



Hallam Land Management Ltd

**Land West of Rockfield Road, Monmouth**

**Landscape and Visual Appraisal**

July 2016

**FPCR Environment and Design Ltd**

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## 1.0 INTRODUCTION

- 1.1 This is a Landscape and Visual Appraisal (LVA) of the proposed residential development of up to 130 dwellings at land at Rockfield Road, Monmouth. It has been prepared by FPCR Environment & Design Ltd.
- 1.2 The purpose of the LVA is to assess landscape character<sup>1</sup> and visual amenity<sup>2</sup>, and to assess the resulting landscape and visual effects of the Proposed Development on the receiving landscape receptors<sup>3</sup> and visual receptors<sup>4</sup>.
- 1.3 The landscape and visual effects are assessed in relation to the development as described with the *Planning Statement* and *Design & Access Statement*, and as identified on the *Framework Plan*.

### Context

- 1.4 A previous outline planning application for housing development covering the same site area as proposed by *this* application was submitted in 2008.
- 1.5 That application was refused by Monmouthshire County Council and was appealed by the appellant. At the Planning Inquiry (January 2014), a Landscape Proof of Evidence and Landscape & Visual Appraisal was prepared by FPCR.<sup>5</sup> The assessment and findings of these reports been taken into account when preparing this Landscape & Visual Appraisal.
- 1.6 The Inspector dismissed the appeal on the grounds of prematurity with regards to the then emerging Local Plan. However, on consideration of the effect of the development on the character and appearance of the area (there was a reason for refusal on landscape grounds in relation to the site being in a Special Landscape Area SLA designation), the Inspector stated the following;

***“Although the appeal proposal would extend the built development further along Rockfield Road, I consider that with the retention of the public footpath, appropriate landscaping to supplement the existing boundary hedges and the sensitive siting of the dwellings along the road frontage, the development could be designed to ensure that it could be sensitively integrated into its surroundings. On this basis, I consider the development would not have a serious harmful effect on the SLA (the SPA designations are no longer in place) and would accord with Policy C3 of the UDP. (§ 34)***

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<sup>1</sup> Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse [GLVIA3 definition]

<sup>2</sup> Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area [GLVIA3 definition]

<sup>3</sup> Landscape receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal [GLVIA definition]

<sup>4</sup> Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal [GLVIA3 definition]

<sup>5</sup> PINS REF: APP/E6840/A/13/2195263/NWF. LPA REF: DC/2008/00576

## 2.0 METHODOLOGY

2.1 The LVA has been prepared using the Guidelines for Landscape and Visual Impact Assessment GLVIA3 (2013)<sup>6</sup>. The full FPCR methodology that has been used is contained in **Appendix A**. The following provides a summary.

2.2 GLVIA3 states:

***“Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity (§1.3)”***

2.3 There are two components of LVIA that are described separately within this report:

- ***Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and***
- ***Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.***

2.4 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which the Proposed Development may be visible, the people who may experience views, and the nature of views.

2.5 The overall level of effects are determined by making judgements about two components:

- The nature of the receptor likely to be affected (known by the shorthand 'sensitivity') and;
- The nature of the effect likely to occur (known by the shorthand 'magnitude').

2.6 Judgements are made by considering:-

- The susceptibility of the receptor to the type of change arising from the specific proposal; and
- The value attached to the receptor.

2.7 Judgements on magnitude of change are made by considering:-

- The size and scale of the effect, for example whether there is a complete loss of a particular element of the landscape or a minor change;
- The geographical extent of the area that will be affected; and
- The duration of the effect and its reversibility.

### **Overall Landscape & Visual Effects**

2.8 Consideration of all of the above, alongside professional judgment - which, as explained in GLVIA3<sup>7</sup> is an important part of the process - feeds into a comprehensive assessment of effects on receptors.

<sup>6</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013

<sup>7</sup> GLVIA3 para 2.23

- 2.9 The criteria adopted for this LVA for landscape effects and visual effects are as follows:
- **Major** – An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
  - **Moderate** – An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
  - **Minor** – An effect that will entail limited or localised change to the existing landscape/ views;
  - **Negligible** – An effect that will be discernible yet of very limited change to the existing landscape or views.

### 3.0 PLANNING CONTEXT

- 3.1 The following provides a summary in relation to landscape and visual matters. A separate *Planning Statement* accompanies the planning application.

#### National Context

##### Planning Policy Wales (PPW), Edition 8, January 2016

- 3.2 National land use planning policies are set out in Planning Policy Wales (PPW), and Circulars that are supplemented by Technical Advice Notes (TANs).
- 3.3 Chapter 5 of the PPW states the following:

***The Welsh Government’s objectives for the conservation and improvement of the natural heritage are to:***

- ***promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats;***
- ***ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment;***
- ***ensure that statutorily designated sites are properly protected and managed;***
- ***safeguard protected species, and to***
- ***promote the functions and benefits of soils, and in particular their function as a carbon store. (§ 5.1.2)***

#### Local Context

##### Monmouthshire County Council Adopted Local Plan (2014)

- 3.4 The Adopted Local Plan includes Policy S13 – Landscape, Green Infrastructure and the Natural Environment. This states that:

***“Development proposals must:***

- 1. 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;*

*(iii) preserving local distinctiveness, sense of place and setting;*

*(iv) respecting and conserving specific landscape features, such as hedges, trees and ponds;*

*(v) protecting existing key landscape views and vistas.*

**2. Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network.**

**3. 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.**

**4. 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.**

3.5 Section 7 of the Local Plan addresses landscape and nature conservation. Policy LC1 - New Built Development in the Open Countryside states:

***“There is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, ‘one planet development’, rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism. In such exceptional circumstances, new built development will only be permitted where all the following criteria are met:***

***a) the proposal is satisfactorily assimilated into the landscape and complies with Policy LC5;***

***b) new buildings are wherever possible located within or close to existing groups of buildings;***

***c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside; and***

***d) the development will have no unacceptable adverse impact on landscape, historic / cultural or geological heritage, biodiversity or local amenity value”***

3.6 Policy LC5 – Protection and Enhancement of Landscape Character states:

***“Development proposals that would impact upon landscape character, as defined by LANDMAP Landscape Character Assessment, must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and site selection.***

***Development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects by:***

- a) Causing significant visual intrusion;***
- b) Causing significant adverse change in the character of the built or natural landscape;***
- c) Being insensitively and unsympathetically sited within the landscape;***
- d) Introducing or intensifying a use which is incompatible with its location;***
- e) Failing to harmonise with, or enhance the landform and landscape; and /or***
- f) Losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes of both the built and natural environment.***

***Particular emphasis will be given to those landscapes identified through the LANDMAP Landscape Character Assessment as being of high and outstanding quality because of a certain landscape quality or combination of qualities.***

#### **Monmouthshire Green Infrastructure SPG (April 2015)**

- 3.7 This report supports the interpretation and implementation of green infrastructure policies S13 and GI1 of the Local Plan. It notes that:

***“In order to encourage best practice, developers should follow the process and principles for embedding GI into development outlined in this section of the SPG. The key steps are:***

- 1: identify and map existing GI assets in and around the site***
- 2: consider how the development can contribute to local GI needs and opportunities and***
- 3: incorporate proposals into development design that maintain, protect and enhance GI, ensuring connectivity with the surrounding GI network”***

## **4.0 LANDSCAPE CONTEXT**

### **Designations**

- 4.1 Within Monmouthshire are the designated landscapes of the Brecon Beacons Area of Outstanding Natural (AONB) and the Wye Valley Area of Outstanding Natural Beauty (AONB). The Wye Valley AONB, which lies to the south and south east of Monmouth, is around 1.8km from the site at its closest point.
- 4.2 The previous Local Plan (Monmouthshire Unitary Development Plan UDP -Adopted 2006) identified a second tier of local designations in the form of Special Landscape Areas (SLAs). The SLA designation, which covered the majority of the landscape of Monmouthshire - to include the site - is no longer in place and has not been carried forward within the adopted Local Plan.
- 4.3 The document, Designation of Special Landscape Areas Study (July 2010), reviewed the SLAs as part of the evidence base for the Local Plan. The Local Plan records that:

***“The study notes that while SLA designation adds a further layer of protection to the landscape, designation of the majority of the County as SLA may undermine the intention of the policy designation to protect those more special landscapes, as reflected in PPW...”***



***“On consideration of the options, it has been agreed not to go forward with SLA designation and instead adopt a policy approach to landscape protection and management based upon landscape characterisation, as defined by LANDMAP Landscape Character Assessment. (§ 6.4.42 -6.3.43)***

### **National Context**

- 4.4 Landscape Character within Wales is based on LANDMAP (Landscape Assessment and Decision Making Process). Introduced in 1997, LANDMAP is structured around five chapters: “Geological Landscape”; “Landscape Habitats”; “Historic Landscape”; “Cultural Landscape”; and “Visual & Sensory”.
- 4.5 The site is located within a number of extensive LANDMAP character areas that cover large tracts of the landscape around Monmouth. According to the Monmouthshire Landscape Sensitivity and Capacity Study (2010), which locates the site within lands compartment ‘MO5’, the various “*aspect values*” for this area are the following:

<b><u>“LANDMAP Context</u></b>	<b><u>Aspect Value</u></b>
<b><i>Geological landscapes:</i></b>	<b><i>Almost all moderate</i></b>
<b><i>Landscape habitats:</i></b>	<b><i>Moderate</i></b>
<b><i>Historical landscapes:</i></b>	<b><i>Moderate</i></b>
<b><i>Cultural landscape:</i></b>	<b><i>Outstanding</i></b>
<b><i>Visual and sensory:</i></b>	<b><i>High”</i></b>

### **Local Context**

#### **Monmouthshire Landscape Sensitivity and Capacity Study - Main Settlements (2010)**

- 4.6 This report considers landscape character around the fringes of the main towns. With regards to the Monmouth, it observes the following:

***“The town is characterised by distinct valleys surrounded by a strong backcloth of hills. The valley floors are alluvial while the settlement lies on sand and gravel river terraces. The wide and powerful Wye has a flat open floodplain south of the town while the River Monnow has gently sloping valley sides. The surrounding hills are old red sandstone. The Kymin is particularly pronounced and prominent to the east with its wooded mosaic character and distinctive cottages high on the hill. The steep, partly wooded, ridge to the north rises towards Buckholt. To the south, the hills and valley sides are lower, although the minor steep ridge of St Dials Wood to the south is very important in enclosing, and acting as a backcloth to the settlement. The A40 [T] has to pass through a short tunnel to negotiate the landform. Kings Wood to the west is also a positive backcloth with gently sloping arable and pastoral field rising up to it. Farming is mainly pastoral with arable on gentle sloping well drained areas generally with low cut hedges, some with trees, or fences such as south of Wyesham. In addition to the surrounding hills, woodland can also be found on the steep valley sides adjacent to the Monnow, north of the town. (§ 6.4)”***

- 4.7 The study subdivides the landscape around Monmouth into a series of land areas (see **Figures 5-6**). The report makes a judgment on the landscape sensitivity of these and their potential capacity for housing.
- 4.8 The site falls within area 'MO5', which is judged to be of "**medium**" landscape sensitivity and of "**medium**" capacity for housing". The majority of the surrounding landscape around Monmouth is of higher landscape sensitivity and has, according to the findings of the report, limited capacity in which to accommodate development, being assessed as either "**low**" or "**medium-low**".
- 4.9 The characteristics of 'MO5' are defined by the study as the following:

***"Gently sloping undulating lowland.***

***Medium sized arable and pastoral fields with outgrown and low-cut hedges.***

***Trees, some of them coniferous, to the north and in a copse within the arable field.***

***Whilst generally open the area is enclosed to an extent by rising land to the north, west and east.***

***The area is bounded by the recent settlement edge to the south which overlooks it and is between the Offa's Dyke and Rockfield Road approaches to the settlement.***

***The area is within SLA apart from an area allocated for housing located centrally"***

- 4.10 This description and characteristics of 'MO5' are now somewhat out of date as the SLA designations no longer exist, whilst the landscape in relation to the site has changed. The housing allocation - that was a field at the time of the report - is now built and borders the site to the south west. This is the Parc Glyndwr (Charles Church) development (see **Figure 2**).

#### **SPG Draft Landscape Study, Monmouthshire Landscape Assessment (2001)**

- 4.11 Although not referred to within the Local Plan, the previous Local Plan made reference to the work completed by the SPG Draft Landscape Study, Monmouthshire Landscape Assessment (2001).
- 4.12 Within that report the site is located within Landscape Character Area 45: Monmouth Hinterland. This covers a broad area of the landscape around the northern and western edges of Monmouth, in addition to the Monnow valley landscape close to the older core of the town (**Figure 7**). The Monmouth Hinterland is described as the following:

***"A flat sheltered valley basin forming part of the floodplain of the River Monnow. It is a farmed landscape of large fields of arable crops and permanent pasture enclosed by a strong structural network of traditional field boundaries. Sheltered and overlooked by the adjacent town of Monmouth and the wooded slopes of Buckholt large-scale poultry units disrupt this rural landscape. Historically an area with clear Roman connections"***

## 5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY

### Introduction

- 5.1 The baseline appraisal has been formulated through a review of landscape characterisation work together with field surveys of the site and the local landscape.

### Context

- 5.2 The wider landscape is effectively shaped by the Rivers Wye and Monnow with the settlement of Monmouth occupying the river valleys and the rising slopes above the valley floor. Prominent wooded hills effectively surround Monmouth and this includes The Kymin to the south of the Wye within the Wye Valley AONB.

### Site Features & Context

- 5.3 The Location Plan and Aerial Photograph (**Figures 1- 2**) illustrates the site's relationship with Monmouth and the surrounding landscape.
- 5.4 The site covers an area of 4.33ha and comprises a single rectilinear grassland field that is bounded by existing residential development and the B4233 Rockfield Road.
- 5.5 The site lies adjacent to the existing settlement edge of Monmouth, which is represented by modern residential properties at Hamilton Way, Levitsfield Close and Trafalgar Close - part of the locally known Rockfield Estate that lies immediately to south – and housing at Catherine Close within the recently constructed Parc Glyndwr development to the south west.
- 5.6 Beyond the Parc Glyndwr development is Watery Lane and Offa's Dyke path (Public Right of Way). This long distance recreational route heads towards the prominent King's Wood Hills that occupy the land to the west of Monmouth.
- 5.7 The built up area of Monmouth extends to the south of the site. The older historic part of the town lies around 2km from the site and is situated on a slight rise above the confluence of the Rivers Monnow and Wye.
- 5.8 The site's eastern boundary includes a narrow watercourse/drainage ditch that is defined by managed hedgerows. Adjacent is a footway and the Rockfield Road. The landform rises to the east to form a narrow well-treed ridge at Ancre Hill. Ancre Hill Vineyard (Ancre Hill Estates) occupies part of the west facing slopes of Ancre Hill.
- 5.9 The site's northern boundary is defined by a tall and well established hedgerow which includes some mature broadleaved and coniferous trees. Further north, beyond the hedge, the landscape gently rises to the property of Croft-y-Bwla Farm. Further afield is the village of Rockfield around 1.5km from the site.
- 5.10 A Public Footpath<sup>8</sup> runs through the central part of the site and is bound by a post and wire fence. It runs through the Rockfield Estate and enters the site from Levitsfield Close. It cuts through the northern hedgerow before heading east past two properties that lie adjacent to the site on Rockfield Road .
- 5.11 There is a further Public Footpath<sup>9</sup> to the north that connects a Bridleway on Ancre Hill with the Offa's Dyke path.

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<sup>8</sup> (No.127 Monmouth)

<sup>9</sup> (No. 278 Monmouth)

### Landform

- 5.12 The site and much of the surrounding built-up area is located within the lower lying Monnow Valley. The site's landform is comparatively flat in its character at 26-29m Above Ordnance Datum, although it very gently falls from the northern boundary towards the settlement edge of the Rockfield Estate.
- 5.13 The topography of the wider landscape is characterised by rising land to the north, east and west, that effectively contains the site with the wider landscape, as illustrated in **Figures 3-4**. Local high points in the vicinity include Ancre Hill (c50m AOD) and at Sergeant's Grove (c90m AOD), near Croft-y-Bwla. The landform rises more significantly at the King's Wood Hills (c195m AOD) to the west and at Buckholt to the north (c199m AOD).

### Landscape Value

- 5.14 In all landscapes there will be variances in the level of landscape value depending on a number of factors. GLVIA3 describes those elements that are generally agreed to influence value - which are: Landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects, and associations.
- 5.15 An evaluation on each element is explored which results in an overall conclusion on the landscape value of the site and its immediate landscape. This is based upon reasoned professional judgment and a word scale of high-medium-low as outlined in the LVA Methodology (**Appendix A**).

### Landscape Quality (condition)

- 5.16 The site's landscape shows no apparent sign of degradation or dereliction and the fabric of its landscape is considered to be relatively intact and, overall, in a fair condition. The immediate landscape around it has been subject to some recent disruption as part of the construction activities of the Parc Glyndwr development.

### Scenic Quality

- 5.17 The wider landscape around Monmouth is pleasant and attractive due to its prominent wooded hills, its valley pastures and the river corridors of the Wye and Monnow. The site, itself, is not considered to be special, distinctive or 'out of the ordinary' in scenic terms. It comprises a rather unremarkable single field that is largely devoid of any significant landscape features and one that is strongly influenced by the adjacent modern built up area of Monmouth.

### Rarity

- 5.18 The site does not lie within a rare Landscape Character Type and it does not contain any particularly unusual landscape features. The site's fabric of mature trees and boundary hedgerows are commonplace elements within this landscape- although they are of some local value.

### Representativeness

- 5.19 The site and the surrounding landscape is considered to be broadly representative of the Monmouth Hinterland Landscape Character Area in which it is located and the descriptions that are identified within compartment 'MO5'.

**Conservation Interest**

- 5.20 The site is not covered by any ecological or heritage designation. Its boundary hedgerows, particularly the northern hedge, are considered to be of some local value.

**Recreation Value**

- 5.21 Part of the site is publically accessible with a Public Footpath running through the middle of the field. This connects the Rockfield Estate with other local rights of way that provide access around Monmouth to include the long distance Offa's Dyke Recreational Path.

**Perceptual Aspects**

- 5.22 Given the site's relationship with the built-up area, which also includes vehicle activity along the Rockfield Road, the site and the immediate area does not display any marked sense of tranquillity or indeed any sense of wildness.

**Associations**

- 5.23 In so far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor any notable events in history.

**Summary**

- 5.24 In summary, the site contains no significant or rare landscape features, exhibits no marked sense of scenic quality or tranquillity, is not covered by any conservation interests and is strongly influenced by its interrelationship with the existing built-up area of Monmouth. Its landscape fabric is considered to be generally intact, with its boundary hedgerows, mature trees and watercourse/ditch providing some local value. The site also provides some recreational value with the Footpath that runs through the field and some local value for adjacent residents - as is often the case with greenfield sites on the edge of settlements. It is assessed by the Monmouthshire Landscape Sensitivity and Capacity Study (2010) as lying within a landscape of lesser sensitivity and of greater ability to absorb change in contrast to much of the surrounding landscape around the fringes of the town.
- 5.25 In consideration of the above factors, and based upon the methodology (**Appendix A**) and qualitative professional judgment, it is considered that site is limited of landscape value in overall landscape terms and is judged to be of **low-medium landscape value**.

**VISUAL AMENITY**

- 5.26 The interaction of landform, settlements and vegetation determines the overall extent of visibility across the landscape. An analysis of the site's visual envelope (i.e. the area in which the site may be visible) and the availability of views of the site has been undertaken in parallel with the landscape character analysis.

**Visual Receptors**

- 5.27 Visual Receptors include residents, users of public rights of way, users of open spaces and recreational facilities, highways users and people at their place of work. In general, the first two categories (residents and rights of way users) are normally of higher susceptibility (sensitivity) to change, although the surrounding context can, in some cases, have a bearing on susceptibility.

### Viewpoints

- 5.26 Photographs have been taken to demonstrate representative views for visual receptors. The photographs demonstrate varying levels of site visibility and they include both short and long range views from the landscape to enable the likely visual effects of the Proposed Development on visual receptors to be determined. **(Figure 8)**
- 5.27 The current visual context that is experienced by the visual receptors is included within the *Visual Effects Table*. This includes a judgment on the susceptibility (sensitivity) of change and the value ascribed to the view.

### Summary

- 5.28 The baseline analysis has reviewed a number of potential visual receptors within the landscape to establish the area in which the site is visible and the different groups of people who may experience views of it.
- 5.29 Views of the site from the wider landscape are restricted or prevented by a combination of:
- The surrounding built-up area of Monmouth that wraps around the site to the west and south;
  - Overlapping hedgerows and mature trees within the local landscape. This includes the site's tall northern hedgerow which provides a strong natural boundary, and tree cover along the northern stretches of Rockfield Road;
  - Gently rising local topography immediately to the north of the site at Croft-y-Bwla and to the east of the Rockfield Road at Ancre Hill vineyard; and
  - By more prominent ridges within the wider landscape at King's Wood Hill to the west, Ancre Hill to east and Buckholt hills to the north.
- 5.30 From the analysis of the baseline visual resource a number of reasoned conclusions can be drawn:
- 1) Residents on the edge of the Rockfield Estate (Hamilton Way, Levitsfield Close and Trafalgar Close), and those on the edge of the Parc Glyndwr development (Catherine Close), together with the two properties on the Rockfield Road have, because of their position, close range views of the site. Built elements from part of their existing experience as receptors have views of surrounding properties, e.g. residents in Hamilton Way have views of buildings in Catherine Close and vice versa.
  - 2) As they move towards and through the site the experience for Footpath users includes views of the site field and the built-up area. (See representative **Viewpoints A-C**).
  - 3) From the nearby Footpath that lies to the north users have glimpsed views of the site and housing in the Rockfield Estate through the northern hedge, together with views of housing at Parc Glyndwr. (See representative **Viewpoints D, G and Q**). The existing settlement edge is part of the current experience.
  - 4) The site is not visible from that part of the Offa's Dyke Path that lies to the west of Monmouth on account of the intervening built form of Parc Glyndwr, in addition to landform and tree cover within the vicinity of the path (See representative **Viewpoints L and M**).

- 5) Users on Watery Lane experience views of the King's Wood Hills and the settlement edge of Monmouth. Views of the site are prevented by the built up area of the Parc Glyndwr development.
  - 6) The elevated Ancre Hill Public Bridleway is contained by tall hedgerows and, for the most part, there are very few opportunities in which to gain views out across the wider landscape. From the property of Cellar Door, Ancre Hill Vineyard (see **Viewpoint K**), which occupies an elevated position, receptors have views of the site and the built-up area of Monmouth together with more distant views of the King's Wood Hills. As the route heads southward towards Monmouth views towards the site are effectively obscured by landform and tree cover (see representative **Viewpoints I and J**).
  - 7) Approaching Monmouth from the Rockfield Road, views into the site and the settlement edge are obscured by landform, roadside vegetation and by the tall northern hedgerow (see representative viewpoints **Viewpoint R and H**). Views into the site only really become apparent when highway users are directly passing it. (**Viewpoint F**).
  - 8) From the elevated vantage point of The Kymin to the south of the Wye there are extensive panoramic views across the Monnow Valley. The site is difficult to distinguish on account of distance and by the built form of Monmouth that is visible within the valley.
  - 9) There are no views of the site from the older core of Monmouth.
- 5.31 In conclusion, visibility of the site is comparatively limited in overall extent with views localised to the site or its immediate confines. These are judged to be from the following receptors:
- Residents that are immediately adjacent, such as those on the edge of the Rockfield Road Estate and Parc Glyndwr;
  - Users of the site's Public Footpath and the Footpath to north;
  - Users of the Ancre Hill Bridleway; and
  - Highway users travelling past the site on the Rockfield Road.
- 5.32 For all of these receptors the extent of visibility and the nature and context of their view varies. For example, visibility of the site from the Ancre Hill Bridleway is more or less limited to a single viewpoint near the property of Cellar Door, whilst from the Footpath to the north clear views into the site are effectively restricted by the tall boundary hedgerow.

## 6.0 PROPOSED DEVELOPMENT- DESIGN

- 6.1 The Proposed Development seeks consent for up to 130 residential dwellings, open space, and habitat creation. Access into the site would be taken via a new junction from the Rockfield Road.
- 6.2 The proposals are identified on the submitted *Framework Plan* and within the *Planning Statement* and the *Design & Access Statement (DAS)*. The *DAS* explains the evolution of the scheme and design process that has led to the application. The *DAS* also includes an *Indicative Masterplan*.

### Design Process

- 6.3 The masterplanning process has been guided by the baseline studies of landscape character and visual amenity. Design and mitigation measures are adopted to ensure that the Proposed Development in terms of the location, layout and disposition of built uses are appropriately and sensitively assimilated into the landscape so that the impact and consequential effects on landscape and visual receptors are minimised.
- 6.4 The site's landscape fabric (i.e. its boundary hedgerows, mature trees, watercourse/ditch and Public Footpath) form key components of the Masterplan. They provide an established structure in which to define and accommodate the built development.

### Green Infrastructure (GI) Framework

- 6.5 An integral part of the development proposals is its (GI) framework and strategy.
- 6.6 In essence, the approach is to conserve the limited features that exist within the site such as the existing boundary trees and hedgerows and, moreover, to provide enhancement by delivering new landscape habitats. This includes:
- 1) the conservation and reinforcement of the site's hedgerow boundaries with the planting of new broadleaved trees and shrubs to maximise biodiversity benefits;
  - 2) the creation of grassland habitats that can be designed and managed for wildlife and amenity value; and
  - 3) the creation of a central area of open space for active play and recreation and the improvement of the existing Public Footpath.
- 6.7 The following provides the guiding landscape principles for the Proposed Development that has been informed by the baseline analysis.
- 1) To minimise impacts on landscape and visual receptors, through a well-considered masterplan and green infrastructure (GI) framework, that addresses, amongst other things:
    - a) The location of built development within the site having regard to surrounding landscape and built features;
    - b) The considered and appropriate use of scale and height for new buildings; and
    - c) Using materials, colours and design details that relate and respond to local character and the site's surroundings so that new housing is well related to its context.
  - 2) To establish an attractive well-designed (GI) framework that is interconnected and multifunctional in its design, so that it is designed and managed to encourage biodiversity and recreation.
  - 3) To retain the site's boundary hedgerows and to strengthen these with new habitat creation. This includes:
    - a) Creating an appropriate interface between the existing northern hedgerow and the new built development. This includes the creation of a habitat corridor of additional broadleaved trees and shrubs within, and alongside, the mature hedge; and



- b) Providing a 'green' frontage onto Rockfield Road with new homes actively facing this landscape feature. This includes conserving the hedges and the watercourse and introducing new planting to include new trees to mirror those on the far side of the road.
- 4) To provide opportunities for play and recreational that are safe, secure and easily accessible for the local community. A central area of open space to include equipped children's play provision is proposed. This will form a key feature space within the layout and would be located alongside the existing Footpath so there is good connectivity to this area for the wider community. Well-designed new homes - set within shared surface streets - will 'face' the area to create an attractive, appealing and well surveyed public space.
- 5) To retain the existing Footpath and to improve the route by locating it within a new corridor of open space supplemented with intermittent feature trees, shrubs, hedges, and ground cover planting to create an attractive 'green route'
- 6) To create a network of well-designed pedestrian and cycle friendly streets that provide connections onto the Footpath and the footway onto Rockfield Road, so that residents can access the local right of way network such as the Ancre Hill Bridleway and Offa's Dyke Path.
- 7) To provide an appropriate drainage strategy that includes the provision of a detention basin within a broad area of greenspace along the Rockfield Road frontage. This can be designed both for drainage and ecological benefits with the introduction of appropriate species, trees and grasslands mixes. This would create a feature space within the layout with buildings and streets overlooking the greenspace.
- 8) To explore opportunities in which to 'green' the residential layout with the use of street trees to help 'soften' the built form and to act as landmark feature and to encourage the planting of garden trees, native hedgerows and shrubs for garden frontages;
- 9) To explore and develop with the Local Authority, through the detailed design stage of reserved matters submissions, the selection of species, the character and design of all greenspaces and the public realm treatment; and
- 10) To ensure that there is an appropriate mechanism in place so that the long term maintenance and management of the GI framework can either be adopted by the Local Authority or by a landscape management company.

## **7.0 LANDSCAPE EFFECTS**

### **Landscape Susceptibility to Change**

- 7.1 It is reasonable to conclude that in *all* landscapes there will be variances in susceptibility to change<sup>10</sup>, depending on the receptor's landscape character and its value, and the type and magnitude of change that would occur upon it.

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<sup>10</sup> The ability of the landscape receptor to accommodate proposed development without undue consequences for the maintaining the baseline situation and/or the achievement of landscape planning policies and strategies.[GLVIA3]

- 7.2 Through the process of the LVA it is concluded that the site and the immediate landscape is neither of high landscape value nor of high susceptibility to change. The LVA assesses that the site is of **low-medium landscape value** and of **low-medium susceptibility to change**.

#### **Landscape Sensitivity**

- 7.3 The nature of the site's landscape sensitivity is based upon professional judgment that takes into account its susceptibility to change arising from the Proposed Development, together with its landscape value.
- 7.4 In conclusion, and having considered various factors, it is judged that the site and its immediate landscape is of **low-medium landscape sensitivity**. As a receiving landscape in which to absorb new development it has the capacity in which to accept change in the form of well-planned development, as proposed by the *Framework Plan*.

#### **Magnitude of Landscape Change**

- 7.5 As a consequence of the site's containment within the wider landscape, there would be very limited landscape change to the wider landscape receptors. It is assessed that the magnitude of landscape change on the site itself would be *high-medium* (i.e. the overall landscape receptor will be fundamentally /obviously changed) as a result of the alteration from an open field to built development - which is an inevitable outcome of development on greenfield land. Whilst the site's landscape would change, this is tempered by the fact that the Proposed Development would be located within an existing context of modern residential properties. New built development in the form of housing would not be an uncharacteristic or incongruous feature as it would be observed alongside and within the backdrop of existing housing.

#### **Assessment of Landscape Effects**

- 7.6 The *Landscape Effects Table* provides an assessment of the landscape effects on the landscape receptors. The assessment process considers the effects that would be expected during the construction phase, as well as at the outset and in the longer term at 15 years after completion. The assessment takes into account the magnitude of landscape change that would be experienced and the effects on landscape character resulting from the Proposed Development.

#### **Landscape Effects – Construction**

- 7.7 It is expected that all construction works would be carried out in accordance with best practice procedures to minimise any adverse impact on landscape character. Appropriate and standard methods will be adopted to protect trees and hedgerows and that are retained based upon guidance contained within BS 5837<sup>11</sup>.
- 7.8 The construction phase would be over a short duration and consequently the landscape effects on the site would not be permanent and would be short term in their nature.

#### **Landscape Effects – Operation**

- 7.9 To accommodate the Proposed Development there will be an inevitable change on the site. There would be a permanent loss of the single field and some landscape disruption to the hedgerow along the site frontage to facilitate the proposed access. New tree and hedgerow

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<sup>11</sup> BS5837, Trees in Relation to construction,

planting is proposed along the road frontage and across the site which will compensate for this loss in vegetation.

- 7.10 As a result of the site's containment within the wider landscape it is judged that the direct impact on the landscape would be restricted to the site. There would be very limited landscape impact and effects on the surrounding landscape. It is judged, for example, that there would be no major alteration to the overall character and the key characteristics of the landscape character area of the Monmouth Hinterlands.
- 7.11 It is considered that at the outset (on the completion of the Proposed Development) the impact of the Proposed Development on the site would result in a **moderate-minor adverse** landscape effect. At Year 15, i.e. 15 years after completion, the GI framework would be in place and would be delivering a maturing landscape of trees and hedges etc. As a consequence, the benefits being delivered by the GI are considered to reduce the level of landscape effects in the longer term to **minor adverse- negligible**.
- 7.12 It is considered that a high quality well-designed development, that is set within a perimeter framework of conserved and new landscape habitats and one that is located alongside the established settlement edge would not result in any unacceptable long term landscape harm.
- 7.13 In summary, this conclusion is reached by the following analysis:
- 1) The site is not covered by any landscape quality designation.
  - 2) A considerable proportion of the surrounding landscape around Monmouth is judged by the Monmouthshire Landscape Sensitivity and Capacity Study (2010) as falling within a landscape of "high" or "high-medium" landscape sensitivity. The Study defines the site falling within a landscape of lesser sensitivity. The Inspector at the planning appeal noted that:  
  
***"The appeal site is, therefore, of lesser sensitivity and has higher capacity than most areas surrounding Monmouth and on this basis, the effect of its development on the landscape could potentially be less than on other sites*** (para 24)
  - 3) The main bulk of the site that would be developed is devoid of landscape features of note and comprises improved grassland that is limited ecological and landscape value. Its perimeter hedges and mature trees can be readily conserved and can be ultimately strengthened and enhanced in the longer term by the provision of new species rich hedgerow planting and broadleaved tree cover.
  - 4) Change and effect would be restricted to a rather unremarkable single field that is already strongly influenced by the context of modern residential properties.
  - 5) The site's landscape is judged to be potentially tolerant of change. New housing would be observed within the context of the built-up area and would be well contained within the wider landscape as result of existing vegetation and landform.

## 8.0 VISUAL EFFECTS

### Representative Visual Envelope

- 8.1 A representative Visual Envelope (VE) has been prepared which has been determined through the fieldwork analysis (**Figure 8**). The VE illustrates the potential area of the landscape in which the Proposed Development is expected to be visible for those visual receptors that are within this landscape.
- 8.2 Opportunities for views of the Proposed Development may potentially occur outside the VE although it is concluded that distance would reduce prominence and perceptibility. Furthermore, views of the built development are likely to be difficult to clearly distinguish because of intervening features and by the fact the housing would be viewed within – and as part of - the built-up area of Monmouth.

### Magnitude of Change and Visual Effects

- 8.3 The magnitude of change and the judged visual effects upon receptors have been assessed and are contained within the *Visual Effects* table. The Visual Amenity Plan (**Figure 8**) identifies the representative photographs for these receptors (**Figures 9- 22**) that assist in determining judgements on the level of change and effect.

### Visual Effects - Construction

- 8.4 Inevitably, those receptors in closest proximity such as residential receptors in the Rockfield Estate and Parc Glyndwr would afford views of construction vehicles and associated machinery, along with site compounds, earthworks and ground modelling etc. It is expected that all construction works would be carried out in full accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phase.
- 8.5 There will be some adverse short term effects upon local visual amenity. The construction phase would be over a relatively limited period of time and the consequential effects would, therefore, be short term in their nature.

### Visual Effects – Operation (Year 1 and Year 15)

- 8.6 The following provides a summary of the key findings on the Visual Effects Table and focusses on those receptors identified within the baseline assessment that have full or partial views of the site and are expected to experience change. A full analysis of *all* of the receptors is contained within the Visual Effects Table.
- 1) The fieldwork has concluded that there are a comparatively limited number of visual receptors that have clear views of the site - and therefore Proposed Development upon it. Effects on visual amenity would be limited to localised receptors within a relatively small Visual Envelope (VE).
  - 2) The Proposed Development would be contained within the wider landscape by the following:
    - a) The adjacent built form of the Rockfield Estate and the Parc Glyndwr development;
    - b) Vegetation within the surrounding landscape to include the tall northern hedgerow - which includes some coniferous planting; and

- c) The gentle rise in the landscape to the north at Croft-y-Bwla and the more prominent rise in the landscape at Ancre Hill;
- 3) As a result, there would be few opportunities in which to gain clear views of the Proposed Development from the wider landscape. Where there are occasional views, such as from the elevated vantage point at Ancre Hill (see **Viewpoint K**), new housing would be viewed against the backdrop of buildings in the Rockfield Estate and the Parc Glyndwr development that are already apparent.
  - 4) Whilst new housing would be clearly visible for those residents that border the site, new buildings, streets and greenspace would be observed within the setting of existing residential properties that are part of their current visual experience.
  - 5) From the nearby Footpath that runs north of the site (**see Viewpoint D, G and Q**), views of new housing would be filtered and 'softened' by planting within the northern hedgerow. In overall terms, there would be no significant change in the experience for these receptors. Views of housing would be observed within the context of existing housing at Rockfield Estate and Parc Glyndwr that are an inherent part of the route's character as it follows the fields around the edge of Monmouth.
  - 6) The Public Footpath (127) that crosses the site would be retained in-situ and would be located within a new corridor of open space with new buildings and streets overlooking the route. As receptors enter the site from the Rockfield Road estate they will have already walked through an existing residential context and the Proposed Development would be a continuation of this and, in conclusion, would not be a significant change in the nature of the route.
  - 7) On the approach into Monmouth views of the Proposed Development would only really become apparent when highway users are effectively passing the site on Rockfield Road (see **Viewpoint F**). Fleeting views would be afforded of housing setback behind a green roadside frontage and observed within the context of the existing built-up area. There would be no marked level of adverse effect on these receptors.

## 9.0 CONCLUSION

- 9.1 The site is defined as a comparatively flat rectilinear field that abuts the settlement edge of Monmouth. Both its landscape and visual character is strongly influenced by modern residential properties that border and overlook the site.
- 9.2 The site contains a short sward of improved grassland of limited landscape and biodiversity value. Although the boundary hedges are of some local landscape value the main part of the site contains no significant landscape features. On account of its relatively limited landscape features and its settlement/ urban edge character, it is considered to be rather unremarkable in landscape terms.
- 9.3 Aside from a break in the Rockfield Road hedgerow to accommodate the proposed new access, the Proposed Development retains all of the site's perimeter hedges and trees. These would be strengthened and enhanced with new native tree and hedgerow planting.
- 9.4 The site is well contained in the wider landscape by a combination of the built form of Monmouth to the south and to the west, the well treed northern hedgerow, overlapping vegetation within the

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surrounding landscape, and by rising landform which includes the wooded ridge at Ancre Hill and gently rising land at Croft-y-Bwla.

- 9.5 Whilst there would be some adverse landscape and visual effects at the outset (Year 1) on account of the permanent loss of the field and the change from grassland to built development, it is judged that these effects would be localised to the site and effects would be limited in their extent.
- 9.6 It is considered that the site's landscape character has the ability in which to absorb development of the scale and type proposed without causing any unacceptable long term landscape and visual harm.

**LANDSCAPE EFFECTS TABLE**

LANDSCAPE EFFECTS TABLE								
Landscape Receptors and Reference	Judged Sensitivity of Landscape <sup>i</sup>		Judged Magnitude of Landscape Effects		Commentary	Overall Effect at Construction Phase	Overall Effect upon completion	Overall Effect at 15 years post completion
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the effects reversible?				
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No NA		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
<b>Landscape Designations:</b>								
Wye Valley Area of Outstanding Natural Beauty (AONB)	High  (Variations will occur across the AONB)	High  (Variations will occur across the AONB?)	Negligible-None (construction) None (year 1) None (year 15)	No	The AONB covers an extensive area of the landscape to the south and south east of Monmouth. The AONB is c1.8km away from the site at its closest point. There would be no direct impacts upon the AONB. From the elevated high points on the edge of the AONB, near The Kymin, the development would be very difficult to distinguish and would be observed as a very minor component within the wider urban area of Monmouth that is visible within the valley. It is considered that the overall key characteristics and features across the wider AONB would not be changed and would not lead to any substantial adverse effects on the LCA	Negligible-None	None	None
<b>Landscape Character Areas<sup>12</sup></b>								
45: Monmouth Hinterland	Variations will occur across the LCA. Within the context of the site judged to be <b>Low-Medium</b>	Variations will occur across the LCA. Within the context of the site judged to be <b>Low-Medium.</b>	Low (construction) Low (year 1) Negligible (year 15)		The site falls within this LCA. The LCA covers the immediate landscape around fringes of Monmouth. It includes the landscape to the north and west of the Rockfield Estate up to the lower slopes of King's Wood LCA, as well as the landscape to the east of the Rockfield Road between the ridges of Ancre Hill and Osbaston. There would be a localised change and adverse landscape effect on the LCA as a result in the loss of the site's grass field and the change to built development. The development includes the retention of the site's boundary hedges and trees and new planting is introduced to strengthen these habitats. The development would be seen alongside the existing settlement edge and would be well contained within the wider landscape. It is considered that the overall key characteristics and features across the wider LCA would not be changed, and that the Proposed Development would not lead to any substantial adverse effects on the LCA.	Minor Adverse	Minor Adverse- Negligible	Negligible

<sup>12</sup> These LCAs are taken from the Monmouthshire Landscape Study (2001)

LANDSCAPE EFFECTS TABLE								
Landscape Receptors and Reference	Judged Sensitivity of Landscape <sup>i</sup>		Judged Magnitude of Landscape Effects		Commentary	Overall Effect of Construction Phase	Overall Effect upon completion	Overall Effect at 15 years post completion
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No NA				
Site & Immediate Area	Low-Medium	Low-Medium	High-Medium (construction) High-Medium (year 1) Medium-Low (year 15)	No	<p>The site forms a single relatively flat field of improved grassland alongside the urban edge. Its landscape character is very strongly influenced by its intervisibility with the residential edge of Monmouth which borders and overlooks the site to the south and west. The main bulk of the site is devoid of any landscape features of note and comprises improved grassland that has limited ecological and landscape value in overall terms. Perimeter hedges and some mature trees define the field and these are of local value. The site is well contained within the wider landscape by a combination of rising land to the north and east at Croft –y-Bwla and Ancre Hill, the urban area of Monmouth to the south and west, and overlapping hedges and trees. The site is judged to be rather unremarkable in landscape terms, and considered to be a landscape which is potentially tolerant of change. It would be able to absorb development of the scale and type proposed, without leading to any significant adverse effects on landscape character. As evaluated by the Monmouth Landscape Sensitivity Study, the site is located within a landscape of lesser sensitivity in comparison with much of the landscape around Monmouth.</p> <p>For the site to absorb new development there will be an inevitable disruption in the landscape. The field will be permanently lost and there will be a loss of part of the eastern hedge in order to accommodate the proposed vehicular access. There will be a high –medium adverse magnitude of landscape change across the site as a result of the change from open grassland to built development. The Masterplan has been devised to minimise landscape impact through the retention of landscape features within the site (hedges and mature trees) and the creation of additional landscape habitats. New native tree and hedgerow cover is introduced to reinforce the boundary hedges, as well as compensating for the loss of part of the eastern hedge. The impact on the landscape as a result of the Proposed Development would largely be localised and restricted to the site and the immediate local landscape around it. The Proposed Development would not lead to any unacceptable long term landscape harm.</p>	Moderate Adverse	Moderate- Minor Adverse	Minor Adverse- Negligible



**VISUAL EFFECTS TABLE**

VISUAL EFFECTS TABLE											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Commentary	Overall Effect at Construction Phase	Overall Effect on completion	Overall Effect at 15 years post completion
		Susceptibility to Change	Value	Distance from Application Boundary (approx. m/km)	The nature of the view. The extent of the built development that would be experienced	Are views transient?	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Minimal None		High Medium Low None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<b>A-B-C</b>	Footpath Users (Rockfield Road Estate near Levitsfield Close and Trafalgar Close)	High	Medium	Adjacent	Full	Yes	High-Medium (construction) Medium (year 1) Medium (year 15)	Viewpoints A, B and C are representative of the view for PROW users within and close to the site. Users have full views of the site and views of existing residential properties in the Rockfield Estate and Parc Glyndwr. Full views of the proposed development would be afforded and these would be seen within a surrounding residential context. Whilst new housing would be noticeable, it is considered that the Proposed Development would not result in a significant change as receptors currently move through a residential context.	Moderate Adverse	Moderate- Minor Adverse	Minor Adverse
<b>B &amp; C</b>	Residents (Rockfield Estate and Parc Glyndwr)	High	Medium	Adjacent	Full	No	High -Medium (construction) High -Medium (year 1) Medium (year 15)	Views from private residences was not possible. <b>Viewpoints B and C</b> provide a good indication of the view that is experienced for these receptors which afford views of nearby properties in the Parc Glyndwr development and Newbold's Paddock (The Warren). The development would be seen within this residential context. Similarly, those residents on the edge of Parc Glyndwr that overlook the site would see the proposed development against the backdrop of existing properties in the Rockfield Estate.  A relatively small number of residents would be directly affected, these being 6 properties in Parc Glyndwr and 13 properties in the Rockfield Estate that are adjacent to the site. Some of the Rockfield Estate properties have gable ends onto the site or oblique first-floor views of it, whilst other properties face or back onto the site. It is considered that the proposed development of new homes would be appropriate within this residential context and would not give rise to any unacceptable long term visual harm for receptors.	Major- Moderate Adverse	Major- Moderate Adverse	Minor Adverse

VISUAL EFFECTS TABLE											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Commentary	Overall Effect at Construction Phase	Overall Effect on completion	Overall Effect at 15 years post completion
		Susceptibility to Change	Value	Distance from Application Boundary (approx. m/km)	The nature of the view. The extent of the built development that would be experienced	Are views transient?	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Minimal None		High Medium Low None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<b>D, G &amp; R</b>	Footpath users to the north of the site (Footpath 278)	High	Medium	100m	Partial	Yes	Medium (construction) Medium-Low (year 1) Low (year 15)	<b>Viewpoints D, G and R</b> provides a representative view for Footpath users. Views of the site's northern hedgerow are afforded and filtered views of the settlement edge (Rockfield Estate) are seen through the hedgeline. Views of the Parc Glyndwr development are gained (Viewpoint D). Partial views of the new homes would be afforded, and these would be filtered by existing and new tree cover along the northern boundary. New homes would be seen against the backdrop of the existing settlement. The proposed development would not lead to a significant change in the experience for users as they currently afford transient views of the settlement edge/residential context as they move through the landscape.	Moderate-Minor Adverse	Minor Adverse	Negligible
<b>E</b>	Highway Users (Heading north, near Drybridge Farm)	Low	Low	C50m	Minimal-None	Yes	Low (construction) Low (year 1) None (year 15)	Viewpoint E is a representative view heading north along Rockfield Road. In the main, receptors are highway users. The existing context includes the settlement edge at Rockfield Estate and tree cover which curtails views into the site. Minimal views would be afforded of new access junction seen within the context of the highway.	Minor Adverse-Negligible	Minor Adverse-Negligible	Negligible
<b>F</b>	Highway Users (Rockfield Road)	Low	Low	Adjacent	Full	Yes  Yes	High-Medium (construction) High-Medium (year 1) Low (year 15)	Viewpoint F is a representative view from Rockfield Road directly opposite the site. In the main, receptors are highway users. Close range views of the site are gained together with views of the settlement edge (Rockfield Estate-Parc Glyndwr) Close range views would be afforded of the Proposed Development with new homes set back from the road and seen against the backdrop of existing properties. For highway users these views would be fleeting (c10 seconds) as users are moving through the landscape at speed. The Proposed Development would be observed within an existing residential context and would not lead to any unacceptable harm.	Moderate-Minor Adverse	Moderate-Minor Adverse	Minor Adverse-Negligible

VISUAL EFFECTS TABLE											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Commentary	Overall Effect at Construction Phase	Overall Effect on completion	Overall Effect at 15 years post completion
		Susceptibility to Change	Value	Distance from Application Boundary (approx. m/km)	The nature of the view. The extent of the built development that would be experienced	Are views transient?	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Minimal None		High Medium Low None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
H	Highway Users	Low	Medium Low	C100m	Minimal	Yes	Medium (construction) Low (year 1) Low (year 15)	Viewpoint H is a representative view near the property at Croft-y-Bwla-Lodge. Glimpsed views are afforded of the settlement edge (Rockfield Estate) through the tree line of the northern hedgerow. The site is largely obscured by this hedgeline and and by the intervening landform. Minimal views of the new homes in the north eastern part of the site would be afforded and these would be seen against the backdrop of the settlement edge. Views of new homes would be filtered by existing and new tree cover along the northern boundary. For highway users these views would be fleeting as users are moving through the landscape at speed.	Minor Adverse	Minor Adverse	Negligible
I-J	Right of Way Users (Ancre Hill)	High	Medium	C400M	Minimal-None	Yes	Low (construction) Low-None (year 1) Low-None (year 15)	Viewpoint I is a representative view from the Footpath looking west. The site is effectively hidden by an intervening rise in the landform and by buildings at Drybridge Farm. Filtered views are afforded of the Rockfield Estate and the built up area of Rockfield Road to the south. Very minimal views of the Proposed Development would be experienced and these would largely be the roofline of properties observed within the context of the built up area.  Views out from the Bridleway on Ancre Hill are restricted by tall hedges and trees. Viewpoint J is taken from an occasional break in the hedgeline. Filtered views of the Rockfield Estate are afforded and there are minimal views of the site largely restricted by intervening landform. Minimal glimpsed views of the Proposed Development would be observed and these would be seen within the context and backdrop of the built-up area of the Rockfield Estate. The proposed development would not lead to a significant change in the experience for users as they currently afford transient views of the settlement edge as they move through the landscape	Minor Adverse- Negligible	Minor Adverse- Negligible	Negligible

VISUAL EFFECTS TABLE											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Commentary	Overall Effect at Construction Phase	Overall Effect on completion	Overall Effect at 15 years post completion
		Susceptibility to Change	Value	Distance from Application Boundary (approx. m/km)	The nature of the view. The extent of the built development that would be experienced	Are views transient?	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Minimal None		High Medium Low None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<b>K</b>	Bridleway Users (Cellar Door , Ancre Hill Vineyard)	High	Medium	C300m	Partial-Full	Yes	Medium (construction) Medium (year 1) Low (year 15)	Views out from the Bridleway on the approach to Ancre Hill are restricted by tall hedgerows and trees. For much of the route there are no clear views out across the landscape. <b>Viewpoint K</b> is taken from an occasional break in the hedgeline near the Cellar Door, Ancre Hill Vineyard. This elevated viewpoint provides views of the slopes of Ancre Hill, the built up area of Monmouth in the valley and the King's Wood Hills beyond. The Proposed Development would be visible from this vantage point, albeit it would be seen against the backdrop of properties in the Rockfield Estate and the Parc Glyndwr development.	Moderate-Minor Adverse	Moderate-Minor Adverse	Minor Adverse-Negligible
<b>L</b>	PROW User (Offa's Dyke Path-Watery Lane)	High	Medium	C350m	Minimal –None	Yes	Low-None (construction) Low –None (year 1) None (year 15)	<b>Viewpoint L</b> is a representative view for footpath users on Offa's Dyke Path/Watery Lane within the general vicinity of the site. Users are moving through the landscape and afford views of the residential edge of Monmouth. The site is effectively hidden by intervening buildings of the Parc Glyndwr development. As users continue on the Offa's Dyke Path it heads up to the slopes of King's Wood. Views back towards Monmouth are restricted and filtered by gentle variations in landform and by woodland and trees. Any potential views of the built development are likely to very difficult to distinguish and would be observed within the context of the wider urban area of Monmouth.	Negligible-None	Negligible – None	None
<b>M</b>	Public Footpath	High	Medium	C400m	None	Yes	None (construction) None (year 1) None (year 15)	<b>Viewpoint M</b> is a representative view for Footpath users as they head east near Offa's Dyke Path. Views are afforded of the settlement edge of the Parc Glyndwr development. The site is effectively hidden by intervening buildings of the Parc Glyndwr development.	None	None	None
<b>N</b>	Public Footpath-near Bailey Pit Farm)	High	Med	C1km	None	Yes	None (construction) None (year 1) None (year 15)	<b>Viewpoint N</b> is a representative views for footpath users on the lower slopes up to King's Wood. Filtered views are afforded of the urban area of Monmouth within the valley and the settlement edge along Watery Lane. Intervening tree cover, particularly tree belts along Offa's Dyke Path, restrict visibility and there are no discernible views of the site.	-None	None	None

VISUAL EFFECTS TABLE											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Commentary	Overall Effect at Construction Phase	Overall Effect on completion	Overall Effect at 15 years post completion
		Susceptibility to Change	Value	Distance from Application Boundary (approx. m/km)	The nature of the view. The extent of the built development that would be experienced	Are views transient?	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Minimal None		High Medium Low None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
O	The Kymin (AONB)	High	High	C2.5km	Minimal-None	Yes	Low –None (construction) None (year 1) None (year 15)	Viewpoint O is a representative view from the roads leading up to The Kymin (AONB). Panoramic views area afforded across the landscape with the urban area of Monmouth seen in the valley. The development would be very difficult to distinguish because of distance and the intervening screening effects of the built form of Monmouth. Any views of the Proposed Development would be seen within the context of the urban area.	Negligible – None	Negligible-None	None
P	Public Footpath Users (Manson Lane)	High-	Med	C2km	Minimal-None	Yes	Low –None (construction) None (year 1) None (year 15)	This is a representative view from an elevated vantage point to the north east of Monmouth on the edges of Buckholt Wood. The urban area of Monmouth can be seen in the valley- albeit filtered by intervening trees. Views of the site are very difficult to percept on account of distance (the viewpoint is around 2km away) and the intervening containment of Ancre Hill and vegetation. The development would be very difficult to distinguish, if at all.	Negligible-None	None	None
S & T	Highway Users (Rockfield Road_)  Footway Users	Low  Medium	Low  Medium	C400-700m	Minimal-None	Yes  Yes	Low-None (construction) None (year 1) None (year 15)	Views towards the site on the approach from Rockfield Road are restricted by intervening landform, hedges and trees. There are some occasional gaps in the roadside vegetation (see <b>Viewpoint S &amp; T</b> ). The tree lined northern hedgerow and more particularly the gently rising landform effectively contain the site. There would be some glimpsed views of the built development although these would be heavily filtered by tree cover. It is considered that the development would not lead to any unacceptable adverse effects on these receptors as the development would be seen against the backdrop of existing properties, which are already visible, and that users would have fleeting views as they are moving through the landscape	Minor Adverse- Negligible	Negligible	Negligible
V	Residents (Lancaster Way)	High	High	C1.1km	None	No  Y	None (construction) None (year 1) None (year 15)	This is an elevated vantage point in the residential area of Osbaston, on higher land above the Monnow valley to the east. The site is effectively hidden by the intervening landform of the wooded Ancre Hill.	None	None	None