Mounton Road, Chepstow

FINAL DRAFT

Landscape and Visual Baseline

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On behalf of:
Barwood Development Securities Ltd.

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Section 1
Introduction, Purpose and Methodology

INTRODUCTION

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Barwood Development Securities Ltd. (hereafter referred to as 'the applicant') to undertake a Landscape and Visual Baseline (LVB) of proposals for a residential development at Mounton Road, Chepstow (hereafter referred to as 'the site'). The site falls within Monmouthshire County Council's (MCC) Local Planning Authority (LPA) area, extends to c.12 hectares (ha), and is briefly described in **Section 2** of this LVB.

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute[1] specialising in the assessment of the effects of proposed development on the landscape.

THE SITE AND THE PROPOSED DEVELOPMENT

1.3 **Plan EDP 1** contains a location plan, indicating the boundaries of the site. It is located on the western edge of Chepstow. Development wraps around the site to the north, east and south while to the west lies countryside and the villages of Mounton, Pwllmeyric and Newton Green. The site lies between the A466 to the east, the A48 to the south and St Lawrence Lane to the west. The northern boundary is marked by vegetation and the rear garden boundaries of properties to the south of Mounton Road. The main body of the site comprises farmland, and the proposal is for mixed-use development including residential, elderly care and a hotel, alongside a neighbourhood hub and public and private open space, landscaping and associated infrastructure.

1.4 This LVB is part of a suite of documents accompanying the promotion for the proposed development.

PURPOSE AND STRUCTURE OF THIS LVB

1.5 The purpose of this LVB is to identify the baseline conditions of the site and surrounding area, and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation.

1.6 In undertaking this LVB, EDP has:

[1] LI Practice Number 1010

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 2**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 3**;
- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 4**); and
- Described suitable mitigation measures for any forthcoming masterplan insofar as landscape and visual impacts are relevant (**Section 5**).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.7 The proposed development assessed by this LVB is not subject to an Environmental Impact Assessment (EIA). This LVB has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Baseline – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.8 **Familiarisation**: EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Landscapes (formerly Areas of Outstanding Natural Beauty (AONBs)), conservation areas and parks and gardens, listed on Cadw's register for Historic Parks & Gardens.

1.9 **Consultation**: Photoviewpoint locations have been agreed with Mr Andrew Neville of MCC as per e-mail correspondence dated 08 February 2024. Several discussions/workshops have been held with design review panels (Design Commission For Wales) and the local authority with regards to a forthcoming masterplan for the site, and feedback has been fully considered within the emerging proposals.

1.10 **Field Assessment**: EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a chartered landscape architect in February 2024 in clear weather conditions.

1.11 **Acknowledgement of any shortcomings**: It is acknowledged that foliage provides additional filtering of views during certain months. This report has therefore sought to capture winter photography to provide a 'worst case' scenario in terms of visual screening created by foliage, resulting in a more robust landscape and visual assessment.

1.12 **Design Inputs**: EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.

STUDY AREA

1.13 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and

- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 3**.

Section 2
Findings of EDP Data Trawl and Policy Review

2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

2.2 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

2.3 The following documents are relevant and will be discussed as appropriate later in this report:

- National Landscape Character Area 34: Morfa Gwent/Gwent Levels (Natural Resources Wales, 2014);
- Wye Valley AONB Management Plan (2021-2026);
- MCC Local Development Plan (LDP) 2011-2021 (adopted 27 February 2014); and
- LANDMAP Character Assessment.

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

2.4 Landscape-related designations and policy considerations within 4km of the site are shown on **Plan EDP 3**. In summary:

- National landscape designations: The site itself does not lie within a nationally designated landscape. The Wye Valley National Landscape (NL) (formerly AONB) is located approximately 100m to the west of the site; and
- Local landscape designations: Under the present LDP (2014) the site is located within the local policy of Green Wedge (the extent of which is shown on **Plan EDP 3**), identified by Policy LC6 as a designation which *"seeks to prevent the coalescence of settlements by safeguarding the character and identity of settlements in the south of Monmouthshire"*, in this instance in relation to the settlements of Chepstow, Pwllmeyric and Mathern. Through the allocation of the site, this promotion looks to remove the identified area from this local designation, and as such needs to demonstrate that its removal would not be in detriment to the purpose of the Green Wedge as set out by the policy and *Planning Policy Wales* (PPW) (Edition 12, February 2024). The five tests and responses with regard to the site are as follows:

- *"Prevent the coalescence of large towns and cities with other settlements":* With regards to the development of the whole site, proposals would bring the closest edge of Chepstow no closer to Pwllmeyric than it presently stands. Housing at 'High Beeches' just south of the Link Road roundabout is approximately 600m away. The site is at least this distance away, generally further. On plan these settlements appear to be close, however, the findings of EDP's survey revealed that the site is not visible from Pwllmeyric due to the screening effect of existing vegetation at the site boundaries;

- *"Manage urban form through controlled expansion of urban areas"* and *"assist in safeguarding the countryside from encroachment"*: When viewed aerially, the development of the site represents a 'rounding off' of the existing settlement, infilling land lying wholly between modern development to the north of St Lawrence Lane and High Beeches to the south. With this in mind, the proposals would represent a minimal effect in respect of encroachment into 'open country';

- *"Protect the setting of an urban area":* Chepstow is a historic town which has grown from its core, and which focuses on the river and its eastern valley side. It is this historic part of the town which it is important to protect, rather than the setting of the modern town as a whole which now extends over the ridge and (to the north of the site) down the adjacent valley side to the west. As such, the development of the site will have no effect on the setting of the historic town and will merely reflect the precedent for development away from the historic core, in this direction, set by the development north of St Lawrence Lane; and

- *"Assist in urban regeneration by encouraging the recycling of derelict and other urban land"*: The use of brownfield land in preference to greenfield land is an important policy objective, recognised in paragraph 4.8.1 of PPW. However, this must also be balanced by the need to deliver housing (and employment) needs, particularly in a rural area such as Monmouthshire.

2.5 Given the above, EDP consider that the proposed development would not compromise the functionality of the Green Wedge designation with respect to preventing coalescence. It would not draw the edge of Chepstow any closer to Pwllmeyric or Mathern than it is at present. The site benefits from strong boundary features, which could be used as defensible boundaries to an amended Green Wedge boundary.

2.6 In consideration of this part of Chepstow in the context of a proposed Green Belt designation as part of the examination of the adopted LDP, the inspector stated (paragraph 8.13):

"The demands for housing and employment development in and around Chepstow, which will be of fundamental importance to its vitality and viability, indicate that land beyond that allocated in the LDP will be needed, probably by the time of the next LDP review. The area to the west of Chepstow might be the least harmful location for such development in which case the Green Belt designation would be unduly constraining."

2.7 It is clear from this that not only was the Inspector stating that the permanence of a Green Belt designation was unnecessary, but furthermore, that even a Green Wedge designation may need to be reconsidered by the time of the current plan review.

2.8 Based on the above, the Green Wedge designation (shown on **Plan EDP 3**) is not considered further within this LVB.

Wye Valley National Landscape (NL) (Formerly Area of Outstanding Natural Beauty (AONB))

2.9 The site falls outside the Wye Valley NL (formerly AONB) but is within 100m of its boundary.

2.10 The Wye Valley AONB Management Plan (2021-2026)[2] sets out the special qualities in regard to Landscape Quality and Character. These comprise:

- 16 Landscape management zones covering the whole NL;
- Woodland: 27.5% woodland cover within NL of which 20.42% consists of Ancient Woodland. Recognised for *"Diversity of Ancient Semi-Natural Woodland (ASNW) and Planted Ancient Woodland Sites (PAWS) including 35 SSSI's and many ancient/veteran trees";*
- Picturesque, extensive & dramatic views: *"72 viewpoints identified. 20 included in Overlooking the Wye Landscape Partnership Scheme including 4 SMs at Piercefield";* and
- Overall sense of tranquillity, sense of remoteness and naturalness/wildness: Experienced throughout "*Much of AONB".*

2.11 The Management Plan then sets out the Strategic Objectives that relate to the special qualities that contribute to the overall vision of the NL. From a landscape perspective, the following objectives are considered relevant:

- WV-L1 – *"Promote and develop policies and initiatives to conserve, enhance, restore or create the features and elements that maintain the Special Qualities, landscape character and natural beauty of the AONB. Ensure their sustainable management and mitigate, reduce or remove detrimental features";*
- WV-L2 – *"Encourage and enhance appropriate landscape scale and green infrastructure action by all particularly on consolidating ecosystem services and positively contributing to habitat connectivity that allows wildlife to adapt to the effects of climate change";* and

[2] https://www.wyevalley-nl.org.uk/wp-content/uploads/Wye-Valley-AONB-Management-Plan-2021-26-finalised.pdf – accessed 07.02.24.

- WV-L3 – *"Promote and encourage the use of the Landscape Character Assessments and Historic Landscape Characterisation to inform local distinctiveness in development plans, strategies, guidance and landscaping schemes".*

2.12 In consideration of the above, and following a site appraisal, EDP conclude that views from the NL towards the site will likely experience very little change in visual amenity terms (further consideration provided in **Section 4**). Much of the NL to the south is heavily wooded, alongside hedgerow field boundaries, aligning rural roads. Intervisibility is therefore hampered when looking towards the site. Additional testing of views towards the NL, from nearby the site are explored within visual amenity section of this report (**Section 4**).

Heritage Matters

2.13 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVB addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets. Heritage assets across the study area are summarised below.

Listed Buildings

2.14 The site contains no listed buildings within its boundaries, however St Lawrence house, a Grade II listed building, is located adjacent to the northern site boundary. It contains views across a section of the site's western expanse.

2.15 Chepstow town contains a large concentration of listed buildings, especially within its historic core. Additional listed buildings are found at Wyelands, Pwllmeyric and Mounton which are evenly scattered across the landscape.

Registered Park and Gardens

2.16 There are no Registered Historic Parks or Gardens (RHPG) located on the site. However, Wyelands RHPG lies c.150m to the south of the site and Mounton House RHPG lies c.575m to the west of the site. Neither of these RHP&G are open to the public. Wyelands is separated from the site by the localised ridge marked by the A48 and has a southerly aspect with views away from the site. Due to the topography and intervening vegetation, there was found to be no intervisibility between it and the site, and therefore this LVB will not undertake any further assessment of it (though still relevant are Public Rights of Way (PRoW) routes through it). It should be noted the MCC Landscape Officer has agreed viewpoint locations for the assessment and has not required one within this designation.

Conservation Areas

2.17 The site does not lie within a Conservation Area (CA), however there are a number of CA's in the site context including Mathern CA, the northern tip of which abuts the southern tip of the site land. Further afield lie the conservation areas of Chepstow (c.410m to the east at the historic centre of Chepstow) and Mounton (c.542m to the west).

2.18 Mathern CA surrounds Wyelands RHPG. There is very little intervisibility between it and the site. Where there are views from the CA towards the site, they will be restricted to a very

small area of what is a large CA and focused on the northern tip, at a point where the principal setting is already dominated by the A48 roundabout and its associated highways.

2.19 Chepstow CA sits at the historic town centre separated from the site by the localised ridge marked by the A466 and the more recent development that rises up the valley side above the town centre.

2.20 Mounton CA is located in the wooded valley bottom and there is no apparent intervisibility between publicly accessible areas within it and the site. Intervisibility from other areas is considered to be low due to intervening topography, vegetation and buildings. Where there are views to the site area, they will include the western fringes of the modern estate at Bayfield, north of the site.

2.21 Due to the lack of or low intervisibility between these CA and the site, and the nature of the relationships between them CA and the site land this LVB will not undertake any further assessment of them.

Ecology Matters

2.22 The ecology of the site has been separately considered by EDP ecologists. Ecological designations are summarised below:

- There are no ecological designations within the site; and
- Within the 1km study area, there is one Site of Special Scientific Interest (SSSI), which consists of the River Wye (lower Wye) located c.810m to the north-west of the site at its closest point. The River Wye is also designated as a Special Area of Conservation (SAC).

Arboricultural Matters

2.23 A separate Arboricultural Assessment considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVB:

- Ancient Woodland: There are no areas of Ancient Woodland (AW) within the site, but there are several areas that fall within the 1km study area. These include:
    - AW abutting the northern site boundary, south of Mounton Road;
    - AW found c.150m south-west of the site, but north of the A48;
    - Large grouping of scattered AW to the west/north-west of the site, within Wye Valley NL; and
    - Small area of AW on Meadow Walk Road, c.350m north of the site.

2.24 Tree Preservation Orders (TPOs): The site contains a small number of individual and grouped TPOs.

2.25 A separate Arboricultural Baseline Note considers the quality, health and subsequent importance of these designations on-site. This information is available within report referenced edp6238_r006.

Public Access, Rights of Way and National Cycle Routes

2.26 There are no PRoW passing through the site, however, a number of PRoW are located within the wider study area as shown on **Plan EDP 3**. The closest of these include four PRoW which run north and west from Mounton Road connecting to the NL. National Cycle Route 4 (The Celtic Trail) follows the northern and eastern site boundaries and connects to National Cycle Route 42 (the Lion Las Cymru route) in Mounton.

2.27 Areas of Open Access Land (OAL) are found to the west of the site, where ancient woodland creates public routes in collaboration with local PRoW. **Plan EDP 3** demonstrate where these areas of OAL are found, in relation to the site. Users of the nearby OAL network are considered further within **Section 4**.

PLANNING POLICY BASELINE

Local Planning Policy

Adopted Local Plan (Published)

2.28 The site is situated within MCC LPA and is subject to policy set out in the adopted MCC LDP 2011-2021[3] (adopted 27 February 2014) which includes over-arching general development policies, to which the development proposals will be tested. A review of the local planning policy circumstances is summarised below:

- Policy S1 – The Spatial Distribution of New Housing Provision: The main focus for new housing development is within or adjoining the main towns of Abergavenny, Chepstow and Monmouth;
- *"Policy S13 – Landscape, Green Infrastructure and the Natural Environment: Development proposals must:*
    - *Maintain the character and quality of the landscape by:*
        - *i. Identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;*
        - *ii. Protecting areas subject to international and national landscape designations;*

[3] Monmouthshire County Council Development Plan - https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf Accessed 07.02.2024.

iii. *Preserving local distinctiveness, sense of place and setting;*

iv. *Respecting and conserving specific landscape features, such as hedges, trees and ponds; and*

v. *Protecting existing key landscape views and vistas.*

- *Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network;*
- *Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them; and*
- *Seek to integrate landscape elements, green infrastructure, biodiversity features and ecological connectivity features, to create multifunctional, interconnected spaces that offer opportunities for recreation and healthy activities such as walking and cycling."*

Section 3
Existing (Baseline) Conditions: Landscape Character

3.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section.

NATIONAL CHARACTER ASSESSMENT

3.2 At a national level, the character of Wales has been classified into National Landscape Character Areas (NLCA) published by Natural Resources Wales (NRW). The site is located within the north-eastern corner of NLCA 34: Gwent Levels ([4]).

3.3 NLCA 34: Gwent Levels is described as an area that is *"a distinctive, flat, lowland landscape with a geometric patchwork of watercourses that run between fertile fields. It is remarkable for having been created by reclaiming marshland and inter-tidal areas during successive periods going back to Roman times. In parts, the older patterns have changed almost beyond recognition over the past 150 years, sections having been built over by a major railway line, two motorways, a large steelworks, and a power station. In addition, there has been a rapid growth of once small settlements into dormitory villages, and urban expansion from both Cardiff and Newport"*.

3.4 The summary description continues to state: *"Yet despite these changes, substantial areas of rural landscape and traditional historic features remain, including in many places the pattern reens, being ditches that manage the water between the fields, and whose size and appearance varies according to the fashion of the period when reclamation work took place. Medieval churches and farmsteads stand on low horizons; the characteristic pollarded willows stand in lines beside the reens, though they are ever-decreasing; and the fertile soils are used for a variety of land uses, including cereal production, dairying, sheep and store cattle rearing and equestrian pursuits".*

3.5 And finally: *"The reens support rare aquatic plants and a diverse range of invertebrates, while the newly developed Newport Wetlands Reserve is proving to be successful in attracting rare birdlife. The alluvial deposits and peat beds overlay and hide from view archaeological evidence extending from the Mesolithic period, with human footprints embedded in the clay, to later, Bronze Age trackways and house platforms, Roman timber features, and Medieval granges and farms buildings. This is potentially an enormously rich historical and archaeological resource which has yet to be fully explored".*

[4] NLCA 34 Gwent Levels https://cdn.cyfoethnaturiol.cymru/media/682619/nlca34-gwent-levels-description.pdf?mode=pad&rnd=131550624534930000 – Accessed 08.02.2024.

3.6 From the high-level description of the national character area, it is clear that the site, which sits on the peripheries of NLCA34, contains large differences to those key qualities identified above. Additionally, it is likely to be a too broad a scale to reliably inform an assessment of the suitability of the development proposals. This assessment therefore includes a character assessment that is described and evaluated in further detail within the LANDMAP Character Assessment.

LANDMAP Landscape Character Assessment

3.7 In order to assess the acceptability of development, in landscape terms at any specific location, it is important to understand the landscape and visual amenity circumstances against which any decisions are made, based on both published Landscape Character Assessments (LCAs) and more site-specific landscape assessment undertaken through field site studies and site appraisal.

3.8 The landscape character of the site and the surrounding area is defined within the LANDMAP resource managed by NRW. LANDMAP is the national information system used to undertake an assessment of landscape character at a local scale. LANDMAP is a GIS-based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a naturally consistent data set. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information (Historic Landscapes. Visual and Sensory, Cultural Landscape, Geological Landscape and Landscape Habitats) that promotes sustainable landscape decision making, giving all five layers equal consideration.

3.9 The site is contained within LANDMAP 'aspect areas'[5] summarised below in **Table EDP 3.1**. Each aspect area is described, assessed and assigned one of four overall grades of value below:

- Low: Little or no importance;
- Moderate: Local importance;
- High: Regional or county importance; and
- Outstanding: International or national importance.

Table EDP 3.1: LANDMAP Character Assessment

Aspect Area	Area Name/Classification	Evaluation
Geological Landscape	**St Arvans** Lowland Hills and Valleys/- Dissected Lowland Plateau/- Lowland Plateau	High

[5] LANDMAP aspect areas - https://smnr-nrw.hub.arcgis.com/apps/c7770d2881394c899123bae210afe370/explore - accessed 05.12.2023.

Aspect Area	Area Name/Classification	Evaluation
Landscape Habitat	**S. Rural Monmouthshire** Dry (Relatively) Terrestrial Habitats/- Grassland & Marsh/- Improved Grassland	Moderate
Visual and Sensory	**Chepstow Woods** Lowland/- Rolling Lowland/- Mosaic Rolling Lowland	High
Historic Landscape	**St. Pierre Pill** Rural environment/- Agricultural/- Regular Fieldscapes	High
Cultural Landscape	**Chepstow Woods** Lowland/- Rolling Lowland/-Mosaic Rolling Lowland	-

3.10 An analysis of the LANDMAP character assessment identifies that the visual and sensory aspect layer (Chepstow Woods) is evaluated to be of 'high' overall value. The aspect area is described within the published assessment 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…."*.

3.11 The evaluation goes on to say that *"The area has been very fragmented by differing and conflicting land uses and as a result there is no overlying or cohesive management. Areas are becoming further degraded by development expansion"* and *"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"*.

3.12 The LANDMAP assessment identifies that the geological landscape aspect area covering the site is identified as 'high'. The justification for the evaluation is that the site itself is a *"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)"*.

3.13 The Landscape Habitat aspect area covering the site is evaluated as 'moderate'. The reason for this evaluation is in regard to the area being of "*generally quite low ecological value improved grassland but there are small pockets of more valuable habitat. the deciding factor in increasing the evaluation to moderate is the large number of key species records, although it should be noted that as the Aspect Area is large a larger number of key species would be expected"*.

3.14 The Cultural Landscape aspect area has not been given an overall evaluation. However, it is identified as having the following characteristics:

- "*Moderate*" in terms of sense of place/local distinctiveness;
- "*High*" value in the aspect of character; and

- "*High*" in terms of scenic quality.

3.15 The Historic Landscape value aspect area is indicated as having an 'high' overall evaluation. It elaborates to justify the evaluation explaining that *"The Aspect Area contains monuments of Neolithic and Iron Age date and has revealed evidence Iron Age/Roman activity, especially in the vicinity of Portskewett/Sudbrook. The area is noted for a number of post-medieval landscape parks and gardens included within the Cadw Register of Parks and Gardens in Wales."*

REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

3.16 A site visit took place in February 2024 in clear weather conditions. The visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).

3.17 The site extends to approximately 12ha and comprises five loosely defined fields, used predominantly as pastureland. For context, the site is located at the western edge of Chepstow and is mostly surrounded by 20th century development, on its north and eastern boundaries. A few exceptions lie between the settlement of Bayfield to the north and the site. Most notably, the grade II listed St Lawrence House, the rear elevation of which overlooks much of the site's north-western and central area and indeed influences the landscape character experienced on that part of the site. The busy A466 runs parallel to the site's eastern boundary, without any significant boundary intervention. To the south, the equally busy A48 borders the site for a short spell before joining the other 'A' roads at Highbeech roundabout. The western site boundary is lined with large boundary vegetation as St Lawrence Lane follows it's weaving alignment. The large boundary features emphasise a lack of (both visual and physical) connectivity with the site (even when walking along the road) St Lawrence Lane. Finally, to the north is Mounton Road, which provides no immediate road link to development further north, though is used regularly by pedestrians as a bypass to nearby PRoW routes. As mentioned, several older properties and outbuildings are found along this route, though are mostly screened from site by a large stone wall along Mounton Road.

Image EDP 3.1: View along St Lawrence Lane looking away from the site towards the NL.

Image EDP 3.2: View along the A48. Large site boundary features align neighbouring arable fields.

3.18 In terms of the physical landscape, the site's topography is generally undulating with a gentle gradient falling from the north-eastern corner, towards the south-west. Small variations to this overall decline contribute to the visual relationship between the site and its surroundings. St. Laurence House sits in an elevated position with clear views across the local landscape and beyond, as do other residential properties along Mounton Road. The western site boundary undulates greatly (as does St Lawrence Lane). These changes in the landscape gradually feather out to a relatively level, open fieldscape, near the eastern boundary, adjacent to the A466. The more general published local character assessments recognised the 'Chepstow Woods' aspect area to contain rolling landform as well as distant views towards the Severn estuary. The LANDMAP assessment also notes the presence of farmland with a range of uses. Whilst the site is only used as grazing land, arable fields also sit within a close proximity to the site. EDP concur with several of the published character assessment's findings with regards to the visual and sensory/physical elements, however several differences are found. Namely the influence of Chepstow's western edge; busy 'A' roads and residential developments of different eras. The business of the site's surroundings detracts greatly on the tranquillity and character experienced on site.

3.19 The LANDMAP assessment has assigned the Landscape Habitat aspect area a moderate overall evaluation. The site contains large open fields used for animal grazing. In terms of supporting a wider array of wildlife, these expanses are of low ecological value. However, the site also contains large, wooded boundary features to the south-east, as well as large hedgerows and hedgerow trees which improve the site's baseline offering to wildlife and potential habitats. On the whole, EDP concurs with LANDMAP's evaluation for this aspect area.

3.20 In cultural terms, the site has no designated routes upon it. It is not publicly accessible though busy roads and cycle routes pass closely by. The published aspect area of Chepstow Woods does not contain an evaluation. Few PRoW's interact with the site though a few are present in the nearby landscape. EDP conclude that the site and its immediate context is currently of poor recreational value.

3.21 In historic terms, the published character assessment recognised the site's aspect area to be of a high historical value. The justification within LANDMAP notes the presence of designated parks and gardens, as described within paragraph 3.17 above. To the immediate south of the site and the A48 road, is the Wyelands RHPG. **Photoviewpoint EDP 12** illustrates a view from this designation, looking towards the site. There is considerable separation by the intervening tree belts and infrastructure between it and the site and therefore the site has little bearing on the character of this designation. The Grade II listed St Lawrence house, however, has some influence over parts of the site, particularly in the north-west corner which is overlooked from the rear of the property. On the basis of the above, EDP concurs with the published character assessment, and acknowledges areas of historic landscape value within both the site and its immediate surroundings.

Assessing the Value of the Landscape Resource

3.22 GLVB3 sets out the requirements for considering the sensitivity of landscape resources at paragraphs 5.39 to 5.47, and states that: "*Landscape receptors need to be assessed firstly*

in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape".

3.23 Landscape value is the 'inherent' component, which is independent of the development proposal, while the other component, susceptibility, is development specific.

3.24 When considering landscape value, GLVIA3 advocates that the starting point should be a review of existing landscape designations, including those at a local and national level, to identify what it is that is valued sufficiently to warrant a greater level of protection. In this instance, the site is not within a nationally or locally designated landscape, as confirmed on **Plan EDP 3**. GLVIA3 makes it clear that not being located within a designated landscape does not mean that the site has no value from a landscape perspective.

3.25 Landscape value of non-designated landscapes is informed by a range of factors as set out in *Technical Guidance Note (TGN) 02/21: Assessing Landscape Value Outside National Designations*[6]. These factors assist in delivering a framework for an objective landscape assessment of value. The criteria defined within TGN 02/21 is given below in **Table EDP 3.2**, with EDP's observations alongside. These observations are based on published material and from EDP's field assessment. For each of the criteria, the site and local area is judged on the basis of a range of form, 'good' through 'ordinary' to 'poor', in terms of the performance against the criteria.

Table EDP 3.2: Consideration of Landscape Value.

GLVIA/TGN Factor	The Site	Immediate/Wider Context
Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Ordinary. The site contains features able to support a range of landscape habitats though large expanses of improved grassland hamper its potential in this regard.	Poor. The urban edge of Chepstow influences the value in this regard. To the east are large expanses of arable farmland, also of limited potential with regards to this TGN factor.
Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Good. The site benefits from the Grade II listed St Lawrence House which forms part of its 'parkland' setting.	Ordinary. The Wyelands Historic Park and Garden benefits the value in this regard however the 20th century urban edges of Chepstow detract from the Cultural Heritage value.
Landscape Condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Ordinary. The site contains healthy tree belt/hedgerow features to its western boundary, though the quality and number of these reduces to the east, near the A466.	Poor. The urban edge of Chepstow influences this aspect, alongside the nearby grazing and arable fields which are intensively modified landscapes.

[6] https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/ - accessed 13.02.24

GLVIA/TGN Factor	The Site	Immediate/Wider Context
Associations: Landscape which is connected with notable people, events and the arts.	Poor. There are no known associations between the site and notable people, events or the arts.	Poor. There are no known associations between the site and notable people, events or the arts.
Distinctiveness: Landscape that has a strong sense of identity.	Ordinary. The site is relatively distinct in that is forms part of the setting to St Lawrence house. However, the qualities of the landscape itself are seen often within the surrounding local landscape e.g. rolling topography.	Poor. Thesite's surroundings are less distinct than the site itself. Recent residential development makes the area somewhat less distinctive than say the town centre.
Recreational: Landscape offering recreational opportunities where experience of landscape is important.	Poor. The site has no recreational value, with no PRoW or open access land.	Ordinary. The site's surroundings contain a greater degree of connectivity via PRoWs and National Cycle Routes.
Perceptual (Scenic): Landscape that appeals to the senses, primarily the visual sense.	Ordinary. The site benefits from long ranging views across towards the Severn estuary, though local roads and traffic detract from the scenic quality experienced on site.	Ordinary. Long range views occur where topography allows but the busyness of local road networks often detract from these views.
Perceptual (Wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	Poor. The frantic A48 and A466 align the site and detract greatly from the tranquillity within the landscape.	Poor. The busy urban edge of Chepstow influences the tranquillity and wildness. Arable farmland reduces the wildness of the area also, due to its intensive effects on the landscape fabric.
Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Good. The site serves a clear purpose as grazing/parkland and forms the setting to St Lawrence house.	Poor. The nearby landscape has a range of uses though these do not necessarily contribute to the 'healthy' functioning of the landscape.

3.26 Having assessed the site in accordance with TGN 02-21, overall, it is considered of no more than 'ordinary' landscape value when considered in the round, which equates to a medium value. The wider context is judged to be of poor form, which equates to a low value. Moreover, there exists no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value of the site derived from the use or enjoyment of this area by local residents (beyond that considered above), or as expressed by any other stakeholder.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Site's Immediate and Wider Context

3.27 The susceptibility of the landscape and townscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

3.28 On the basis of the above consideration of susceptibility factors for the site's immediate and wider context, these factors correlate reasonably with those qualities described within the LANDMAP assessment. EDP concur with the evaluation in regard to most aspect areas. The influence of the A466/A48 does detract from these, in particular from a visual and sensory perspective. The urban edge of Chepstow and busy travel corridors desensitise the surrounding landscape to change somewhat. Elsewhere (and further west in the landscape) are areas of more scenic quality, though intensive agriculture and overhead telecommunication lines also desensitise the landscape to change. The susceptibility of the site's immediate and wider context is low which combines with a low value to create a **low** overall sensitivity.

3.29 It is acknowledged that the Wye Valley National Landscape designation which lies north and west of the site, imparts a high or very high sensitivity. However, the character of this landscape is likely to be unaffected by the proposed development of the site either directly, or indirectly through the effect of views towards the site or from within it. Effects on visual receptors within the designation are considered below.

Overall Sensitivity of the Site Character

3.30 In Summary, the most valued characteristics/aspects of the site are its historic pedigree and ability to support wildlife and ecosystems in its western tree belts and hedgerows/hedgerow trees. Long range views towards the Severn estuary also benefits the site. The character is, as noted, impacted greatly by the neighbouring developments with little separation to nearby travel corridors. The site is judged to have a medium susceptibility to change, which combines with a medium value to create a **medium** overall sensitivity.

Section 4
Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

4.1 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.

4.2 This section describes the existing views; and not changes to views wrought by the proposed development. An analysis of existing views and the 'receptors' likely to experience visual change is conducted in three steps described in turn below:

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

4.3 The starting point for an assessment of visual amenity is a computer-generated 'zone of theoretical visibility' (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.

4.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Chartered Landscape Architect in February 2024 in clear weather conditions and therefore confidently predicts the extent of wintertime views of the proposed development.

4.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

4.6 **Plan EDP 5** illustrates the findings of the visual assessment from which it can be seen that the ZPV extends as follows:

- To the north, views are limited by intervening built form, and a large stone wall along the alignment of Mounton Road;
- To the south/west, views towards the site are mostly limited by hedgerows and woodland along the south-western site boundary alignment;
- To the east, views are limited to within some 40m, from across the A466 as far as residential development on the opposite side of the road; and

- To the west, views are mostly limited by large boundary features and the rolling local landform.

STEP TWO: DEFINING RECEPTOR GROUPS

4.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users

4.8 Despite the wider network of PRoW that surrounds the site, it was found that it is well contained by its large boundary features, aside from on its eastern edge. Visibility from many of these routes is intercepted by existing vegetation and/or land/built form.

4.9 PRoW users are given a high sensitivity, unless otherwise stated due to their recreational use. Users of the following PRoW routes have been considered as part of this baseline assessment:

- To the north, are footpaths 373/75/1 and 355/4/4. Visibility of the site along these routes is extremely impacted by the c.20th century development at Bayfield. In addition to this, a large stone wall north of Mounton Road further restricts the possibility of intervisibility with the site;

- To the east of the site are very few PRoW routes, given the urban form of Chepstow. Footpath 355/14(3)/3 is found c.800m from the site boundary, near the River Wye. The local ridgeline between it and the site is does not allow for visibility from this footpath;

- To the south of the site is a small network of publicly accessible footpaths, within the Wyeland RHPG. These routes generally travel east to west and broadly link properties at Pwllmeyric and Bulwark. **Photoviewpoint EDP 11** illustrates a view towards the site from footpath 373/2/1, from a representative location along this way. Footpath 373/34/1 links to the above route in the south and travels northwards towards houses along Chapel Lane. The site's boundary vegetation, compiled with mature tree lines along the A48 largely screen the site from view as it stands. Footpaths further south of this route (such as route 373/6/1) exhibit an equally restricted view of the site, again due to the mature vegetation and uphill aspect they're faced with along the route;

- Finally, to the west, is the most concentrated and connected sequence of PRoW routes within the local area. These typically exhibit a more rural/countryside character, though the noise and sight (in places) of the nearby link roads impact the tranquillity of receptors along this route. **Photoviewpoint EDP 6**, taken upon footpath 373/68/1 illustrates a view from the west, near Bayfield and within the Wye Valley NL boundary. From this PRoW, a small slither of the site's most western field can be seen alongside the strong boundary vegetation. Users of the footpath can see filtered views into a small section of the site's open grassland expanse. Development along Mounton Road

is also present within the view including more semi-rural properties near the W & J Jones farm buildings. Public footpaths within the NL boundary are considered to be of very high sensitivity as set out within **Table EDP A1.4** within **Appendix EDP 1**; and

- Additionally, to the south-west near Chepstow Garden Centre are a variety of PRoW routes. **Photoviewpoint EDP 8** shows a representative view along route 373/60/1, found c.2km from the site. As illustrated within **Appendix EDP 2**, intervisibility with the site from this distance, alongside distant treetops allow for an extremely limited view of the site.

Road Users

4.10 Views towards the site from roads are limited to those running adjacent to or in close proximity to the site as listed below.

4.11 Users of A roads are typically given a low sensitivity while users of minor roads and lanes are generally given a medium sensitivity. Users of the following road routes have been considered as part of this assessment:

A-Roads

A466/Wye Valley Link Road

4.12 As noted previously within this report, the A466, a major A road linking the M4's junction near Thornwell, broadly to Hereford where it connects to the A49.

4.13 With regards to the visual relevance of the site upon this road, clear views can be experienced along the entire eastern boundary from the A48. A small post and wire fence along some scattered individual trees running north-south offer little visual screening to users of the road and pavements. **Photoviewpoint EDP 4** shows a representative view from the A466, which illustrates the openness of the view. Adjacent to the site's boundaries are also detractors such as lampposts with street lighting and satellite/internet masts.

4.14 The A466 continues southwards towards the M4, where views are less available of the site due to the fall in elevation and the intervening vegetation along the alignment of the east-west running A48. **Photoviewpoint EDP 1** illustrates a view from approx. 250m south of the site as drivers approach the Highbeech roundabout. Given the speed, busyness and regular detractors experienced by road users along this route, it is assigned a low sensitivity, in line with the criteria set out within **Table EDP A1.4** within **Appendix EDP 1**.

A48

4.15 The A48 passes by the site's immediate southern boundary. Similarly to the A466, it is also a major road within the local network. The route stems from the M4's junction 24 interchange (near the Celtic Manor Resort) and extends east-west through Crick and Pwllmeyric before passing by the site near the Highbeech roundabout. It continues on through Chepstow and over the River Wye and terminates to the north near Gloucester, where it intersects with the A40. The site's interaction with this major road occurs for a very short spell as users often queue towards the Highbeech roundabout. Once users are east of this junction, visibility towards the site is non-existent. The site, however,

can clearly be seen between the above junction and where St Lawrence Lane emerges. **Photoviewpoint EDP 3** shows a view on the verge of the site's boundary where the southern field can be seen. Users of the road further west however are unable to see past the site's western vegetation belt, which is significant in size. Its extent is shown on **Plan EDP 2**. A representative view shows the lack of intervisibility with the site from west of St Lawrence Lane, which is contained as **Photoviewpoint EDP 2**. At a wider scale, along the A48 near Chepstow Garden Centre, views of the site have been tested at a distance of c.1.8km. The image below shows the lack of intervisibility from the A48, although the urban form of Bayfield can be vaguely seen within the background.

Image EDP 4.1: View north-east towards the application site from the A48.

4.16 The A48 is a major road considering its busyness and importance within the network of roads in South Wales. Although in places it is picturesque and of a more rural setting, users are still travelling typically within cars, at speed, and it is a transitional experience. This receptor group can consequently be assigned a low overall sensitivity to change.

M4

4.17 Views of the site from the M4 corridor (closest at c.1.5km away) are almost entirely screened by the undulating landform and nearby vegetation. It is extremely unlikely that views of the site are available along this route. Paired with this, the consistently high speed of users on this road greatly reduces the sensitivity of this route to very low.

Minor Roads

Mounton Road

4.18 Mounton Road borders the site's northern boundary. The road links the older parts of Chepstow in the east to Mounton Brook in the west, at the bottom of a large hill. The route is mostly single track and runs parallel to the site boundary for c.500m. Despite being so close, the intervisibility with the site is heavily affected by residential development along its length such as St Lawrence House. A large stone wall aligns much of this route offering no possibility of views in. The route is used by motorists, cyclists and members of the public on foot. Given its semi-rural character and lower typical speeds, a medium sensitivity is given to Mounton Road. Separately, views into the site, however, due to intervening built form, topography and vegetation are strongly limited despite its proximity to the site.

St Lawrence Lane

4.19 St Lawrence Lane aligns the site's western/south-western boundary. It is a single-track road across undulating landscape, which links Mounton Road in the north, to the A48 in the south. A well-maintained hedgerow follows the track allowing for occasional views outwards towards the Wye Valley NL where receptors are above the hedge line. On the opposite side of the road (the site) is a large woodland belt, which is often overhanging the route in places. The dense vegetation within the belt allows for little to no visibility into the site. Where boundary vegetation is slightly sparser (the more northern section of the road) glimpsed views into the grassland fields within the site can be seen. **Photoviewpoint EDP 9** represents one of these rare views into the site from St Lawrence Lane. This is a low-speed rural road weaving through a more rural landscape. Its sensitivity is therefore medium.

Runsdons Lane (near Willis Hill)

4.20 This route runs close by to the A48, near Chepstow Garden Centre. It is a dominantly rural road with well managed native hedgerows along most of its length. From experience on-site, it doesn't appear to be well used by road users, which heightens the tranquillity felt by receptors upon it, especially walkers exploring local PRoW routes. **Photoviewpoint EDP 10** shows an example view from where the hill rises and offers long range visibility towards Chepstow and Pwllmeyric. The site, however, is well hidden within this view due to its large boundary vegetation and other field boundary features in between it and Runsdons Lane. This route is assigned a medium overall sensitivity.

Residential Dwellings/Groups

4.21 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review in regard to the predicted extent and nature of visual change.

Residential Properties along the A466 and St Lawrence Road

4.22 Around 12 properties are found immediately east of the site, which currently experience clear views of the open grassland parcels where landform allows. These are experienced at a rough distance of 20m. Any changes on site will result in a large change to the view of these properties though the busyness and constant noise from the A466 already hampers the quality of receptor experience at these properties. These residential receptors are assigned a medium sensitivity.

Residential Properties along Mounton Road

4.23 Properties immediately north of Mounton Road (including predominantly St Lawrence House) are situated on what is a relatively busy semi-rural road. Views of the site will be clear and uninterrupted in places, with long range views towards to Severn Estuary. This acknowledged, the A466 and A48 are identifiable within these views and are clear detractors. The semi-rural character of views from the above properties, although pleasant and open within the foreground, are already impacted by the urban edge of Chepstow and the busyness of flowing traffic passing nearby. The sensitivity of these properties along Mounton Road remains at high.

Residential Properties at Bayfield

4.24 The above residential properties consist of a mix of c.20th century housing. Given the large stone wall lining much of Mounton road and the properties in between them and the site, views of development would mostly be viewed from upper windows and would be seen in the context of existing urban form. The sensitivity of this already developed group of residential properties is medium.

Other Receptors of Interest

Receptors within Wye Valley National Landscape (NL) (formerly AONB)

4.25 Wye Valley NL, as discussed within **Section 2** sits in close proximity to the site. Adjacent housing, north of the site at Bayfield align the NL boundary as it wraps around the northern edge of Chepstow. Views from the NL have been tested for their intervisibility with the site, and example views from within the NL boundary have been contained as **Photoviewpoints EDP 6** and **7**. The former, taken along footpath 373/68/1 lies on the designation's boundary. As is visible within the photoviewpoint, the landscape west of the site typically sits lower than the site. When looking towards Chepstow from this point, built form and detractors are common within most views. Agricultural land occupies the foreground of **Photoviewpoint EDP 6**. Large trees of many kinds sit behind and amongst existing built form, leaving little to no visibility into the site.

4.26 Despite the lack of intervisibility with the site, designated and publicly accessible footpaths within a NL warrant the highest of sensitivities. A very high sensitivity is given to footpaths within the NL.

4.27 Roads within the NL are considered to be of les sensitivity than footpaths, due to their transitional nature, however, remain more sensitive than regular rural roads. A high

sensitivity is given to nearby rural roads, within the NL boundary, for example **Photoviewpoint EDP 7's** location.

National Cycle Route

4.28 As shown on **Plan EDP 3**, National Cycle Route 4 (the Celtic Trail) travels adjacent to the site's eastern and northern boundaries, along the A466 and Mounton road respectively. Views of the site, for a spell along the A466 are readily available when looking west. However, this is viewed alongside what is a busy main road when users of the network will be focussed on the path ahead rather than the enjoyment of the landscape. Views of the site along Mounton road are less available than from the A466, with large walls and buildings blocking most views. The sensitivity of National Cycle Route 42 is considered to be medium.

Open Access Land

4.29 Large swathes of OAL occupy much of the ancient woodland to the west of the site. Intervisibility with the site for this receptor group is extremely limited. Views towards Chepstow are firstly limited to the eastern boundaries of these woodland clusters. Where topography and landform allow views out, the residential development at Bayfield sits closest and most prominent within the landscape. The site is slightly further south from this settlement and is largely contained by its large boundary features and nearby urban edges. The sensitivity of OAL users, where receptors are within the NL boundary are considered to be very high.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

4.30 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints beyond 2km from the site; and
- Viewpoints from all the above receptor groups.

4.31 The representation of views is supported by 13 photoviewpoints (PVPs), the number and location of which has been agreed with the LPA. Their location is illustrated on **Plan EDP 5**. Photographs from the selected viewpoints are contained in **Appendix EDP 2**. The purpose of these viewpoints is to aid the assessment of visual receptor(s). These viewpoints are not assessed separately.

Table EDP 4.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	View from A466, south of the site.	352725, 192861	250m; North	Road users – low sensitivity
2	View from A48, south-west of site.	352399, 192875	150m; North-east	Road users, pedestrians – low sensitivity
3	View from A48, south of site.	352542, 193008	2m; North	Road users, pedestrians – medium sensitivity
4	View from A466, adjacent to eastern site boundary looking west.	352582, 193254	10m; West	Road users, pedestrians – low sensitivity
5	View from Mounton Road, at the northern site boundary.	352518, 193516	2m; South	Road users, pedestrians – low sensitivity
6	View from PRoW 373/68/1, west of Bayfield.	351561, 193425	400m; East	PRoW users (within AONB) – very high sensitivity
7	View from Minor Road (within National Landscape/AONB) west of Mounton.	350680, 193010	1.45km; East	Minor road users (within AONB)– high sensitivity
8	View from PRoW 373/60/1, west of Chepstow Garden Centre.	350841, 191681	2km; North-east	PRoW users – high sensitivity
9	View from St Lawrence Lane.	352187, 193260	5m; North-east	Road users, pedestrians – medium sensitivity
10	View from Runstons Lane, near Willis Hill.	350732, 191899	1.95km; North-east	Minor road users – medium sensitivity
11	View from PRoW 373/2/1 within Mathern Conservation Area, south of the site.	352550, 192472	570m; North	PRoW users – very high sensitivity

Section 5
Conclusions and Recommendations

CONCLUSIONS

5.1 This Landscape and Visual Baseline (LVB) report has been prepared by Chartered Landscape Architects at The Environmental Dimension Partnership Ltd (EDP).

5.2 The report has been informed by a data trawl of a range of published policies And Landscape Character Assessments including the National Landscape Character Area 34, Wye Valley AONB Management Plan, MCC Local Development Plan, and LANDMAP Character Assessment.

5.3 The findings of EDP's data trawl include:

- The site is not within a nationally designated landscape but is close to the Wye Valley NL;
- Under the current Local Development Plan, the site is within the Green Wedge policy area, which aims to prevent settlement coalescence in South Monmouthshire;
- With respect to the five tests related to the Green Wedge policy, EDP concludes that the proposed development would not compromise its functionality or lead to the coalescence of nearby settlements. Proposed development would not compromise the functionality of the Green Wedge designation and would not draw the edge of Chepstow any closer to neighbouring settlements than it is at present;
- The site is outside the Wye Valley NL and the development would likely have minimal visual impact on the NL due to existing woodland and topography;
- Heritage assets, including listed buildings and Registered Historic Parks and Gardens, are noted in the vicinity of the site, with no significant intervisibility issues with it;
- Ecological and arboricultural assessments indicate no ecological assets within the site and several areas of Ancient Woodland within the study area;
- No Public Rights of Way pass through the site but there are several in the wider area; and
- The site contains no listed buildings within its boundaries, but there are heritage assets nearby, including St Lawrence House adjacent to the northern boundary.

Landscape Character

5.4 This report provides a detailed Landscape Character Assessment of the site which is located within the north-eastern corner of National Landscape Character Area (NLCA) 34: Gwent Levels in Wales. The assessment has evaluated the site's characteristics, including

its historic pedigree, support for wildlife and ecosystems, and long-range views towards the Severn estuary.

5.5 The LANDMAP Landscape Character Assessment, managed by Natural Resources Wales (NRW), provides a more localized evaluation of the site's landscape character. The assessment uses five layers of information to promote sustainable landscape decision-making. The site is assessed across various aspect areas, including geological landscape, landscape habitat, visual and sensory, historic landscape, and cultural landscape, with values ranging from low to outstanding.

5.6 The site's visual and sensory aspect is valued highly due to its rolling landscape and long views. However, the area is fragmented by conflicting land uses, and the tranquility and character are degraded by development expansion. The geological landscape aspect is also valued highly due to key limestone outcrops and geodiversity. The landscape habitat aspect is rated as moderate, with pockets of valuable habitat despite being predominantly improved grassland.

5.7 The cultural landscape aspect has mixed evaluations, with high scenic quality but no overall evaluation. The historic landscape aspect is rated highly, with evidence of Neolithic, Iron Age, Roman, and Medieval activity, as well as post-medieval landscape parks and gardens.

5.8 Overall, the report has found that despite the site's medium susceptibility to change and medium value, which result in a medium overall sensitivity, the character of the site is significantly impacted by neighbouring developments and nearby travel corridors.

5.9 The site's landscape value is considered 'ordinary' overall, with a medium value, while the wider context is judged generally to be of poor form, equating to a low value. The assessment concludes that the site's immediate and wider context has a medium overall sensitivity to change.

Visual Amenity

5.10 This assessment discusses the potential for visual effects resulting from the proposed development to be experienced by different groups of users and receptors in the surrounding area. Summary findings are discussed below.

Rights of Way Users

5.11 Various footpaths around the site have been considered, but visibility is often limited due to existing vegetation, land features, and built structures.

5.12 Different footpaths to the north, east, south, and west provide varying levels of visibility, with many routes offering significantly restricted views due to vegetation and topography.

Road Users

5.13 Views from roads, including A-roads (A466 and A48) and minor roads (Mounton Road, St Lawrence Lane, Runsdons Lane), are considered. The A466 provides clear views along the eastern boundary, while the A48 provides limited visibility due to elevation changes and vegetation.

5.14 The M4 corridor has views almost entirely screened, and minor roads have limited levels of visibility based on topography and vegetation.

Residential Dwellings/Groups

5.15 Properties east of the site experience clear views but are already impacted by noise from (and views of) the A466. Sensitivity varies based on factors such as proximity and existing urban form.

Other Receptors of Interest

5.16 Receptors within the Wye Valley National Landscape (NL) (formerly Area of Outstanding Natural Beauty (AONB)) have limited intervisibility with the site.

5.17 National Cycle Route 4 (Celtic Trail) and Open Access Land users have varying levels of visibility, affected by topography, vegetation and proximity to the site.

5.18 Overall, the assessment considers the visual impact on different user groups, taking into account factors such as existing features, topography, and vegetation and has identified a range of representative viewpoints from which impacts can later be formally assessed.

RECOMMENDATIONS

5.19 Given the findings of this baseline assessment, it is recommended that the layout of any future development within the site accommodates the following mitigation to reduce the landscape and visual effects experienced:

- Where possible, existing landscape features and Green Infrastructure assets should be retained and protected. Where this is not possible, their loss should be mitigated;
- The western portion of the site has higher sensitivity, in part due to elevated visibility in wider views from the west and partly due to the overlooking of St Lawrence House to the north. On this basis, development here should be limited and open space proposals should both respect the heritage of the site while also celebrating its visual connectivity with the wider landscape. This results in a significant opportunity in this location to create an 'outward looking' new parkland which assists greatly in defining the 'Sense of Place' of the site,
- Other key views include those from the upper parts of the site, particularly in the north, with the Severn estuary and bridges to the south. Where possible, street alignment and further open spaces should allow continued enjoyment of these vistas to reinforce the sense of place of the scheme;
- The adjacent A466 is a busy road and currently relatively inhospitable to pedestrians, due to traffic speeds and volumes. The development of the site offers an opportunity to humanise this road, reducing the sense of openness (which encourages greater speed), improving the environment (through planting and landscape treatments) and enhancing connectivity with additional pedestrian (and potentially cycle) crossings;

- Enhanced pedestrian connectivity should be provided through the scheme to provide greater connectivity to the wider PRoW network;

- Biodiversity should be enhanced, in line with *Planning Policy Wales* requirements, through the inclusion of enhanced Green Infrastructure, integrated SuDS features and street trees/landscaping;

- Play facilities should be integrated throughout the site including a diversity of age-appropriate features of both traditional forms and 'natural play'; and

- Existing woodlands at the site boundaries should be protected through the inclusion of appropriate buffers where necessary.

5.20 Subject to careful design at all stages of the planning process, and inclusion of the majority of the recommendations set out above, there appears to be no landscape or visual reason which would preclude the development of the site for the purposes promoted at this stage. Any such development would, of course, be informed by a rigorous Landscape and Visual Impact Assessment process, which would feed into an iterative design solution at the planning application stage.

Appendix EDP 1
EDP LVB Assessment Methodology

INTRODUCTION

A1.1 This section provides a methodology for landscape and visual Baseline as used by EDP.

METHODOLOGY

A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013);
- *An Approach to Landscape Character Assessment* (Natural England 2014); and
- Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).

A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

Landscape Assessment

A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.

A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A1.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A1.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A1.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A1.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and

- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A1.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*[7]. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

A1.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A1.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A1.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

[7] Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment, Third Edition* Page 158

Table EDP A1.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	**Low**	**Medium**	**High**	**Very High**
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Condition/Quality				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
Scenic Quality				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Rarity and Representativeness				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.

Landscape Character Area Value				
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	**Low value** – receptor largely reflects low value criteria above.	**Medium value** – receptor largely reflects medium value criteria above.	**High value** – receptor largely reflects high value criteria above.	**Very High value** – receptor largely reflects very high value criteria above.

Table EDP A1.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large-scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large-scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	**Low susceptibility** – receptor largely reflects low criteria above.	**Medium value** – receptor largely reflects medium criteria above.	**High susceptibility** – receptor largely reflects high criteria above.	**Very High susceptibility** – receptor largely reflects very high criteria above.

A1.16 **Table EDP A1.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A1.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	**High**	**Medium**	**Low**	**Very Low**
Receptor Value	**Very High**	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A1.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A1.18 **Table EDP A1.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A1.4: Visual Receptor Sensitivity

Category	**Visual Receptor Criteria**
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.

Category	Visual Receptor Criteria
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A1.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Appendix EDP 2
Site Photographs/Representative Photoviewpoints (edp6238_d012a 28 February 2024 RBa/JHa)

Photoviewpoint EDP 1: View from A466, south of the site.

Photoviewpoint EDP 2: View from A48, south-west of the site.

Photoviewpoint EDP 3: View from A48, south of the site.

Photoviewpoint EDP 4: View from A466, adjacent to eastern site boundary looking west.

Photoviewpoint EDP 5: View from Mounton Road, at the northern site boundary.

Photoviewpoint EDP 6: View from PRoW 373/68/1, west of Bayfield.

Photoviewpoint EDP 7: View from Minor Road (within National Landscape/AONB) west of Mounton.

Photoviewpoint EDP 8: View from PRoW 373/60/1, west of Chepstow Garden Centre.

Photoviewpoint EDP 9: View from St Lawrence Lane.

Photoviewpoint EDP 10: View from Runstons Lane, near Willis Hill.

Photoviewpoint EDP 11: View from PRoW 373/2/1 within Mathern Conservation Area, south of the site.

Photoviewpoint EDP 1: View from A466, south of the site.

To be viewed at comfortable arm's length

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Grid Coordinates:	**352725 , 192861**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**12/02/2024 @ 12:06**	Height of Camera:	**1.6m**	Distance:	**250m**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**28 FEBRUARY 2024**	client	**Barwood Development Securities Ltd.**
drawing number	**edp5238_d012a**		
drawn by	**RBa**	project title	**Mounton Road, Chepstow**
checked	**JHa**		
QA	**DJo**	drawing title	**Photoviewpoint EDP 1**

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Grid Coordinates:	**352399 , 192875**	Horizontal Field of View:	**90°**	Direction of View:	**NE**
Date and Time:	**12/02/2024 @ 12:16**	Height of Camera:	**1.6m**	Distance:	**150m**
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Photoviewpoint EDP 3: View from A48, south of the site.

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Grid Coordinates:	**352542 , 193008**	Horizontal Field of View:	**90°**	Direction of View:	**N**
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Photoviewpoint EDP 4: View from A466, adjacent to eastern site boundary looking west.

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Grid Coordinates:	**352582 , 193254**	Horizontal Field of View:	**90°**	Direction of View:	**W**
Date and Time:	**12/02/2024 @ 11:57**	Height of Camera:	**1.6m**	Distance:	**10m**
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date	**28 FEBRUARY 2024**	client	**Barwood Development Securities Ltd.**
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Photoviewpoint EDP 5: View from Mounton Road, at the northern site boundary.

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Grid Coordinates:	**352518 , 193516**	Horizontal Field of View:	**90°**	Direction of View:	**S**
Date and Time:	**12/02/2024 @ 11:51**	Height of Camera:	**1.6m**	Distance:	**2m**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

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Grid Coordinates:	**351561, 193425**	Horizontal Field of View:	**90°**	Direction of View:	**E**
Date and Time:	**12/02/2024 @ 12:59**	Height of Camera:	**1.6m**	Distance:	**400m**
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date	**28 FEBRUARY 2024**
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project title	**Mounton Road, Chepstow**
drawing title	**Photoviewpoint EDP 6**

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Grid Coordinates:	**350680 , 193010**	Horizontal Field of View:	**83.54°**	Direction of View:	**E**
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drawing title	**Photoviewpoint EDP 7**

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Grid Coordinates:	**350841, 191681**	Horizontal Field of View:	**90°**	Direction of View:	**NE**
Date and Time:	**12/02/2024 @ 14:26**	Height of Camera:	**1.6m**	Distance:	**2km**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**28 FEBRUARY 2024**
drawing number	**edp5238_d012a**
drawn by	**RBa**
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Photoviewpoint EDP 9: View from St Lawrence Lane.

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Grid Coordinates:	**352187 , 193260**	Horizontal Field of View:	**90°**	Direction of View:	**NE**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**28 FEBRUARY 2024**	client	**Barwood Development Securities Ltd.**
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Date and Time:	**12/02/2024 @ 14:39**	Height of Camera:	**1.6m**	Distance:	**1.95km**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**28 FEBRUARY 2024**	client	**Barwood Development Securities Ltd.**
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Photoviewpoint EDP 11: View from PRoW 373/2/1 within Mathern Conservation Area, south of the site.

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Grid Coordinates:	**352550 , 192472**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**12/02/2024 @ 13:52**	Height of Camera:	**1.6m**	Distance:	**570m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Sony A7 II, M2**	aOD:	**53m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**28 FEBRUARY 2024**	client	**Barwood Development Securities Ltd.**
drawing number	**edp5238_d012a**		
drawn by	**RBa**	project title	**Mounton Road, Chepstow**
checked	**JHa**		
QA	**DJo**	drawing title	**Photoviewpoint EDP 11**

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Plans

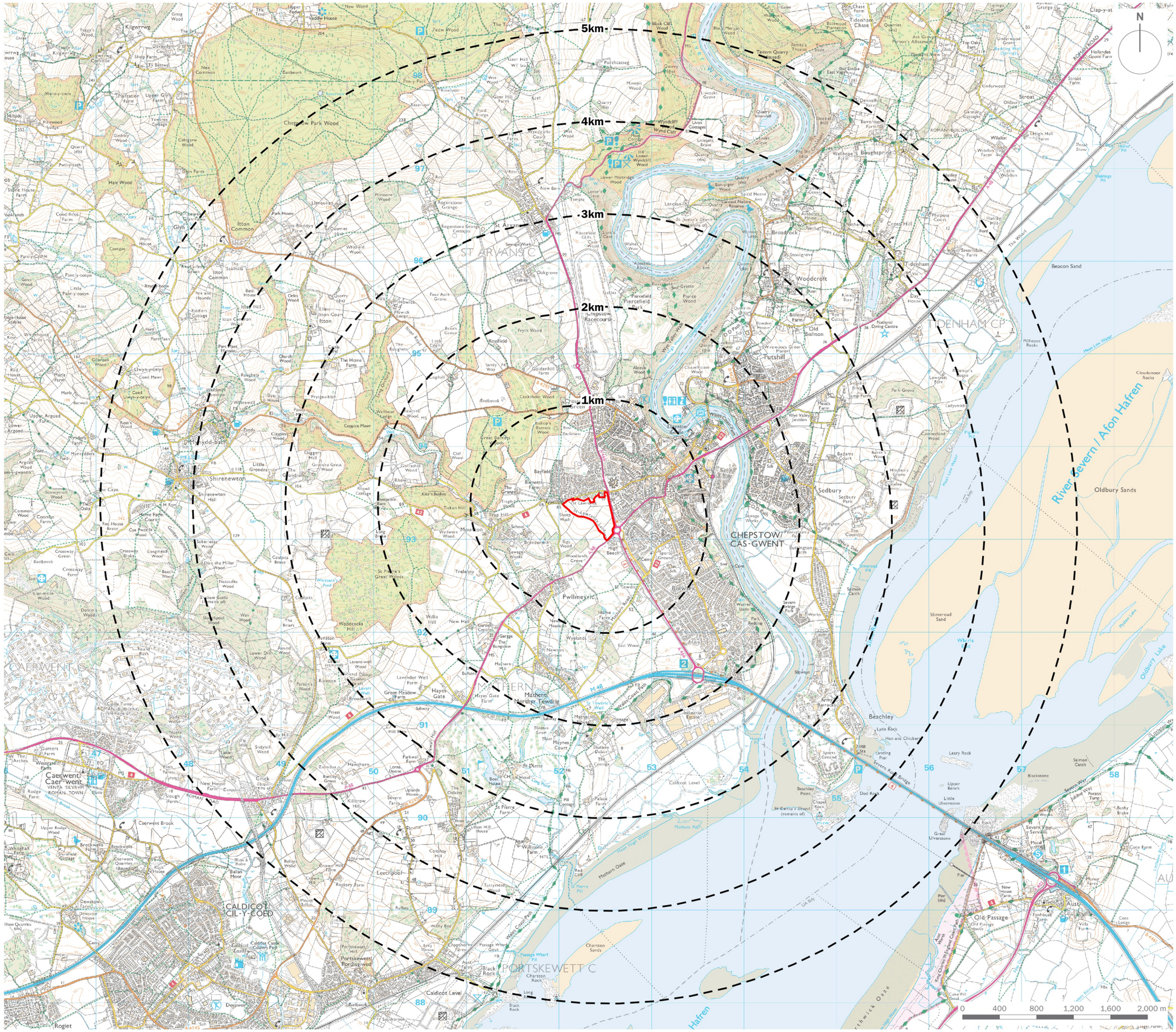
Plan EDP 1: Site Location and Site Boundaries
(edp6238_d007a 27 February 2024 GYo/JHa)

Plan EDP 2: Site Character and Context
(edp6238_d008a 27 February 2024 GYo/JHa)

Plan EDP 3: Landscape Designations and Other Relevant Considerations
(edp6238_d009a 27 February 2024 GYo/JHa)

Plan EDP 4: Other Environmental Considerations
(edp6238_d010a 27 February 2024 GYo/JHa)

Plan EDP 5: Findings of EDP's Visual Appraisal
(edp6238_d011a 27 February 2024 GYo/JHa)



Site Boundary

Range Rings (at 1km intervals)

client

Barwood Development Securities Ltd.

project title

Mounton Road, Chepstow

drawing title

Site Location and Site Boundaries

date	**27 FEBRUARY 2024**	drawn by	**GYo**
drawing number	**edp6238_d007a**	checked	**JHa**
scale	**1:40,000 @ A3**	QA	**DJo**

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Site Boundary

Contours (at 5m intervals)

Public Right of Way (PRoW)

National Forest Inventory

A Road

B Road

Other Road

Existing Tree/Woodland Belt

Existing Hedgerows (with Trees)

Gappy/Dispersed Hedgerows

Notable Viewing/High Point

Surface Water/Flood Area

client

Barwood Development Securities Ltd.

project title

Mounton Road, Chepstow

drawing title

Site Character and Context

date	**27 FEBRUARY 2024**	drawn by	**GYo**
drawing number	**edp6238_d008a**	checked	**JHa**
scale	**1:5,000 @ A3**	QA	**DJo**

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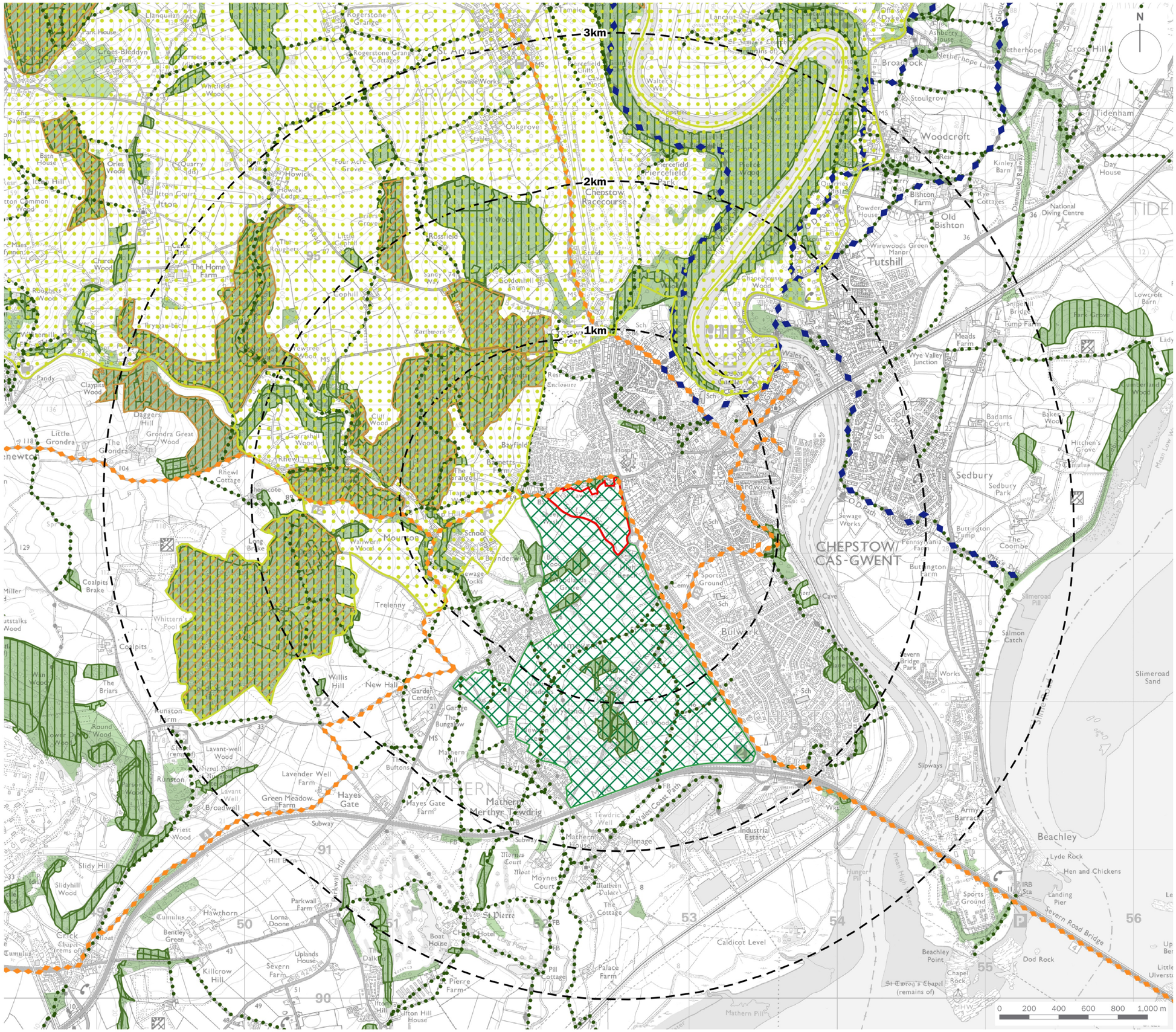

client

Barwood Development Securities Ltd.

project title

Mounton Road, Chepstow

drawing title

Landscape Designations and Other Relevant Considerations

date	**27 FEBRUARY 2024**	drawn by	**GYo**
drawing number	**edp6238_d009a**	checked	**JHa**
scale	**1:25,000 @ A3**	QA	**DJo**

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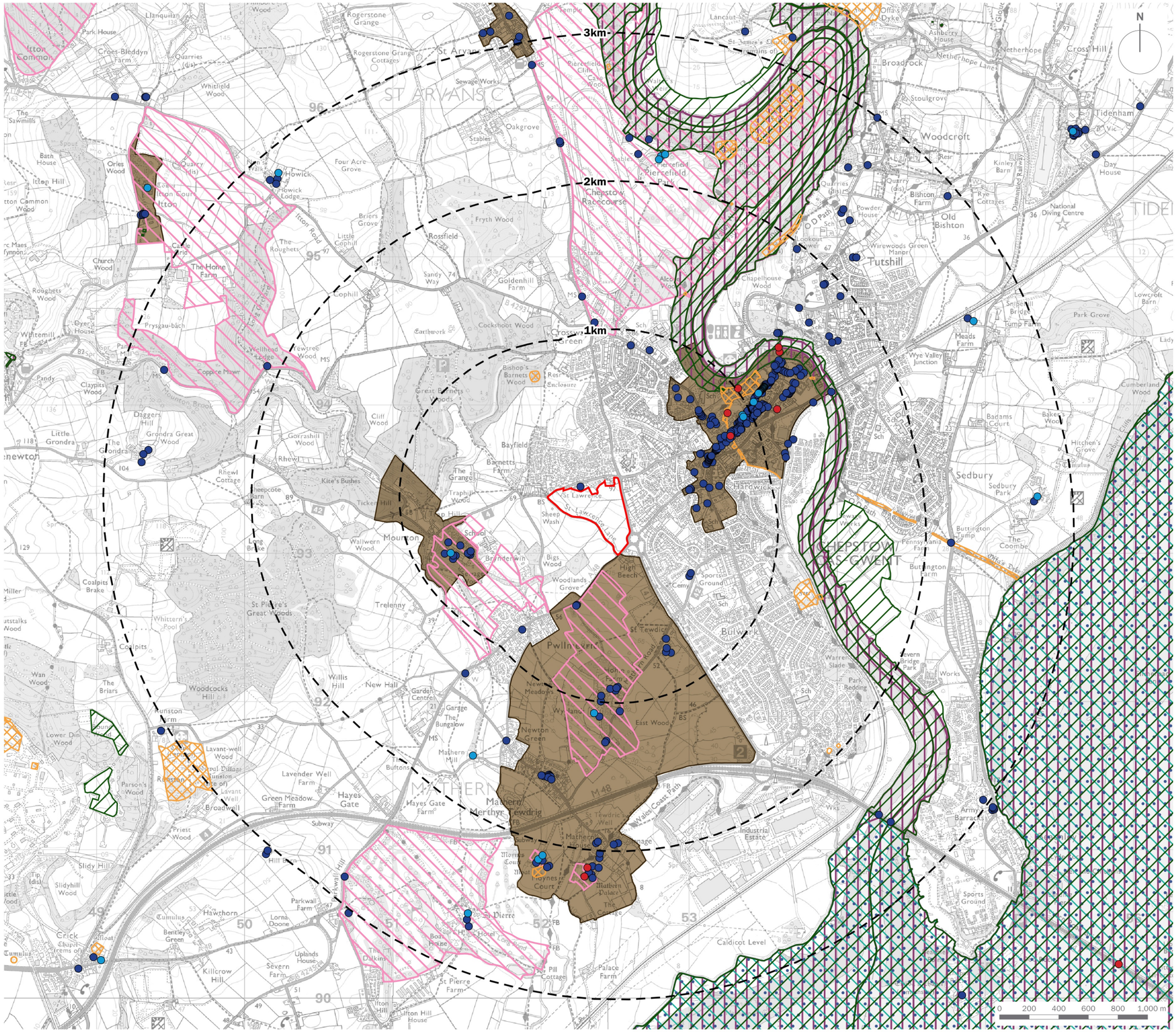

Site Boundary

Range Rings (at 1km intervals)

Ecology

Special Protection Area (SPA)

Special Area of Conservation (SAC)

Ramsar Site

Site of Special Scientific Interest (SSSI)

Heritage

Scheduled Monument

Registered Park and Garden

Conservation Area

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

client

Barwood Development Securities Ltd.

project title

Mounton Road, Chepstow

drawing title

Other Environmental Considerations

date	**27 FEBRUARY 2024**	drawn by	**GYo**
drawing number	**edp6238_d010a**	checked	**JHa**
scale	**1:25,000 @ A3**	QA	**DJo**

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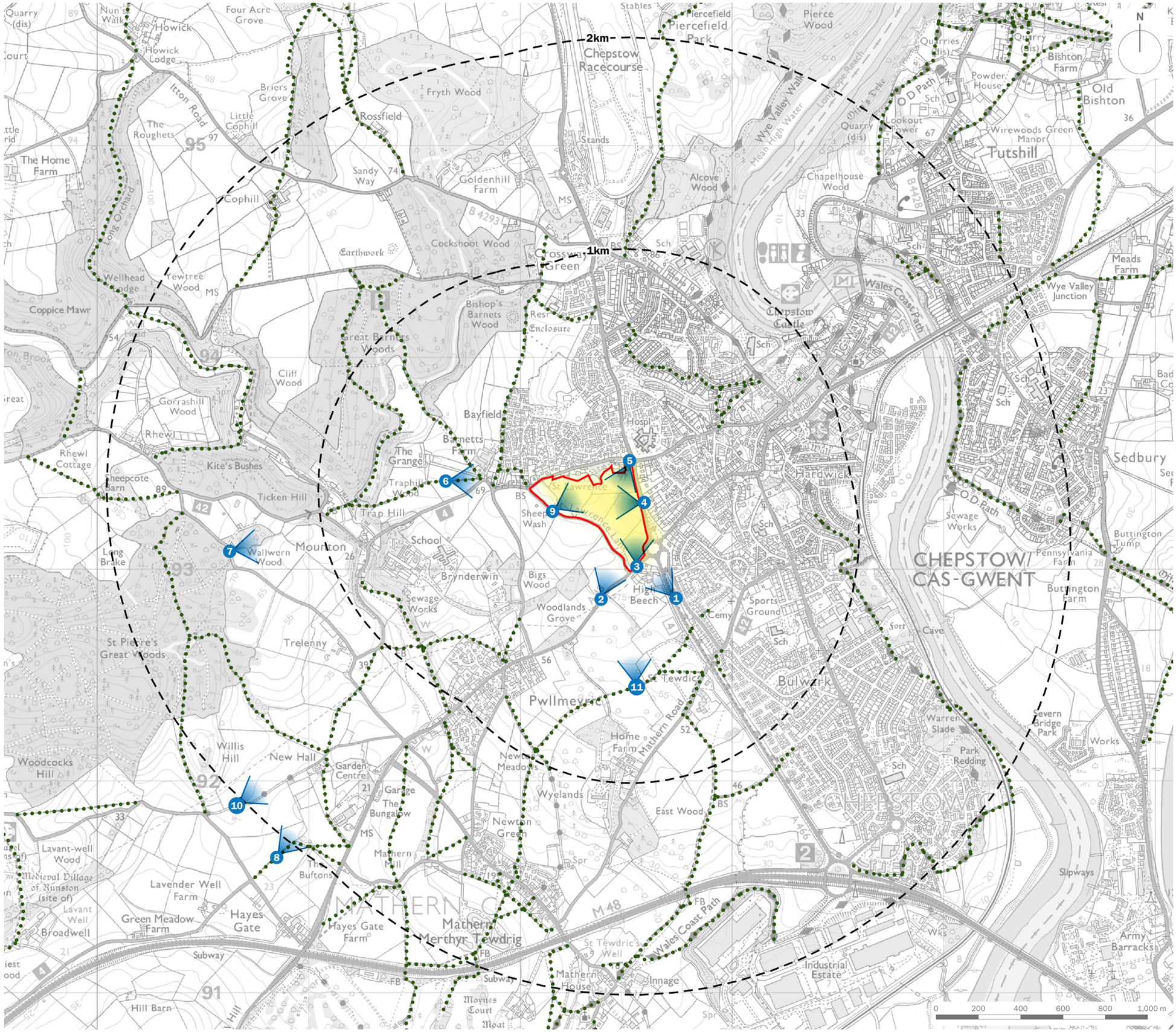

Site Boundary

Range Rings (at 1km intervals)

Public Right of Way (PRoW)

Photoviewpoint Location

Zone of Primary Visibility (ZPV)

client

Barwood Development Securities Ltd.

project title

Mounton Road, Chepstow

drawing title

Findings of EDP's Visual Appraisal

date	**27 FEBRUARY 2024**	drawn by	**GYo**
drawing number	**edp6238_d011a**	checked	**JHa**
scale	**1:17,500 @ A3**	QA	**DJo**

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