultural use for over 20 years. The site is largely open with the key treescape located towards the boundaries of the site. A mature hedgerow defines the eastern boundary, creating a degree of separation between the site and the adjoining road corridor and development to the east. The settlement extends south, along the eastern side of the A466, wrapping round the site. The southern and western boundaries are defined by established vegetation which separates the site from the wider countryside setting. The northern boundary is more open resulting in a degree of intervisibility between the site and the properties to the north.
- 5.4. The site lies within the Wye Valley Area of Outstanding Natural Beauty (AONB) and adjacent to the St Arvans Conservation Area.
- 5.5. The site is not publicly accessible but lies adjacent to Footpath 379/1/2, which extends west from the A466, to the south of the site.
- 5.6. The proposals would seek to introduce 16 detached and semi-detached dwellings into the site. The proposed built form would be located within the northern part of the site, adjacent to the existing settlement edge, and would retain the key landscape features associated with the site. The proposals would also incorporate over 4,600m² of green infrastructure and 1,150m² of public open space. The proposals would include a comprehensive scheme of landscaping that would not only assist the integration of the built form but enhance local biodiversity.

Effect upon Landscape Character

- 5.7. It is considered that the proposals would be located appropriately within the immediate setting of an established settlement on a parcel of land that is characterised by overgrown scrub rather than semi-improved or species rich grassland. The site is set lower down in the landscape, away from the characteristic wooded hills and the wooded slopes of the Wye gorge. The site is located outside of the St Arvans Conservation Area and would not affect the setting of, or approaches to, this designation or the historic park and gardens designation to the east. The proposals would not give rise to the perception of the settlement extending out into the wider countryside and complement the prevailing nucleated character of the settlement. It is concluded that the proposals would not affect the key characteristics identified within the LANDMAP assessments and could be integrated without harm to the receiving character of the various aspect areas.
- 5.8. It is acknowledged that the character of the site itself would change as a result of the proposals, however, the extent to which this change would be perceived is highly localised and the perceived character of St Arvans and its countryside setting would not be adversely affected. The proposals would retain the key landscape features associated with the site and, where vegetation loss occurs, would incorporate a comprehensive scheme of landscaping to mitigate for this loss, minimising adverse effects, and ensure an overall gain in biodiversity is achieved. The proposals would complement the existing settlement pattern and adopt a sympathetic palette of materials which would reflect the local vernacular. The proposals would not harm the setting of the local public rights of way network or any middle / longer distance views out across the landscape from these routes. The perceived change would be tempered by the presence of the townscape immediately to the north and east. As the proposed landscaping matures, it is considered that this would mitigate the vegetation loss and ensure that the enclosed character of the settlement and vegetated approach from the south would be maintained and there would be an overall net gain in biodiversity.
- 5.9. Within the localised setting of the site, the proposals would maintain the compartmentalised character and would complement the immediate townscape setting. It is considered that the proposals would result in a negligible magnitude of change within the localised setting of the settlement and its rural context. The vegetated setting of the site ensures that the proposals would not be immediately apparent and where glimpsed would be perceived as part of the established settlement that lies to the north and east.

5.10. In conclusion, it is considered that the proposals could be integrated without any notable adverse effects upon the receiving landscape character. The proposed development would maintain the vegetated and nucleated character of St Arvans and would not compromise the appreciation of its historic core or the settlement's presence within the rural setting of the undulating plateau. The proposals would be located away from the historic parkland of Piercefield Park and the geologically and historically important landscape of the Wye gorge. The site is set down in the landscape away from the characteristic wooded hilltops and the development of the site would not affect any important medium or longer distance views across the plateau. It is concluded that, while there would be a perceived degree of change within the site, as there would on any green field site, the overall effect of the proposed development of this site for residential use would not harm any key characteristics of this landscape setting and would have a negligible effect upon the localised townscape and landscape setting. It is considered that the proposals could be integrated within the receiving landscape character.

Effect upon the Visual Environment

- 5.11. Views of the proposals would be highly localised, primarily located on the A466 immediately adjacent to the site. Within the context of these views the easternmost properties would be visible but would be seen within the context of the existing townscape to the north and east and the established vegetation structure associated with the south eastern part of the site and the southern boundary. It is acknowledged that within the context of these highly localised views, the proposals would give rise to a short term moderate adverse effect. However, this is not considered notable and the inclusion of a comprehensive scheme of landscaping and appropriate scheme of landscape management would ensure that the proposals could be integrated into the context of these views without harm to the setting of St Arvans or the historic park and gardens to the east.
- 5.12. Within the context of short – middle distance views, the mature landscaped setting of the site and St Arvans would contain views of the proposed built form. there may be some glimpsed views of the proposed roofscape during the winter, however, where visible the proposals would be seen within the context of the localised townscape which already characterises these views. The proposals would not give rise to the perception of the settlement extending out into the wider landscape setting. It is considered that the proposals could be integrated into these views without long term harm to the receiving visual environment.

- 5.13. Within longer distance views, it is considered that the proposals would not be perceived. While there may be glimpsed views during the winter these would be heavily filtered by intervening vegetation and the perceived magnitude further reduced by intervening distance reduced. Where visible the proposals would be seen within the context of the wider settlement and would not be any more prominent nor would they give rise to the perception of the settlement extending out beyond its established boundaries. The proposals would not affect any longer distance views of the Severn estuary or an appreciation of the wooded character of the undulating plateau and rolling hilltops that characterise the setting of St Arvans and this part of the Wye Valley.
- 5.14. It is concluded that the proposals could be integrated without any notable adverse effects upon the receiving visual environment, and would not harm the approaches to, or setting of St Arvans, or the perceived presence of the settlement within the wider landscape setting. The proposals would retain the mature landscaped setting and would not adversely affect any longer distance views across this landscape of the estuary to the south or the rising wooded landscape to the north.

Effect upon Landscape Related Policy

- 5.15. In terms of the effect upon landscape related policy, the site is located within the Wye Valley AONB and adjacent to the St Arvans Conservation Area. It is considered that the proposals would comply with the aims and objectives of Policy LC4 within the Monmouthshire Local Development Plan, which reflects the wider goals of the Wye Valley AONB Management Plan. It is considered that the proposals would conserve the character and appearance of the AONB, would conserve the landscape setting of the Conservation Area, would represent an appropriate and sustainable location for new, small scale residential development and would present opportunities for new planting that would enhance the biodiversity of the area.
- 5.16. National and local policy seek to achieve high quality and sustainable development. It is considered that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

Conclusion

- 5.17. In conclusion, as set out within this LVIA, it is considered that the proposals could be integrated in this location without long term adverse effects upon the receiving landscape

character and visual environment. It is concluded that the proposals would be supportable from a landscape and visual perspective.

PLANS



Not to Scale

Key

-  Site Boundary
-  Conservation Area
-  Wye Valley AONB



**The Piercefield, St Arvans,
Chepstow
Site Location Plan**

Marstons PLC

Drawing Ref: 10048L.SLP.001
Date: Jul 2021 Drawn: AM Checked: AM



Not to Scale

Key

-  Site Boundary
-  Conservation Area
-  Public Right of Way



The Piercefield, St Arvans,
Chepstow
Site Context Plan

Marstons PLC

Drawing Ref: 10048L.SCP.002

Date: Jul 2021 Drawn: AM Checked: AM

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Defined settlement edge, formed by Manor View, lies to the west. The proposed development would not extend beyond this edge

Residential built form associated with Fordwich Close characterises the immediate setting of the site

Proposed swale, seeded with species-rich wet grassland mix

Existing built form, to the east of the A466, extends the perceived settlement edge south

Proposed native planting enhances retained habitats

Proposed species-rich wildflower grassland, such as Emorsgate Flowering Lawn (EL1) or similar

Mature vegetation in the south eastern part of the site retained to conserve the landscaped approach to St Arvans

Approach to St Arvans from the south defined by stone wall associated with Piercefield Park and dense tree line containing views out of the road corridor

Proposed pedestrian link between the proposals and Footpath 379/1/2 to enhance connectivity

Proposed SUDS feature. The basin will be seasonally wet so an appropriate species-rich wet grassland mix, such as Emorsgate EG8 or similar, will be incorporated

Proposed native tree planting, with understorey, to enable the phased removal of the cypress tree belt on the western boundary. Planting would incorporate species-rich, shade tolerant grass mix, such as Emorsgate Hedgerow Mixture (EH1) or similar

Offsite cypress tree belts create visual separation between the site and wider landscape setting

Suggested Species Palette

- | | |
|-------------------------------|------------------------|
| Native Trees | Native Hedgerow |
| - Alder | - Blackthorn |
| - Crab Apple | - Dogwood |
| - English Oak | - Field Maple |
| - Field Maple | - Hawthorn |
| - Hornbeam | - Hazel |
| - Rowan | - Holly |
| - Wild Cherry | - Spindle |
| Species-rich Grassland | - Wayfaring Tree |
| - Flowering Lawn EL1 | - Wild Privet |
| - Wet Grassland EG8 | |
| - Hedgerow Mixture EH1 | |



Not to Scale

Proposed Open Space / Green Infrastructure Provision:

- Total site area: 1.1ha
- Total green space: 5,814m² / 0.58ha
- Public Open Space (inc. 100m² LAP): 1,157m² / 0.11ha
- Green Infrastructure (inc. SUDS basins): 4,657m² / 0.46ha



The Piercefield, St Arvans, Chepstow Landscape Strategy Plan

Marstons PLC

Drawing Ref: 10048L.LSP.004 Rev. A
Date: Aug 2021 Drawn: AM Checked: AM

APPENDIX 1

Landscape and Visual Impact Assessment Methodology



LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1. BACKGROUND

- 1.1. This methodology, and the assessment to which it applies, has been prepared in accordance with the following guidance:
 - Guidelines for Landscape and Visual Impact Assessment Third Edition – GLVIA3 (2013) - Landscape Institute and the Institute of Environmental Management and Assessment;
 - Photography and Photomontage in Landscape and Visual Impact Assessment (Technical Guidance Note 06/19), published by the Landscape Institute (2019).
- 1.2. The purpose of this methodology is to set out a clear and transparent approach to the assessment of landscape character and visual effects, in line with guidance set out by GLVIA3.
- 1.3. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and assessing how a proposed development could affect the elements that make up the townscape and its distinctive character.

2. THE LVIA PROCESS

2.1. The main stages of the LVIA process are outlined below. The process comprises:

- the baseline study;
- the description of the proposed development; and
- the assessment of effects.

2.2. This process seeks to provide a clear and transparent method that will assist in identifying the potential effects of a development on the receiving landscape and the visual environment.

Stage 1 - Baseline Study

2.3. The baseline assessment sets out the existing landscape character and visual environment conditions against which any future changes resulting from new development can be measured or predicted and assessed.

Landscape

1. The scope of the assessment is defined.
2. Landscape related planning policy, including any landscape designations, is identified and outlined.
3. The landscape baseline is established through an initial desk study, which includes an assessment of published regional and local Landscape Character Assessments, where available, and subsequently a site visit to identify the value and susceptibility of the landscape resource (receptor) to a change of the type proposed, at community, local, national or international levels, as appropriate.

Visual

1. The scope of the assessment is defined.
2. The visual baseline is identified as the extent of visual receptors within the study area, and establishes the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals. The

use of Zones of Theoretical Visibility (ZTV) models can be a useful tool, assisting in identifying the theoretical visual extent of a proposal, where appropriate. However, it must be noted that these are not definitive, and do not replace viewing the site “in the field” as set out in GLVIA3, but can assist in scoping out those areas where topography will contain views of a development. Photographs from the key viewpoints are taken and presented in accordance with best practice guidance, illustrating the baseline situation.

Stage 2 - Description of the Development / Design Proposals

- 2.4. The baseline study will highlight opportunities and constraints for the integration of the proposals into the receiving environment. The various components of the proposals at each phase of the development process, which will potentially give rise to effects on the landscape character and the visual environment, need to be identified. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design in response to the local landscape and visual environment.

Mitigation of landscape and visual effects

- 2.5. Paragraph 4.21 of GLVIA3 states that “*measures proposed to prevent / avoid, reduce and, where possible, offset or remedy (or compensate for) any significant adverse landscape and visual effects, should be described*”. In practice, such mitigation measures are generally considered to fall into three categories:
- Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;
 - Standard construction and operational management practices for avoiding and reducing environmental effects;
 - Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.

Stage 3 - Description of Effects

- 2.6. The assessment should then identify the level of effect as a result of the different components of the proposals upon both landscape and visual receptors.

- 2.7. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.
- 2.8. The assessment will identify the type of effect experienced by the receptor, as set out in Table 1 below:

Table 1: Interpretation of Effects

Type of Effect	Interpretation
Direct	A direct effect will be one where a development will affect the character of a landscape or a view, either beneficially or adversely.
Indirect	An indirect effect will occur as a result of elements associated with a development, i.e. a development may result in an increase of traffic on a particular route.
Short, medium or long term	This relates to the anticipated duration and magnitude of effects associated with a development. Within this assessment, the potential effects are typically assessed during the Construction Phase, then at Years 1 and 15, following completion of the development.
Temporary or Permanent	This relates to whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial or adverse.
Beneficial or Adverse	<p><u>Beneficial effects</u> would typically occur where a development would positively contribute to the landscape character or view.</p> <p><u>Adverse effects</u> would typically occur where there key landscape elements are lost, or the proposal detracts from the quality and / or character of a landscape or view.</p> <p><u>Neutral effects</u> can occur where changes neither add nor detract from the quality and character of a landscape or view.</p>

Assessing cumulative effects

- 2.9. Cumulative effects are additional effects caused by a proposed development in combination with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual

effects caused by two or more developments being visible from one viewpoint (in combination) and / or from a route where the viewer has to move to another viewpoint to see the same or a different development (sequentially). The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and at which planning stage this is appropriate. It is generally considered that existing and consented developments, and those for which planning applications have been submitted but not yet determined, should be included. The assessment of cumulative effects must be considered as part of an Environmental Impact Assessment (EIA) but does not have to be assessed as part of a non-EIA project.

Stage 4 - Significance of Effects (EIA only)

- 2.10. A final judgement on whether the effect is likely to be significant will be made, as required by the EIA Regulations. These conclusions should draw out the key issues and outline the scope for reducing any negative / adverse effects.

3. ASSESSING THE EFFECT OF DEVELOPMENT

- 3.1. The purpose of the LVIA is to provide an objective assessment of the potential effects of the proposals upon the identified landscape and / or visual receptor. GLVIA3 states that *“Assessing the significance of landscape and visual effects is a matter of judgement. It is vital that the basis of such judgements are transparent and understandable, so that the underlying assumptions and reasoning can be examined by others”*.
- 3.2. This section sets out the basis for assessing landscape and visual sensitivity, the magnitude of proposed effects, and the overall assessment of significance.

LANDSCAPE SENSITIVITY

- 3.3. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the **susceptibility** of the receptor to the type of development proposed and the **value** attached to different landscapes by society.

Susceptibility of the Landscape Receptor

- 3.4. GLVIA3 defines the **SUSCEPTIBILITY** of a receptor to change as being the ability of the landscape receptor to accommodate the proposed development without undue negative consequences upon the baseline situation.
- 3.5. A judgement as to the level of susceptibility (High, Medium, Low or Negligible) is made in relation to each criterion, and these judgements contribute to an overall judgement of susceptibility for the landscape receptor.
- 3.6. A landscape deemed to be highly susceptible is likely to be small-scale, with a mosaic of natural habitats and limited human influences, while a less susceptible landscape receptor is likely to be simpler, with noticeable human influences and fewer natural / semi-natural habitats present.

Value of the Landscape Receptor

- 3.7. Following the publication of GLVIA3, it is now generally agreed that the **VALUE** of a landscape receptor can be determined by a range of factors set out within Box 5.1 of GLVIA3. These include:

- Landscape quality (condition);
- Scenic quality;
- Rarity and representativeness;
- Conservation interests;
- Recreation value;
- Perceptual aspects; and
- Associations.

3.8. The Box 5.1 criteria are used to determine the value of landscape receptors. The resulting value levels under each factor are recorded, and an overall judgement of the level of value is reached.

3.9. A judgement as to the value of the landscape receptor is made in relation to each factor (High, Medium, Low or Negligible) and these factors contribute to an overall judgement of value.

Overall Judgement of Landscape Sensitivity

3.10. Once judgements of the susceptibility and the value of the landscape receptor have been made, an overall judgement of landscape sensitivity is made. The following table explains each threshold, and the factors that contribute to the degree of sensitivity.

Table 2: Definition of Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscapes which would have a high susceptibility to change, and which are considered to be of high value. Such landscapes would have a high degree of intimacy, strong landscape structure, and a high sense of intactness, and contain features worthy of protection. Townscapes may include a high proportion of historic assets and be designated as a World Heritage Site. Typical examples may be nationally or internationally designated, e.g., World Heritage Sites, National Parks, Heritage Coasts or Areas of Outstanding Natural Beauty (AONB).
High	Landscapes where there is a medium - high susceptibility to change, and which are considered to be of high value. Such landscapes may be small scale, have a strong landscape structure, be relatively intact and contain features and / or

	elements worthy of protection. Townscapes may include a number of historic assets. Typical examples may be of local importance or within the immediate setting of National Parks, AONBs, Conservation Areas, etc.
Medium	Landscapes where there is a medium susceptibility to change, and which are considered to be of medium value. Such landscapes will have good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or assets of cultural value locally.
Low	Landscapes where there is a low susceptibility to change, and which are considered to be of low value. Typical landscapes will have some characteristics of interest, but human influences and some detractors will be present.
Negligible	Landscapes where there is little or no susceptibility to change, and which are of low value. Typical landscapes are likely to be characterised by extensive human influences, be of weak landscape structure, with intensive land uses present, and require landscape restoration.

VISUAL SENSITIVITY

3.11. As part of the assessment of visual effects, the sensitivity of the visual receptor will be assessed against the magnitude of visual change. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity, and also the value attached to particular views. The sensitivity of receptors is categorised as very high, high, medium, low and negligible.

Table 3: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way, within nationally designated landscapes such as National Parks or AONBs, whose prime focus is on the high quality of the landscape around, and who are very aware of its value.
High	Viewers on public rights of way, whose prime focus is on the landscape around, or residential properties which lie

	immediately adjacent to, and look directly onto the development site. Examples may include users of the public right of way network (e.g., promoted routes, national trails, footpaths or bridleways), or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views from which the proposals may be visible, and users of rural lanes and roads, including pedestrians, cyclists or horse riders. Examples may include viewers within moderate quality landscapes and / or local parks or recreation grounds.
Low	Viewers engaged in outdoor sports or recreation, whose prime focus is on their activity rather than their setting, or those passing through the area on main transport routes (A-roads, dual carriageways, motorways or the rail network), whose attention is focused away from an appreciation of the landscape through which they are passing.
Negligible	Viewers whose attention is focused on their work or activity, and who are not susceptible to changes in the surrounding visual environment.

MAGNITUDE OF EFFECT

3.12. The magnitude of change relates to the extent to which a proposed development will affect the characteristics and / or elements that define the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 4: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of harm or improvement, such as the introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of harm or improvement, or when constitutes a perceptible change within a landscape or view.

Low	Change resulting in a low degree of harm or improvement to a landscape or view, or which constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of harm or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change, due to the proposed development being totally compatible with the receiving environment or not visible due to intervening structures or vegetation.

Significance Threshold

- 3.13. To assess the overall significance of the effect, the magnitude of change is considered against the sensitivity of the landscape or visual receptor.
- 3.14. In formulating the significance of the potential landscape or visual effect, reasoned professional judgement, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development, is required. The matrix at Table 6 should be used as a guide for consistency rather than a prescriptive tool. Where the final judgement differs from the matrix, this will be supported by a clear explanation.
- 3.15. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 3.16. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects over time should be demonstrated at different stages (typically construction stage and operational stages year 1 and year 15).

Table 5: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance which has no ability to accommodate change.
Major	A high magnitude of change that materially affects a high sensitivity landscape or view which has some ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view which may have the ability to accommodate the type of development proposed. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view which can integrate the type of development proposed. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view which has the ability to accommodate change.
None	A significance of none occurs where there is no perceptible change, and the proposals are considered compatible with local character, or change is not visible.

3.17. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix provides a guide through determining the significance of the effect based on the sensitivity of the receptor and the magnitude of change, but it is not a prescriptive tool.

Table 6: Measuring Significance of Effect

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

3.18. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this methodology, and with regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (updated 2017), “significant” landscape or visual effects are those effects considered to be of Substantial, Major or Major / Moderate significance, as set out within Table 6.

3.19. It is reasonable to say that, where development will result in substantial loss of or irreversible adverse effects over an extensive spatial area on features and / or aspects that are key to the aesthetic and perceptual character of nationally valued landscapes, these will be of the greatest significance. By contrast, effects which may be reversible or can be mitigated over a shorter duration, within a more restricted spatial extent, on features that contribute to but may not be key characteristics of a landscape which has some (or even limited) local value, are likely to be of lesser significance, depending on the circumstances. Landscape and visual assessments must make a professional and objective judgement on the significance of the effect, and whether or not these are considered significant, providing reasoned justification as to how the conclusions have been reached.

APPENDIX 2

Extracts from National Resource Wales LANDMAP Assessment



SURVEY DETAILS FOR MNMTHCLS050 - 2021-08-19

Area Unique ID: MNMTHCLS050

Aspect: Cultural Landscape Services

Area: Chepstow woods

Region: Monmouthshire

Survey Date: 2019-03-05

- Level 1: Lowland
- Level 2: Rolling Lowland
- Level 3: Mosaic Rolling Lowland

Details

Q1 - Night time light pollution

- Moderate

Q2 - Attractive views

- ...both in and out

Q3 - What are attractive views of/to?

- No Answer

Q4 - Perceptual and sensory qualities

- No Answer

Q5 - Additional cultural, perceptual and sensory qualities and comment

- No Answer

Q6 - Wales Tranquil Area assessment (Zone B significant disturbance; Zone C some disturbance; Undisturbed; Urban)

- Mosaic of: Zone B, Zone C, Undisturbed, Urban

Q7 - International Dark Sky Reserve or Dark Sky Reserve

- No

Q8 - Sense of place/ local distinctiveness

- Moderate

Q9 - What contributes to sense of place/distinctiveness?

- No Answer

Q10 - Visual and sensory landscape evaluation

- High

Q11 - Justification of Visual & Sensory landscape value

- Three highs and one moderate equals high value...

Q12 - Scenic quality

- High

Q13 - Character

- High

Q14 - Geological Landscape evaluation

- Mosaic of: Moderate, High or outstanding, Low

Q15 - Landscape Habitats evaluation

- Over 75% Moderate

Q16 - Historic Landscape evaluation

- Over 75% High or outstanding

Q17 - Are there any art/artistic expressions associated with the landscape/area?

- No Answer

Q19 - Are there any folklore/ legends associated with the landscape/area?

- No Answer

Q21 - Are there any events/traditions associated with the landscape/area?

- No Answer

Q23 - World Heritage Sites present

- No

Q24 - Feeling of Welsh national identity in the authority

- Approximately 57% of people in the area identify as Welsh. <https://statswales.gov.wales/Catalogue/Equality-and-Diversity/National-Identity/nationalidentity-by-year-identity>

Q25 - Welsh language in the authority

- Approximately 15% of people in the area speak Welsh. <https://statswales.gov.wales/Catalogue/Equality-and-Diversity/National-Identity/nationalidentity-by-year-identity>

Q26 - HER entries

- 272

Q27 - Cultural Heritage comment

- No Answer

Q28 - % HER classes represented >1 %

- The historic landscape within this area is comprised of CL2 5.147%, CL10 6.25%, CL14 2.574%, CL15 2.941%, CL16 11.397%, CL20 13.971%, CL26 1.838%, CL27 2.206%, CL28 1.103%, CL29 1.103%, CL30 9.191%, CL31 1.471%, CL32 4.044%, CL35 2.206%, C The definitions for the list of HER classes is included in report appendix available from <https://cdn.naturalresources.wales/media/689522/eng-evidence-report-347-landmap-cultural-landscape-services-cultural-heritage.pdf>

Q29 - Archaeological Watching Briefs

- 16

Q30 - Archaeological Excavations

- 10



SURVEY DETAILS FOR MNMTHGL068 - 2021-08-19

Area Unique ID: MNMTHGL068

Aspect: Geological Landscape

Area: St Arvans

Region: Monmouthshire

Survey Date: 2006-11-24

- Level 1: Lowland hills and valleys
- Level 2: Dissected lowland plateau
- Level 3: Lowland plateau

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?

- Yes
 - Field traverse.

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?

- Slightly undulating platform of Carboniferous limestone NW and N of Chepstow and dissected by the Wye and Mounton Brook gorges. Platform rises gently northwards towards a feature made by sandstones of the underlying Upper Old Red Sandstone Group (Upper Devonian). Limestone forms a short escarpment only in the Sychbant Wood area.

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

- Sedimentary

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

- Carboniferous

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

- Limestone

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?

- Lowland plateau

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

- Stratigraphic formation(s)
 - "Carboniferous Limestone", including Lower Limestone Shale Group (including Castell Coch Formation and Cwmyrniscoy Formation; Lower Carboniferous / Mississippian Subsystem: Tournaisian "Series", Courceyan Stage), Lower Dolomite "Formation" (Lower Carboniferous / Mississippian Subsystem: Tournaisian "Series", Courceyan Stage), Crease Limestone "Formation" (Lower Carboniferous / Mississippian Subsystem: Visean "Series", Chadian Stage), Whitehead Limestone "Formation" (Lower Carboniferous / Mississippian Subsystem: Visean "Series", Arundian Stage), Lower Drybrook Sandstone "Formation" (Lower Carboniferous / Mississippian: Visean "Series", Holkerian Stage) and Drybrook Limestone "Formation" (Lower Carboniferous / Mississippian: Visean "Series", Holkerian Stage). Some Dolomitic Conglomerate Formation (?Upper Triassic) in the extreme S only.
- Superficial deposits
 - River terrace deposits reported (including 4th terrace and periglacial head (Quaternary: Pleistocene (Devensian)-Holocene).
- Active processes
 - Spring, ?karst.
- Past processes
 - Periglacial.

Q7 - What additional subsidiary Level 3 components are notable?

- No Answer

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

- Slope
- Hill top
- Scarp slope
- Spring
- Urban / industrial development

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

- Empty value
- Spring, ?karst.

Q10 - Are there components of significant hydrological importance?

- Yes
 - Spring, ?karst.

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

- Yes
 - Periglacial.

Q12 - Is there current mineral extraction?

- No

Q13 - Has there been mineral extraction in the past?

- Yes
 - Limestone.

Q14 - Are there SSSI/GCR sites here?

- Yes
 - Blackcliff-Wyndcliff SSSI (also known as Otter Hole SSSI) (Karst?) (ST518963).

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

- No

Evaluation

Q16 - Value

- High
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

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

- 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 and that the SSSI is maintained in favourable condition by implementation of a management plan.

Q22 - Guideline

- Immediate
 - Ensure that SSSI is maintained in favourable condition by implementation of a management plan.
- 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?

- Not known

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 adjacent to margins of limestone outcrop including top of steep Wye gorge sides.

Evaluation Matrix

Q29 - Evaluation Criteria: Research Value

- High
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q29a - Evaluation Criteria: Educational Value

- High
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q30 - Evaluation Criteria: Historical Value

- Moderate
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q31 - Evaluation Criteria: Rarity / Uniqueness

- Moderate
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q32 - Evaluation Criteria: Classic Example

- Moderate
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q33 - Evaluation Criteria: Overall Evaluation

- High
 - Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Q34 - Justification of overall evaluation

- Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression).

Bibliography

Q35 - List the key sources used for this assessment

- DAVIES, J. 2006, Gwent Geodiversity Audit (Report to CCW); INSTITUTE OF GEOLOGICAL SCIENCES 1972, Chepstow, Sheet 250 (1:50,000), NERC; 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 R25/012 (ST525938); R31/014 (ST 524943); R32/015 (ST 522947); R33/017 (ST 517944); R34/018 (ST 517929); R35/036; ST 495964);); R40/019 (ST 515949); R41/022 (ST 509950) (Carboniferous: Dinantian of South England and South Wales).

Q37 - Additional Comments

- Additional Level 4 features include: Disused quarry.



SURVEY DETAILS FOR MNMTHLH116 - 2021-08-19

Area Unique ID: MNMTHLH116

Aspect:Landscape Habitats

Area:S. 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?

- 2016-01-15

Q1a - Monitoring undertaken by

- Stages 1, 2 and 3 change detection, field verification and amendment completed by Environment Systems in conjunction with the local planning authority. Quality Assurance completed 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?

- Yes
 - Visited in part.

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)?

- 6080 hectares

Description

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

- Lithomorphie (a/c) soils
- Brown 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.

- Improved Grassland
 - 78%
- Arable
 - 4%
- Semi-natural Broadleaved Woodland
 - 2%
- Semi-improved Neutral Grassland
 - 3%
- Buildings
 - 2%

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?

- Yes

Q9 - If yes, which BAP habitats?

- Lowland Meadows

Q10 - Does the area contain protected sites?

- Yes
 - SAC(2.36ha) SSSI(31.15ha) Local Wildlife Site(311.99ha)

Q11 - If yes, which ones?

- SSSI
- Local wildlife site
- SAC

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

- 1-10%
 - 5.74%

Q13 - Does the area support important species?

- Yes

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

- Monk"s-hood, Eel, Lesser Marshwort, Yellow-Necked Mouse, Silver-washed Fritillary, Small Pearl-bordered Fritillary, Distant Sedge, Little Thorn, Alternate-leaved Golden-saxifrage, Lily-of-the-valley, Broad-leaved Cockspurthorn, Alder Buckthorn, Pencilled Crane"s-Bill, Water Avens, Stinking Hellebore, Hieracium umbellatum subsp. bichlorophyllum, Round-leaved Fluellen, Western Pouncewort, Stoat, Weasel, Marsh Lousewort, Grizzled Skipper, Sea Trout, Brookweed, Knotted Clover, Wood Vetch, Downy Oat-Grass, Satin Lutestring (LBAP), Hornet robberfly, Pearl-bordered Fritillary (1968 record), Spruce"s Bristle-moss, Brown Hare, White lined Snout, Buttoned Snout, Waved Carpet, Harvest Mouse (1968 record) (Priority BAP), Northern Goshawk (WCA1), Bluebell (WCA8), Field Garlic, Asplenium trichomanes subsp. pachyrachis, Galingale, Pauper Pug, Pale St. John"s-Wort, Greater Butterfly-Orchid, Ascomycotina, Pyrenulales, Scarce Hook-tip, Heath Dog-Violet, Ivy-Leaved Bellflower, Upright Spurge, Bird"s-nest Orchid, Green-Winged Orchid (Red Data Book 1), Freshwater Crayfish, Bullhead, River Lamprey, Brook Lamprey, Salmon, Otter, Badger, Hazel Dormouse, Whiskered Bat, Natterer"s Bat, Grass Snake, Swallowtail, Common Pipistrelle, Brown Long-Eared Bat, Greater Horseshoe Bat, Lesser Horseshoe Bat, Adder, Natterer"s Bat (all records from SEWBRcC).

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

- Not known

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)

- Some
 - In parts of the Aspect Area from looking at aerial photographs a number of the hedgerows would appear to have good numbers of mature tree specimens within them which will enhance there value.

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)

- Cultivation
- Stock grazing

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

- Some
 - The continuation of stock grazing is important for the continued survival of the Hornet Robber-fly (a Priority BAP species) because the larvae live within dung and feed upon other larvae that live within the dung.

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 is an extensive area of improved grassland dominated farmland in hedgerow flanked fields.

Evaluation

Q25 - Value

- Moderate
 - Improved grassland is generally quite low ecological value habitat but other features such as hedgerows and smaller pockets of more valuable habitat add to the overall value as does the fact that a number of small SSSI's are present. Another important reasoning for increasing the evaluation to moderate is that there are a large number of key species records although 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.

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 needs of key species in management of the area.
- Long Term
 - Ensure that the SSSI areas are in favourable condition.

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. Much of the boundary for this Aspect Area was inherited from the original LANDMAP study, this was edited where necessary 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 improved grassland dominated farmland. Woodland blocks from part of the Aspect Area boundaries and the floodplain of the River Usk forms the boundary to the west. Other parts of the boundary are to some degree arbitrary but have been digitised as shown so that the large area of improved grassland dominated farmland that covers most of the interior of Monmouthshire is divided into a number of smaller more meaningful areas. It has basically been digitised to encompass an area of farmland that has a greater concentration of woodland both within it and bordering it than the similar Aspect Area to the north (MNMTHLH127). 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.

Evaluation Matrix

Q37 - Evaluation Criteria: Priority Habitats

- Low
 - Some small areas of lowland meadow Priority BAP habitat are present (Largely associated with the SSSI's and other Priority BAP habitats may be present in small quantities but the majority of the Aspect Area is not Priority BAP habitat.

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

- Moderate
 - Generally not a particularly sensitive habitat type as improved grassland is already quite low ecological value, however the semi-improved grassland areas could be sensitive to management practices i.e. changes to stock grazing, timing of hay-making, application of fertilisers.

Q42 - Evaluation Criteria: Connectivity/Cohesion

- Unassessed

Q43 - Evaluation Criteria: Habitat Evaluation

- Moderate
 - Improved grassland is generally quite low ecological value, other areas are of more ecological value however, particularly the habitat within the SSSI's.

Q44 - Evaluation Criteria: Importance for key species

- Moderate
 - There are a large number of key species records although 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 so only evaluated as moderate.

Q45 - Evaluation Criteria: Overall Evaluation Habitat and Species

- Moderate
 - Evaluated as moderate for both factors.

Q45a - Justification of overall evaluation

- Improved grassland is generally quite low ecological value habitat but other features such as hedgerows and smaller pockets of more valuable habitat add to the overall value as does the fact that a number of small SSSI's are present. Another important reasoning for increasing the evaluation to moderate is that there are a large number of key species records although 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.

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 SEWBRc, Protected sites information from CCW (digitised), SINC sites provided by SEWBRc (digitised), Invasive plant mapping provided by SEWBRc (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



SURVEY DETAILS FOR MNMTHHL018 - 2021-08-19

Area Unique ID: MNMTHHL018

Aspect:Historic Landscape

Area:Wye Valley

Region:Monmouthshire

Survey Date:2007-09-28

- Level 1: Rural environment
- Level 2: Agricultural
- Level 3: Other 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?

- No

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

- Yes
 - Link with H16 Tintern Abbey, as the abbey and its precinct form part of the essential setting of the Wye Valley and also with aspect areas H17 (Angiddy Valley) and H21 (Whitebrook) as both are tributaries of the Wye...

Description

Q3 - If Classification is "Other", specify here

- Empty value

Q4 - Summary Description / Key Patterns and Elements

- Site Location The River Wye, which flows N-S along the eastern boundary of the county, is enclosed within a steep-sided and densely wooded valley, with broad floodplains in places. The Aspect Area encompasses that section of the Wye Valley extending S from the limestone rock formation on the border with Herefordshire as far as the Angiddy Valley and the northernmost extent of the Tintern Abbey estates. A section of Offa's Dyke, the early medieval linear earthwork dating from the 8th century, runs along the eastern flank of the Wye Valley while the Trellech Plateau is situated to the W. Historical Overview The Aspect Area lies within the Lower Wye Valley Landscape of Outstanding Historic Interest encompassing Symonds Yat, Monmouth and Chepstow (Cadw, 1998, 66-9). The Wye Valley has a very long history of human occupation, although the heavily wooded nature of the valley and re-use of the most favourably located sites for settlement in the medieval and later periods has probably masked or destroyed much of the earlier evidence. King Arthur's Cave and Merlin's Cave on the northern margin of the area have both revealed evidence of Upper Palaeolithic occupation and flint artefacts dating from the Mesolithic period have been found at these sites and at the nearby Madawg rock shelter, located close to the Seven Sisters limestone rock formation on the upper part of the S-facing side of the main Wye Valley gorge. Cowrie shells, which were probably used to make necklaces or to adorn clothing, have been found at both cave sites (Aldhouse-Green, 2000, 36). These appear to have been collected along the margins of the Bristol Channel and traded inland along the Wye corridor. In terms of industrial activity, ironworking was a feature of the area probably from the later prehistoric period onwards. A Roman furnace found at Little Hadnock, a settlement located on a terrace above the Wye floodplain to the NE of Monmouth (SO 5358 1526), has been dated to the 2nd -3rd centuries AD and furnaces of similar type, known as bloomeries, remained in use until the 17th century. The main settlements in the Aspect Area are Llandogo, Penallt, Tintern Parva and The Narth. Llandogo (Lannenniaun or Lannoudocui) was the site of an important early clas church, founded by Oudoceus, bishop of Llandaff, which, with Caerwent, played a significant role in the development of the early church in Monmouthshire. At the time of the tithe map in 1840, the village comprised two groups of houses situated in the valley bottom representing the earliest phase of settlement, with a third cluster on the hillside probably postdating construction of the present A466 road and bridge (Locock, 2002, 114). Whitebrook, a secondary settlement to the N of Llandogo, contains important remains of the wire-working and papermaking industries. A number of sites are known, the earliest of which date from the late 16th or early 17th century. Much of the Whitebrook valley falls within the adjacent Whitebrook Aspect Area but at the confluence of the brook and the River Wye, traces of a quay survive, along with the remains of warehouses near Tump Farm. Slightly further upstream is the site of Glyn Paper Mill, which operated c. 1800-50 and the present Whitebrook Farm appears originally to have been the mill-owner's house. Papermaking is thought to have started at Whitebrook around 1760 and the parish registers of Llandogo and Penallt list some 68 paper-makers resident in the parish between 1773 and 1895 (Tucker, 1972, 81). Penallt comprises the hamlets of Penallt, Pentwyn, Pen-y-garn and Tregagle. Bradney describes the settlement as a cluster of 'many small proprietors who own their own dwellings with plots of land attached' (1913, 155). Historically, Penallt was part of the manor of Trellech in the lordship of Usk and in the post-Conquest period it extended from the Trothy to Trellech, with the woods extending down to the Wye controlled directly by the lord as demesne land (Bradney, 1913, 155). The later medieval period saw a string of small settlements emerge centred on the hamlets of Tregagle, Pentwyn, Pen-y-garn and possibly Pen-Argoed, and inroads into the woodland were made due to the demand for fuel, stone and pasture. The earliest mention of Tintern Parva, or Little Tintern, occurs in the 9th century. The Liber Landavensis mentions the transfer of 'the land of Louhai' to the see of Llandaff. The boundary of this area is given as 'the influx of Catfrut into the Wye', which is taken to be the confluence of the Catbrook and the Wye at Coed Ithell upstream from Tintern Parva (Bradney, 1913, 248). During the medieval period, the manor was held as a demesne under the Clares and is mentioned in the survey of Wentwood 1271. Bradney states that the woodland around Tintern Parva provided a source of employment for the population of the parish, who were 'skilled wood-cutters, hoop-shavers, hurdle-makers, etc.', although such small-scale industries were then in decline. At the same time, it appears the village was attracting an increasing number of tourists and experiencing something of an economic renaissance as a popular resort for visitors to nearby Tintern Abbey (Bradney, 1913, 248). In the post-medieval period the villages remained as the main centres of population, although woodland clearance led to a grouping of cottages at the Narth. The expansion of the wireworks in the Angiddy Valley saw the settlement at Tintern Parva increase in size to accommodate the workforce. Iron production ceased, although charcoal production increased, especially to fuel the new blast furnaces in the Angiddy and Whitebrook valleys. The transportation of the products made in the side-valleys and also woodland products, especially oak bark from the Trellech Plateau, became increasingly important and wharves are known at Bigsweir, Coed Ithell, Llandogo, Tintern and Whitebrook from which bark was shipped by barge to Chepstow, where it was transhipped onto seagoing vessels to Ireland. Contemporary perceptions of the Wye Valley are rooted in the picturesque movement of the 18th century and particularly in the enthusiastic promotion of the Wye's aesthetic qualities by William Gilpin, whose extremely influential Observations on the River Wye was published in 1782. Topography of the Aspect Area The Aspect Area lies within the Registered Historic Landscape of the Wye Valley. It is an enclosed landscape consisting of the main valley of the River Wye, which for much of its length is enclosed by steep cliffs supporting swathes of semi-natural woodland with farmland occupying the valley floor. To the N of Monmouth are areas of limestone but for much of its meandering course the river flows through Old Red Sandstone. The tributaries running into the Wye were utilised as a source of power for the Wye Valley's burgeoning industries from the 16th century. In terms of settlement, the valley is characterised by linear villages and hamlets along the line of the river and the A466. Justification of Area Boundaries The Wye Valley constitutes an important communication route that has probably been in use from the earliest period of human settlement. The Aspect Area boundary defines that section of the valley extending S from the Herefordshire border as far as the Angiddy Valley, which forms a distinct area of post-medieval industrial activity, and the northernmost extent of the Tintern Abbey estates. (For full text see the technical report)

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)

- Woodland
- Processing/Manufacturing
- Communications
- Water & Wetland

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

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

- Buried-dry
- Buried-Waterlogged
- Buildings & Structures
- Documentary
- Industrial Archaeology

Q14 - Which chronological period is dominant in the area?

- Medieval (to 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?

- No Answer

Q21 - Are there World Heritage Sites here?

- No

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

- No Answer

Evaluation

Q23 - Value:

- High
 - The Wye Valley largely retains the historical pattern of settlement established during the late medieval and early post-medieval periods with the development of industrial activity based on the tributary valleys of the Angiddy and the Whitebrook. These communities became reliant on the Wye for the transportation of goods until the opening of the A466 road in the early 19th century. Extensive woodland was exploited for charcoal production and contributed to the scenic quality that attracted late 18th century artists and writers in search of the picturesque. The river itself, although still of economic importance to the valley's communities, is today principally of amenity value.

Q24 - Condition:

- No Answer

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 Raster

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

- 1:10,000

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

- The Wye Valley constitutes an important communication route that has been in use from the earliest period of human settlement... The Aspect Area boundary defines that section of the Wye Valley extending S from the Herefordshire border as far as the Angiddy Valley, which forms a distinct area of post-medieval industrial activity, and the northernmost extent of the Tintern Abbey estates...

Evaluation Matrix

Q35 - Evaluation Criteria: Integrity

- High
 - The dominant landscape pattern centres on the villages of Penallt, Llandogo, Tintern Parva and The Narth and the Wye formed the main communication artery until the opening of the A466 road in the early 19th century. The pattern visible today was largely established during the later medieval and early post-medieval periods. The Area retains comparatively extensive tracts of ancient broadleaved woodland, the exploitation of which historically underpinned the commercial life of the Area.

Q36 - Evaluation Criteria: Survival

- High
 - The settlement pattern established during the late medieval/early post-medieval period largely survives. The Wye, which was traditionally the main communication route through the valley, was superseded by road and rail during the later post-medieval period and is today principally of amenity value. Relatively large areas of ancient broadleaved woodland survive.

Q37 - Evaluation Criteria: Condition

- Moderate

Q38 - Evaluation Criteria: Rarity

- Outstanding
 - The Wye Valley is a unique environment within Monmouthshire, the character of settlement and industrial activity having been shaped by the river, its tributaries and by access to natural resources of wood and iron. The valley retains comparatively large swathes of ancient broadleaved woodland, while the farmed landscape has features of historical significance. During the latter decades of the 18th century, the Wye Valley became a focus for the Picturesque movement and it can thus be viewed as a landscape of key importance in the history of art.

Q39 - Evaluation Criteria: Potential

- High
 - his environment would have been attractive to settlement from earliest times, as indicated by the prehistoric occupation evidence recovered from cave sites and rock shelters located along the northern margin of the area. Further evidence of prehistoric activity along this important routeway may be concealed beneath woodland. It is probable that ironworking was a feature of the Wye Valley from the Iron Age through to the later medieval period and that further ironworking sites await discovery.

Q40 - Evaluation Criteria: Overall Evaluation

- High

Q41 - Justification of overall evaluation

- The Wye Valley largely retains the historical pattern of settlement established during the late medieval and early post-medieval periods with the development of industrial activity based on the tributary valleys of the Angiddy and the Whitebrook. These communities became reliant on the Wye for the transportation of goods until the opening of the A466 road in the early 19th century. Extensive woodland was exploited for charcoal production and contributed to the scenic quality that attracted late 18th century artists and writers in search of the picturesque. The river itself, although still of economic importance to the valley's communities, is today principally of amenity value.

Bibliography

Q42 - List the key sources used for this assessment

- Aldhouse-Green, S..., 2000, "The Mesolithic Period" in F... Lynch et al (Eds...) Prehistoric Wales, Stroud Bradney, J... A..., 1913, A History of Monmouthshire Vol II Part II: The Hundred of Trellech, London Davies, W..., 1979, The Llandaff Charters, Aberystwyth Howell, R..., 1988, A History of Gwent, Llandysul, Gomer Howell, R... & Pollard, J..., 2004, "The Iron Age: Settlement and Material Culture" in M... Aldhouse-Green & R... Howell (Eds...) The Gwent County History, Vol 1, Gwent in Prehistory and Early History, Cardiff Gilpin, W..., 1782, Observations on the River Wye and Several Parts of South Wales etc Locock, M..., 2002, Monmouthshire Historic Settlements: a planner's handbook, GGAT Report No... 2002/042 Newman, J..., 2000, The Buildings of Wales: Gwent/Monmouthshire... Pevsner Architectural Guides... London Tucker, D... G..., 1972, "The Paper Mills of Whitebrook, Monmouthshire", AC CXXI

Assessment

Q43 - Additional Assessments

- Empty value

Q44 - Additional Comments

- Empty value



SURVEY DETAILS FOR MNMTHVS044 - 2021-08-19

Area Unique ID: MNMTHVS044

Aspect: Visual and Sensory

Area: Chepstow woods

Region: Monmouthshire

Survey Date: 2007-01-30

- Level 1: Lowland
- Level 2: Rolling Lowland
- Level 3: Mosaic Rolling Lowland

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 has been updated following monitoring work, there was a real change in the aspect area
 - Increase in small scale agricultural developments

Q1c - Change indicated by

- OS Data, Aerial Photographs
- Policies, plans & information resources

Q1d - What has changed?

- Description
- Recommendations

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

- Yes
 - 1:10,000

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

- No

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

- Empty value

Description

Q3 - Summary Description

- A gently rolling landscape, with long views towards the Severn Estuary from Shirenewton and adjacent highland... Varied and diverse in character, with a mixture of arable and pastoral farming, becoming more intensively cultivated with a neat and clean appearance... On the flat valley floor around Caerwent, and south of Llanvair-Discoed larger more regular fields are enclosed by low intensively managed hedgerows, in places their breakdown resulting in their replacement with intrusive lines of post and wire fencing... Individual mature field trees and occasional hedgerow trees are characteristic of this area, sheltered and enclosed by the wooded slopes of Carrow Hill and the Cwm... To the north around St Arvans these medium to large-scale fields of improved pasture become more enclosed where Mounton Brook cuts a steeply incised course through a heavily wooded valley... and south of Llanvair Discoed larger more regular fields are enclosed by low intensively managed hedgerows, in places their breakdown resulting in their replacement with intrusive lines of post and wire fencing... Individual mature field trees and occasional hedgerow trees are characteristic of this area, sheltered and enclosed by the wooded slopes of Carrow Hill and the Cwm... To the north around St Arvans these medium to large-scale fields of improved pasture become more enclosed where Mounton Brook cuts a steeply incised path through a heavily wooded valley... Ancient, semi-natural and mixed coniferous and deciduous woodland cling precariously to these steep valley sides, which link Itton and Mounton... Remnant parkland is also characteristic of this landscape, where the avenues of mature trees line narrow roads of private entrances... High stone walls form the boundary for country estates often merging with and reflected in the surrounding villages, in particular Shirenewton, defined by the unspoilt traditional cottages of old red sandstone... Further west around St Brides Netherwent, the landscape becomes more open, though still dominated by large forestry blocks and linear ancient and semi-natural woodland, associated with remnant common land... Settlement forms a mixture of dispersed linear dwellings (in particular St Brides Netherwent), nucleated (Shirenewton and Mynydd Bach) and linear villages (Pwllmeyric and Newton Green), traditional farmsteads, small holdings and large country estates... Change detection 2014: increase in small scale agricultural/rural industry developments

Q4 - Physical Form And Elements: Topographic Form?

- Rolling/Undulating

Q5 - Physical Form And Elements: Landcover Pattern?

- Field Pattern/Mosaic

Q6 - Physical form and elements: Settlement pattern

- Village

Q7 - Physical form and elements: Boundary type

- Managed Hedge

Q8 - Aesthetic Qualities: Scale?

- Medium

Q9 - Aesthetic Qualities: Sense of Enclosure?

- Open

Q10 - Aesthetic Qualities: Diversity?

- Diverse

Q11 - Aesthetic Qualities: Texture?

- Medium

Q12 - Aesthetic Qualities: Lines?

- Angular

Q13 - Aesthetic Qualities: Colour?

- Muted

Q14 - Aesthetic Qualities: Balance?

- Balanced

Q15 - Aesthetic Qualities: Unity?

- Neutral

Q16 - Aesthetic Qualities: Pattern?

- Organised

Q17 - Aesthetic Qualities: Seasonal Interest?

- Autumn
 - n/a

Q18 - Other Factors: Level of Human Access?

- Frequent

Q19 - Other Factors: Night Time Light Pollution?

- Moderate

Q20 - Other Factors: Use of Construction Materials?

- Generally Appropriate

Q21 - What materials? Give Details:

- Red sandstone and slate typical materials

Q22 - There are attractive views...

- ...both in and out
 - to lower land to the north and south towards Severn Estuary and from these areas

Q23 - There are detractive views...

- ...neither in or out
 - n/a

Q24 - Perceptual and Other Sensory Qualities

- Attractive
- Settled
- -

Q25 - What is the sense of place/local distinctiveness

- Moderate
 - The area has a rolling character with strong woodland on some hills, with distinctive secluded valleys...

Evaluation

Q26 - Value:

- High
 - A high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary... The area is generally in good condition with a consistent character... The strongly wooded character of the rolling hilltops gives the area a visual unity... The character of the area is relatively rare in Monmouthshire with woods on rolling hilltops...

Q27 - Condition:

- Fair
 - n/a

Q28 - Trend:

- Constant
 - n/a

Recommendations

Q29 - Existing management

- Generally Appropriate

Q30 - Existing management remarks:

- loss of hegerow trees, lack of management of ancient and semi-natural woodland

Q31 - Principal management recommendation:

- to maintain a patchwork of field boundaries and associated woodland

Q32 - Guideline

- Immediate
 - maintain existing field boundaries, individual field trees and hedgerow trees
- Medium Term
 - manage existing ancient and semi-natural woodland using traditional methods Ensure small scale rural developments are well integrated
- Long Term
 - To enhance species diversity of existing grasslands

Q33 - Define the key qualities that should be conserved:

- Enclosure

Q34 - Define the key qualities that should be enhanced:

- Tranquillity

Q35 - Define the key qualities that should be changed:

- -

Q36 - Define the key elements that should be conserved:

- Deciduous woodlands, hedgerows, historic settlements and features...

Q37 - Define the key elements that should be enhanced:

- Hedgerows

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?

- M4 to the south, county boundary to the west, Chepstow to the west and more pronounced topography to the north...

Bibliography

Q45 - List the key sources used for this assessment

- -

Evaluation Matrix

Q46 - Evaluation Criteria: Scenic quality

- High
 - A high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary...

Q47 - Evaluation Criteria: Integrity

- Moderate
 - The area is generally in good condition with a consistent character...

Q48 - Evaluation Criteria: Character

- High
 - The strongly wooded character of the rolling hilltops gives the area a visual unity...

Q49 - Evaluation Criteria: Rarity

- High
 - The character of the area is relatively rare in Monmouthshire with woods on rolling hilltops...

Q50 - Evaluation Criteria: Overall Evaluation

- High
 - A high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary... The area is generally in good condition with a consistent character... The strongly wooded character of the rolling hilltops gives the area a visual unity... The character of the area is relatively rare in Monmouthshire with woods on rolling hilltops...

Q51 - Justification of overall evaluation

- Three highs and one moderate equals high value...

Assessment

Q52 - Additional Assessments

- -

Q53 - Additional Comments

- -

LMP 14 & 09

Q54 - LANDMAP derived landscape types (LMP14)

- Valleys and rolling lowland (mosaic 20-50% wooded, hedgerow character)

Q55 - LANDMAP derived landscape types (LMP09)

- Lowland mosaic >20% wooded



APPENDIX 3

Viewpoint Location Plan (VLP.003) and Photographic Record



Not to Scale

Key

-  Site Boundary
-  Viewpoint Location Plan



**ES LANDSCAPE
PLANNING**
Part of the ES Group

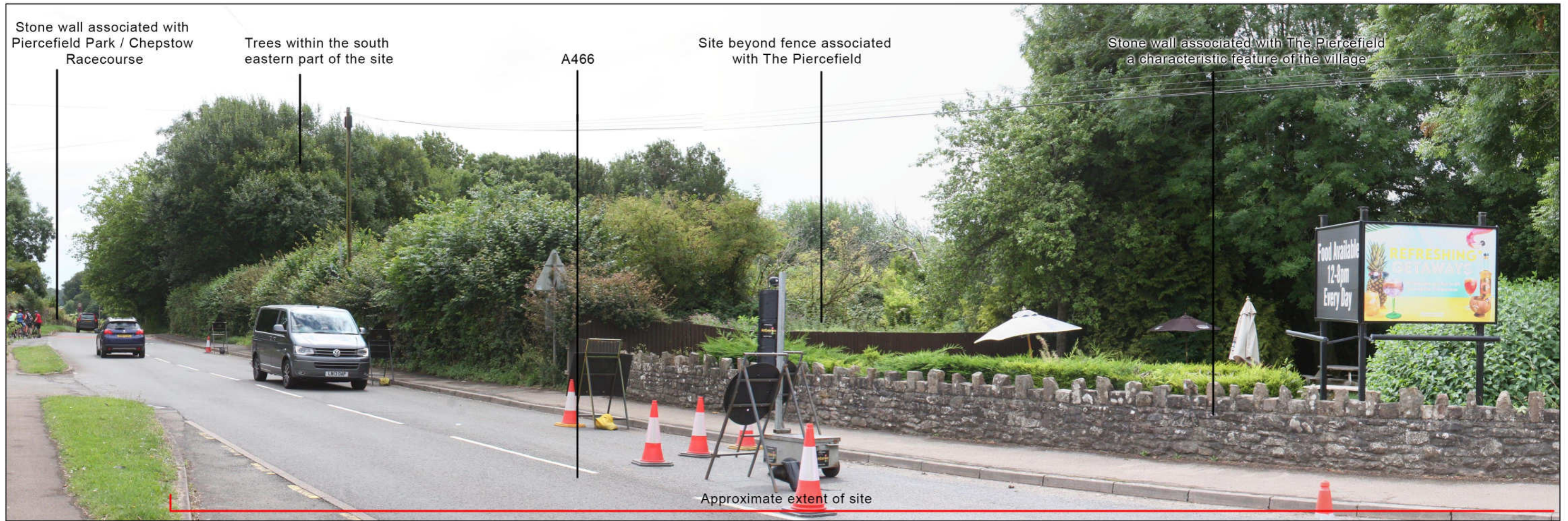
**The Piercefield, St Arvans,
Chepstow
Viewpoint Location Plan**

Marstons PLC

Drawing Ref: 10048L.VLP.004

Date: Aug 2021 Drawn: GC Checked: AM

Drawing notes: Based on Ordnance Survey data with permission of The Controller of Her Majesty's Stationery Office, Crown Copyright

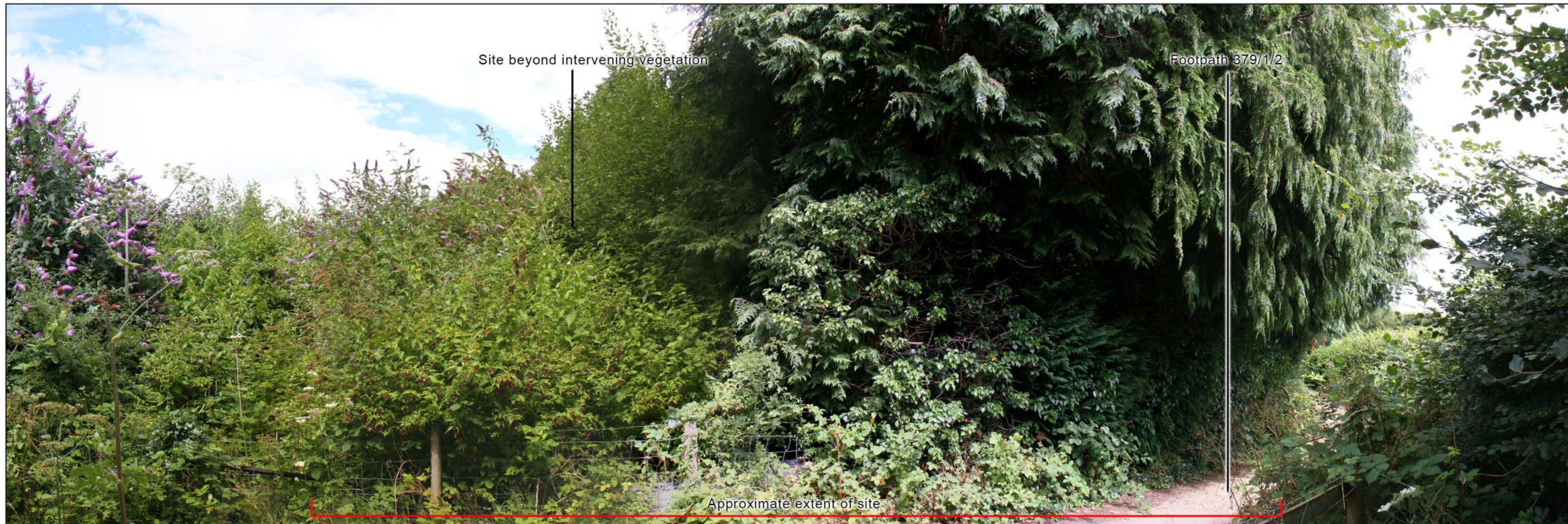


Viewpoint 1

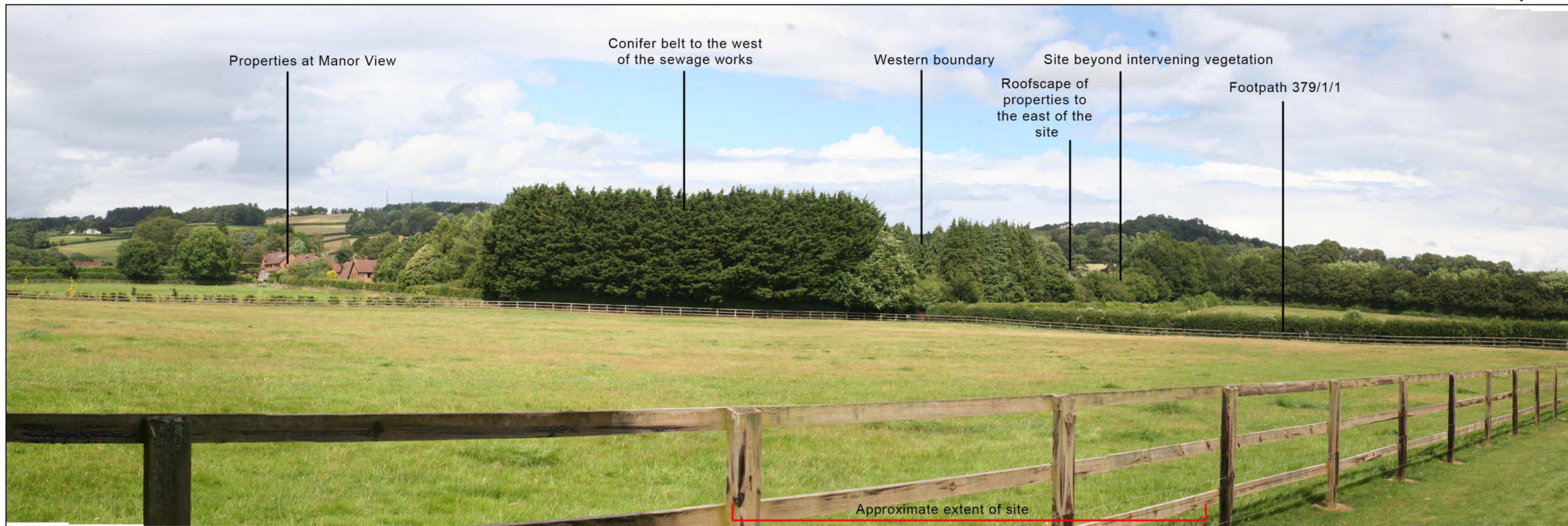


Viewpoint 2

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 3



Viewpoint 4

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Properties at Manor View

Site beyond intervening vegetation

Conifer belt to the west of the sewage works

Footpath 379/1/1

Approximate extent of site

Viewpoint 5



Established treescape and hedgerow associated with A466 corridor

A466

Stone wall associated with Piercefield Park / Chepstow Racecourse

Properties to the east of the site and the A466

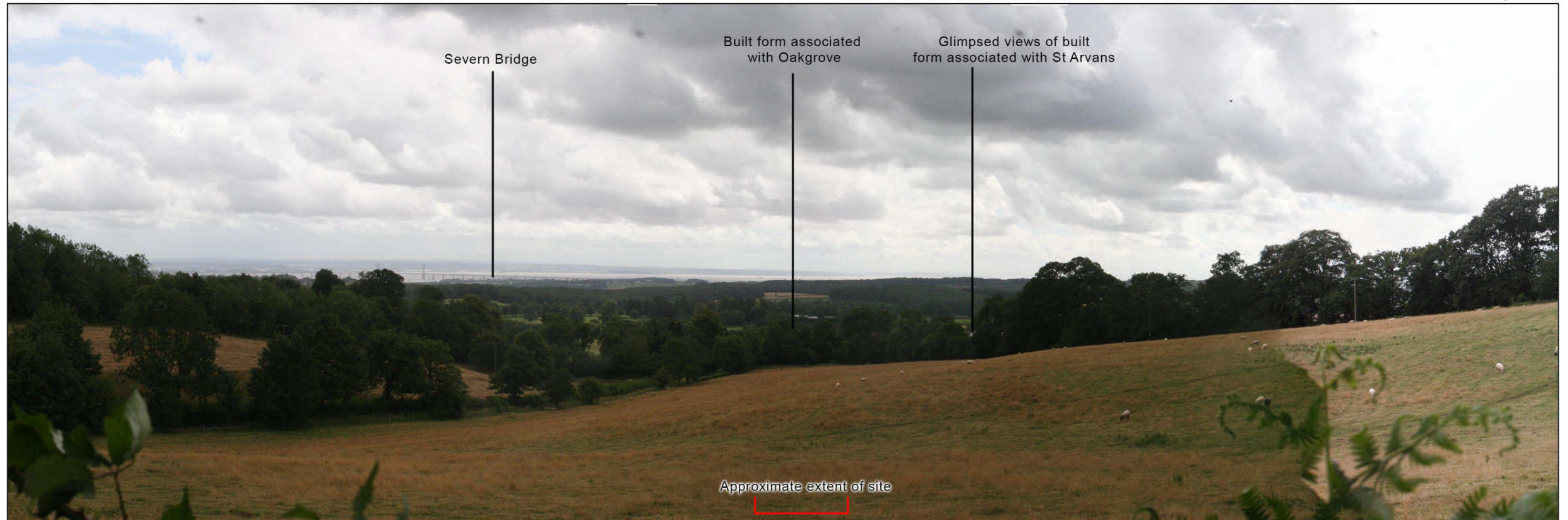
Approximate extent of site

Viewpoint 6

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 7



Viewpoint 8

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 9



Viewpoint 10

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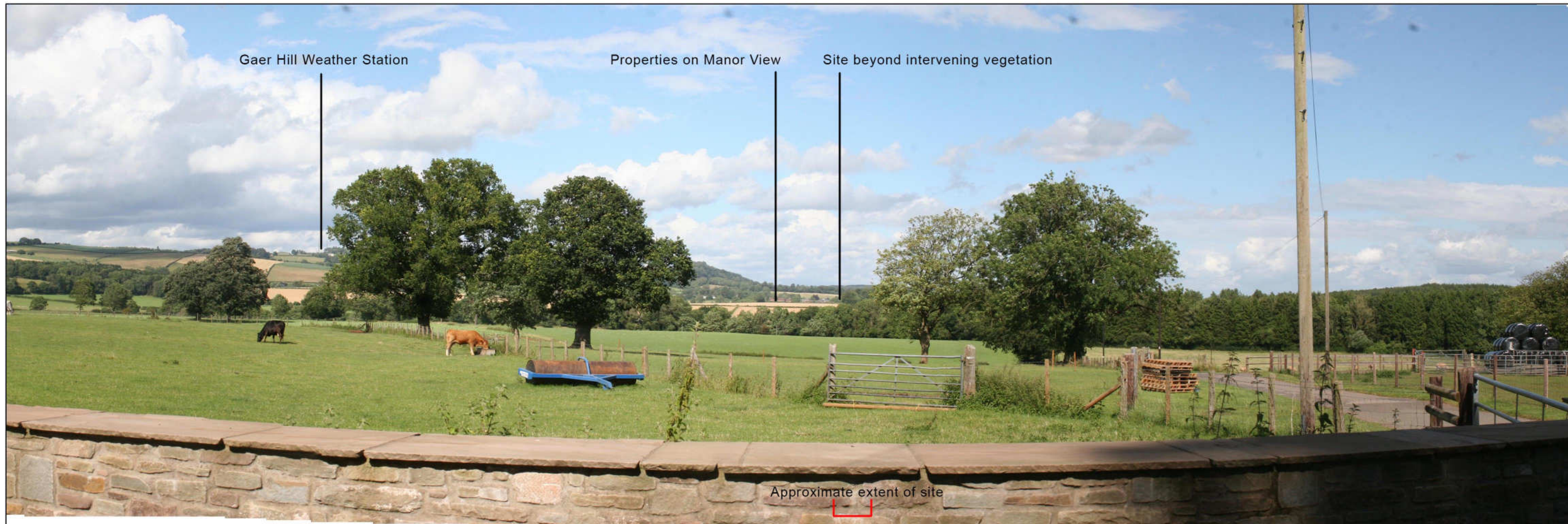


Viewpoint 11

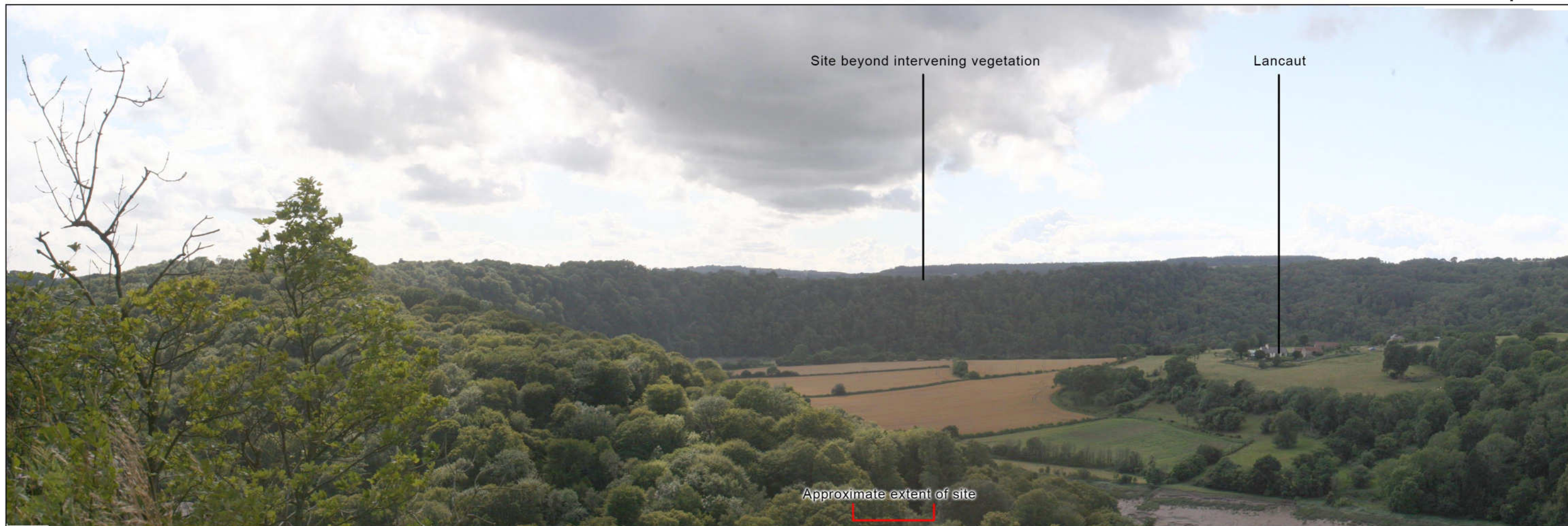


Viewpoint 12

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

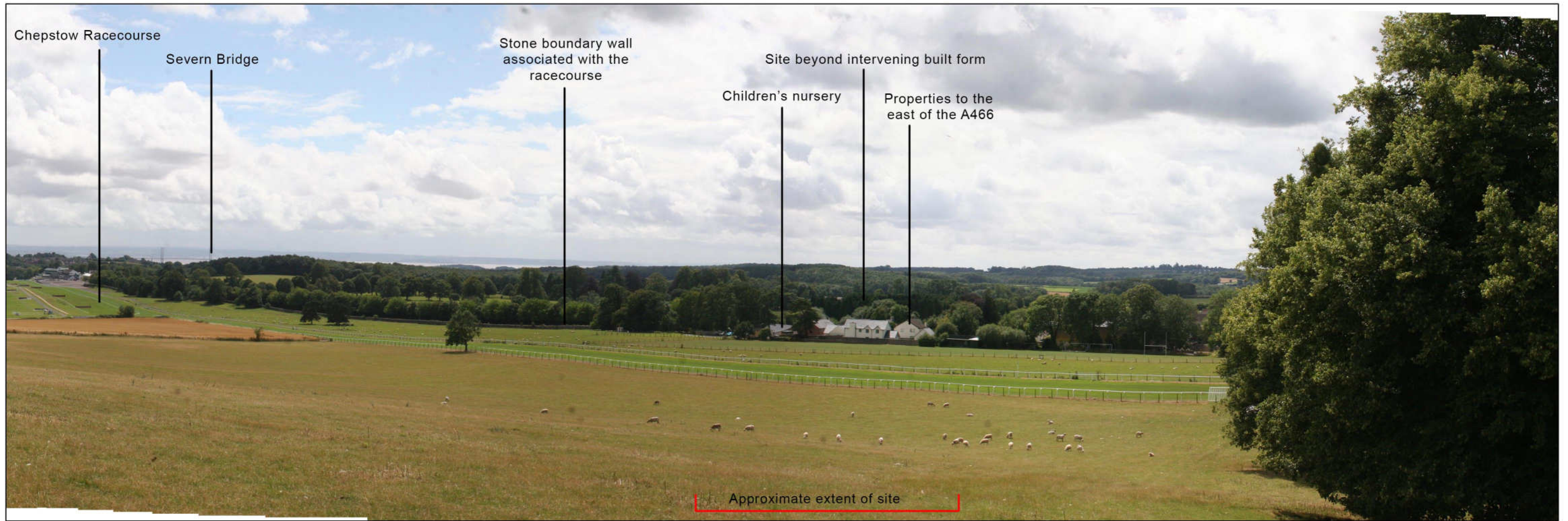


Viewpoint 13



Viewpoint 14

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Chepstow Racecourse

Severn Bridge

Stone boundary wall associated with the racecourse

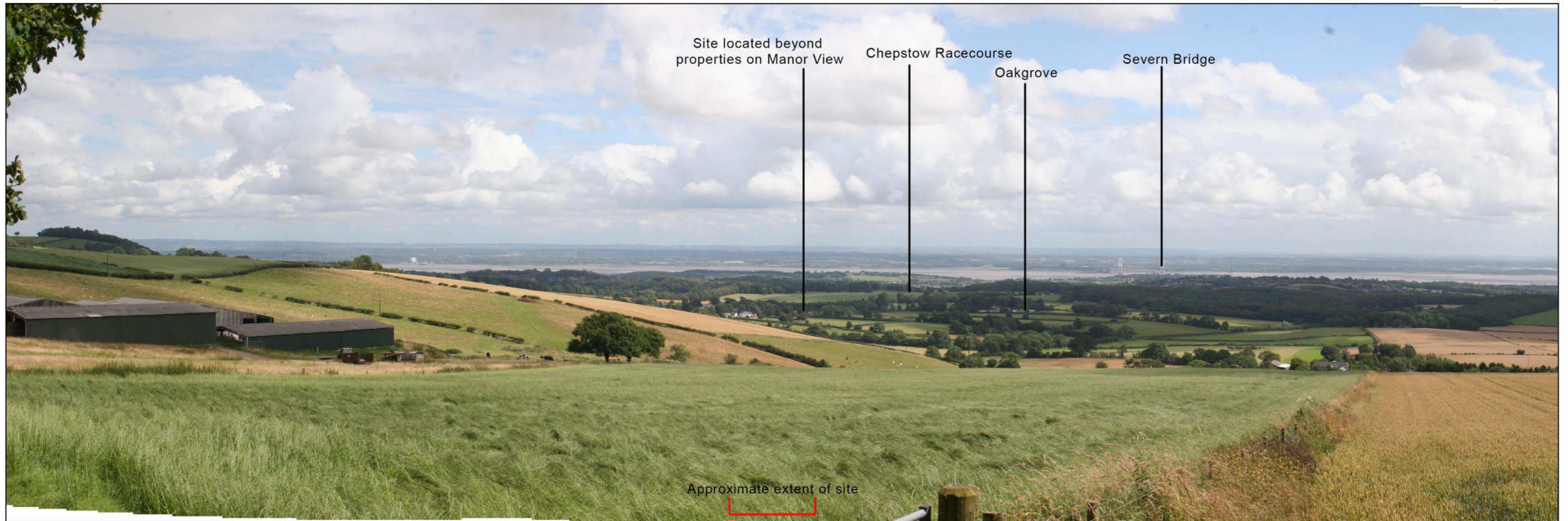
Site beyond intervening built form

Children's nursery

Properties to the east of the A466

Approximate extent of site

Viewpoint 15



Site located beyond properties on Manor View

Chepstow Racecourse

Oakgrove

Severn Bridge

Approximate extent of site

Viewpoint 16

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

APPENDIX 4

Proposed Wireframe Visualisations



VIEWPOINT 1 - EXISTING

VIEW FROM A466

Camera make & model - Canon EOS 20D
Lens make & focal length - Canon 35mm lens
Date & time of photograph - 28/07/2021 @ 13:31
OS grid reference - 351943, 196268

Viewpoint height (AOD) - 108m
Distance from site - 25m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - LI TGN 06/19 Type 3
Horizontal Field of View - 75°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 841 x 297 / 820 x 250



VIEWPOINT 1 - WIRELINE

VIEW FROM A466

Camera make & model - Canon EOS 20D
 Lens make & focal length - Canon 35mm lens
 Date & time of photograph - 28/07/2021 @ 13:31
 OS grid reference - 351943, 196268

Viewpoint height (AOD) - 108m
 Distance from site - 25m
 Projection - Cylindrical
 Sheet Size - A1

Visualisation Type - LI TGN 06/19 Type 3
 Horizontal Field of View - 75°
 Height of camera AGL - 1.5m
 Page size / Image size (mm) - 841 x 297 / 820 x 250





VIEWPOINT 2 - EXISTING

VIEW FROM PUBLIC RIGHT OF WAY 379/1/1

Camera make & model - Canon EOS 20D
Lens make & focal length - Canon 35mm lens
Date & time of photograph - 28/07/2021 @ 13:44
OS grid reference - 351693, 195992

Viewpoint height (AOD) - 104m
Distance from site - 245m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - LI TGN 06/19 Type 3
Horizontal Field of View - 75°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 841 x 297 / 820 x 250



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VIEWPOINT 2 - WIRELINE

VIEW FROM PUBLIC RIGHT OF WAY 379/1/1

Camera make & model - Canon EOS 20D
Lens make & focal length - Canon 35mm lens
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Horizontal Field of View - 75°
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Page size / Image size (mm) - 841 x 297 / 820 x 250



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l a n d s c a p e p l a n n i n g f o r p l a n n e r s a n d d e v e l o p e r s