

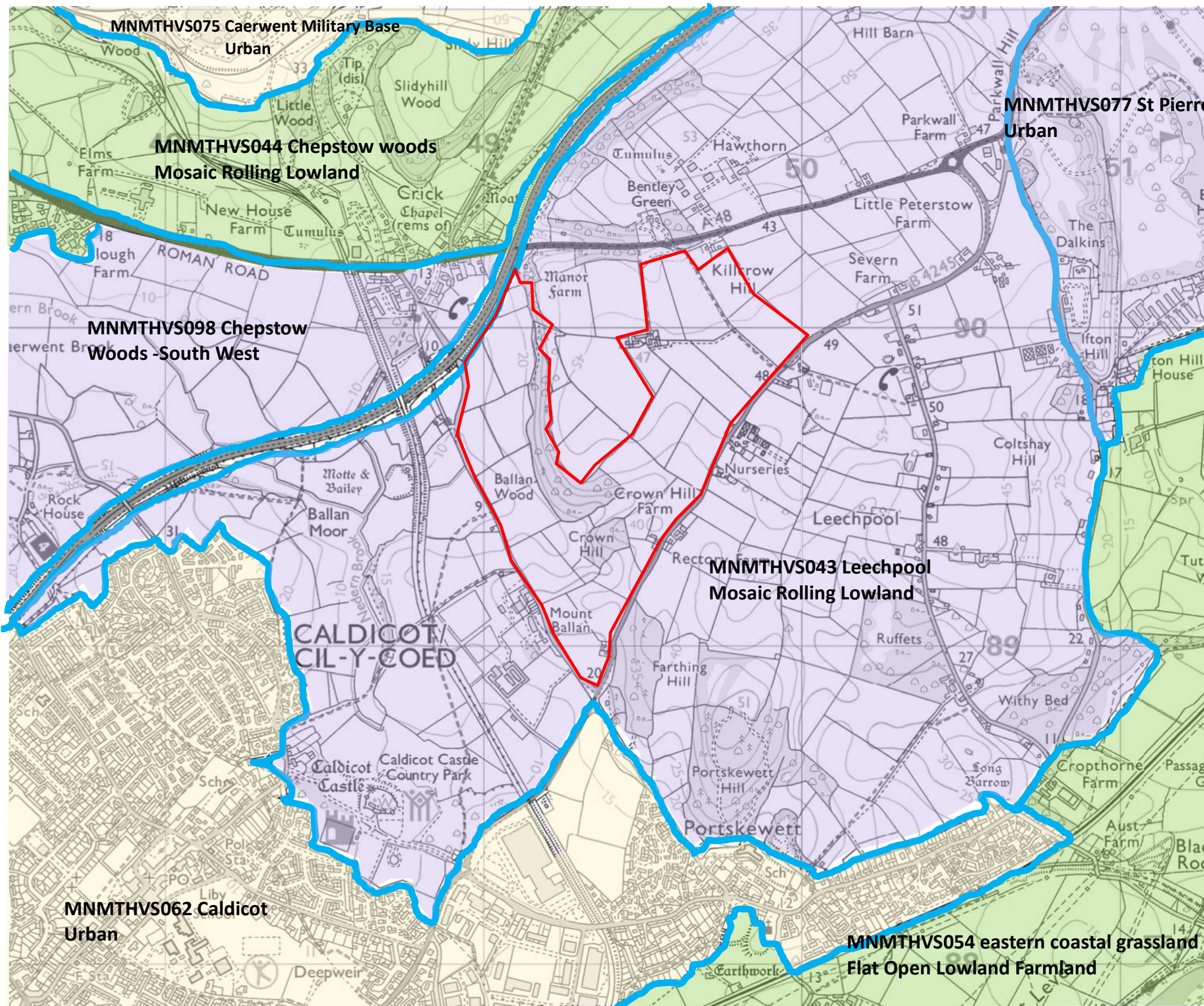
Proposed Residential and Employment Site: Bradbury Farm, Portskewett
Outline Landscape and Visual Impact Assessment

APPENDIX B: ILLUSTRATIONS

AJA/01	LANDMAP data (Visual and Sensory Overall Evaluation)
AJA/02	Viewpoint location plan
AJA/03	Viewpoint photos VP1a & VP1b
AJA/04	Viewpoint photos VP2a & VP2b
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AJA/08	Viewpoint Photo VP6
AJA/09	Viewpoint Photo VP7
AJA/10	Viewpoint Photo VP8
AJA/11	Viewpoint Photo VP9

AUGUST 2021

Anthony Jellard Associates

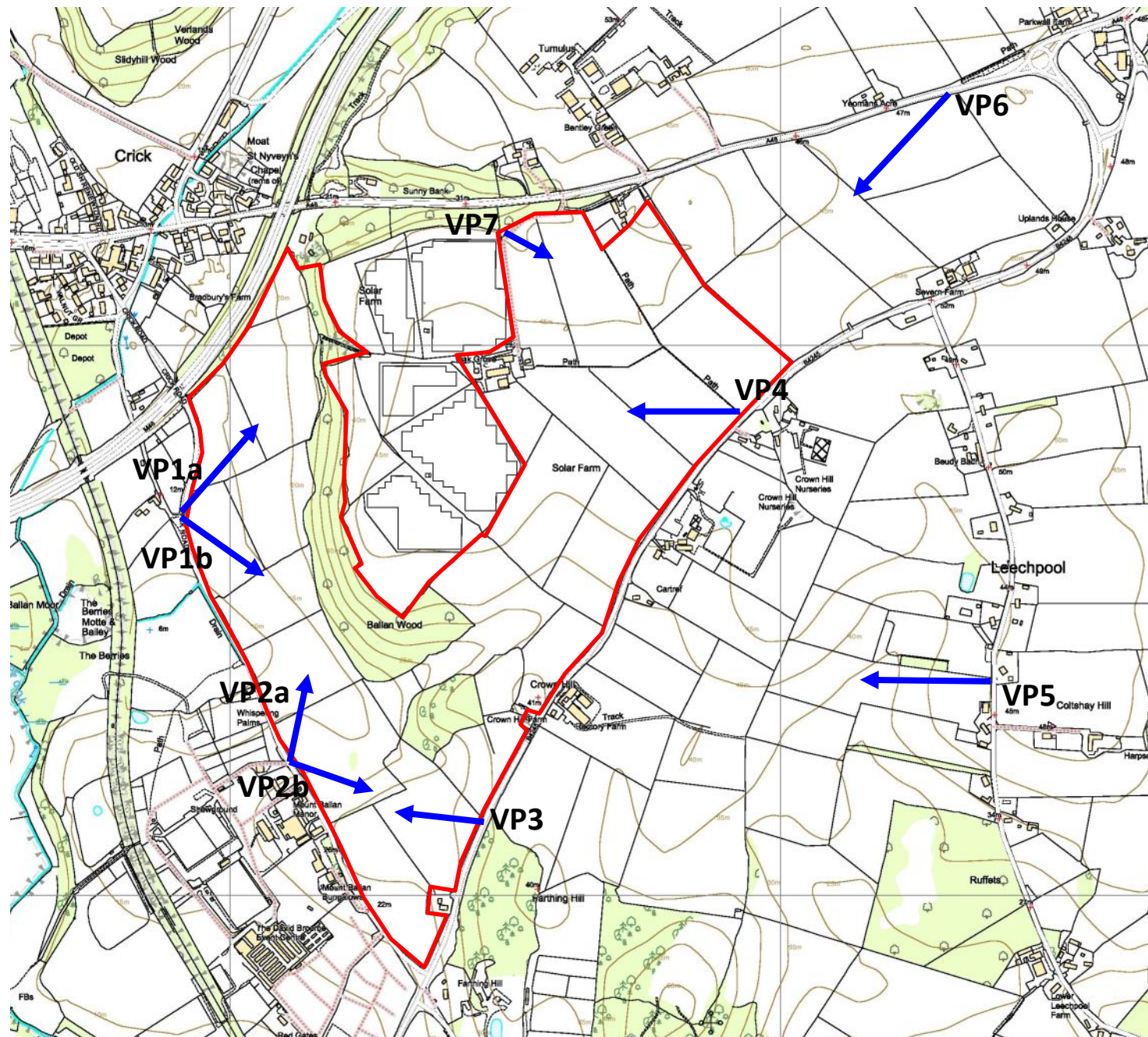


LANDMAP OVERALL V AND S EVALUATION

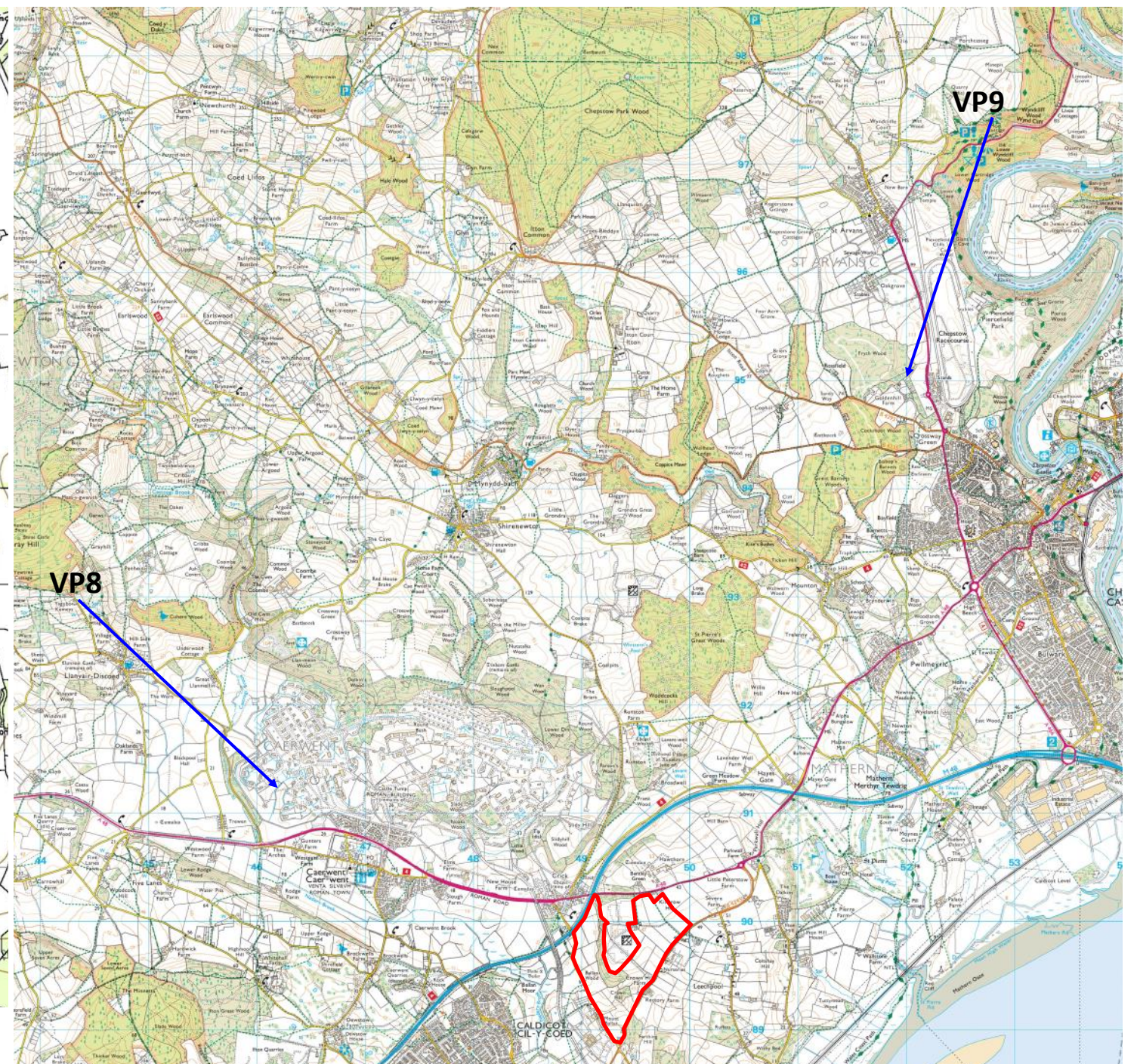


LANDMAP DEFINITION OF TERMS:

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



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KEY



The Site



Viewpoint Photo Locations

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

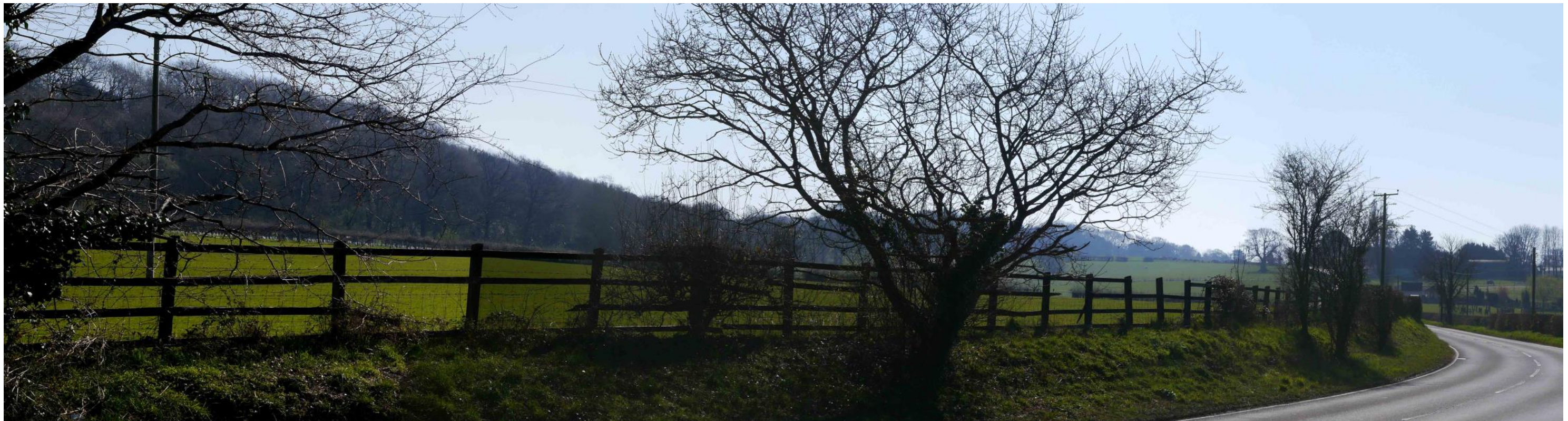
APPENDIX

Viewpoint Location Maps

AJA/02



VP1a From the junction of Crick Road with a publicly accessible track there is a view north towards the M4 and east across the fields which comprise the site to Ballan Wood which forms an effective visual backdrop. Although housing is proposed in these fields, it is also intended to establish a substantial ‘greenway’ including tree planting beside this road, which will help assimilate views of the proposed houses.
Grid Reference: ST 48907 89689



VP1b From the junction of Crick Road with a publicly accessible track there is a view south across fields, bisected by hedgerows, which comprise the site. Ballan Wood forms an effective visual boundary on the eastern side of the site. Although housing is proposed in these fields, it is also intended to establish a substantial ‘greenway’ including tree planting beside this road, which will help assimilate views of the proposed houses.
Grid Reference: ST 48907 89689

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP1a & 1b

AJA/03



VP2a From a point where a public footpath meets Crick Road, just to the north of Mount Ballan, many of the fields which comprise the western leg of the site, stretch away to the north. Ballan Wood forms an imposing visual backdrop alongside the site's eastern boundary. Although housing will occupy most of the fields below Ballan Wood, much of the foreground field will be part of a substantial 'greenway' which bisects the site. It will provide an amenity resource for residents and promote nature conservation interest.
Grid Reference: ST 49102 89239



VP2b From a point where a public footpath meets Crick Road, just to the north of Mount Ballan, the open nature of the fields which comprise the site is interrupted by a small woodland block known as Crown Hill. A shallow valley separates it from Ballan Wood, through which Crown Hill Nursery is just visible on the horizon. Although housing will occupy most of the fields below and to the right of Crown Hill, much of the foreground field will be part of a substantial 'greenway' which bisects the site. It will provide an amenity resource for residents and promote nature conservation interest.
Grid Reference: ST 49102 89239

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP2

AJA/04



VP3 The B4245 runs alongside the eastern edge of the site, and from this elevated point approximately 250m from the junction with Crick Road there are pleasant views across open pasture. Below this ridge there is a glimpse of one of the fields, also within the site, adjacent to Crick Road. Several properties, associated with the David Broome Event Centre and which abut Crick Road, overlook this part of the site. Visible in the middle distance are the rooftops of Caldicot, with the wooded ridge of Ifton Great Wood beyond. To the north west the wooded ridge incorporating Grays Hill forms the distant horizon. It is proposed that the foreground field will be occupied by a new primary school, however a belt of tree planting which is proposed alongside the B4245, will gradually reduce the extent to which the school can be seen, as the trees mature.

Grid Reference: ST 49458 89131

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP3

AJA/05



VP4. Viewed from a public footpath at its junction with the B4245, there are views across the site towards Oak Grove Farm in the middle distance. Parts of the solar farm also catch the eye. Although it is proposed to plant a landscape buffer adjacent to the B4245, there will still be views from here into adjacent housing, which will occupy the foreground field. Also at this point there will be an access road into the proposed development, adjacent to the public right of way,.

Grid Reference: ST 49928 89874

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP4

AJA/06



VP5. From some of the scattered properties, comprising the linear settlement of Leechpool there are views, such as this one, across intervening fields towards the B4245, beyond which lies the site. Although the site fields are not visible from here, the upper sections of trees in Ballan Wood are visible and it is likely that upper parts of some of the proposed development that flanks the B4245, to the right of Rectory Farm, will be visible. These views will be softened by the belt of tree planting which is proposed alongside that road.

Grid Reference: ST 50387 89397

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP5

AJA/07



VP6 From a lay-by on the A48 there are views across gently sloping fields towards the site. Visible in the distance is the Oak Grove Solar Farm. From here the eastern end of the proposed development , approximately 0.7kms away, will be visible.
Grid Reference: ST 50301 90457

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP6

AJA/08



VP7 From the north eastern corner of the solar farm on a public footpath, and driveway leading to Oak Grove Farm, there are views across open, largely featureless fields, which are part of the site, towards the B4245 which is delineated by the treeline just beyond the horizon. This view is already somewhat compromised by the overhead transmission lines and associated poles. From here there will be views into the proposed Local Authority Highway Depot, which will occupy most of the foreground field. In time these views will be mitigated by a belt of tree planting which will wrap around the proposed depot.

Grid Reference: ST 49499 90193

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP7

AJA/09



VP8 From a public footpath just below the Designated Access Land at Gray Hill, approx 5.5kms to the north west, there are panoramic, far reaching views towards the Severn Bridge and beyond into England. At this distance only a small part of the site is just discernible on the higher ground close to the junction of Crick Road and the B4245 within the surrounding vegetation.

Grid Reference: ST 44352 92985

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP8

AJA/10



VP9 From the Eagles Nest promoted viewpoint there are far reaching panoramic across the Severn estuary. Prominent in the foreground is the River Wye and the heavily wooded Wye Valley gorge, beyond which on open ground lies Chepstow racecourse, set in the registered parkland of Piercefield Park. In the distance the Prince of Wales bridge, linking England to Wales, catches the eye. In this relatively well wooded view, the eastern parts the site, located on open ground, are just discernible. However, at a distance of approximately 7.5kms, there will be no significant effects on this panoramic view.

Grid Reference: ST 52816 97459

Proposed Residential and Employment Site: Bradbury Farm, Portskewett

APPENDIX 1

Viewpoint Photo VP9

AJA/11