



**Land at the
Former MoD
Training Centre,
Caerwent**

**Landscape and
Visual Appraisal**

Prepared by:
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Dimension
Partnership Ltd**

On behalf of:
**Morgan2Morgan
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August 2021
Report Reference
edp5457_r004a

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	Report Ref: 5457_r004			
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Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Morgan2Morgan Architects Ltd (hereafter referred to as ‘the applicant’) to undertake a Landscape and Visual Appraisal (LVA) of Land at the Former MoD Training Centre, Caerwent (hereafter referred to as ‘the site’) for potential mixed-use development. The site extends to c.4.2 hectares (ha) and is briefly described in **Section 2** of this LVA. Full site details are given in the Promotional Document.
- 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 Institute¹ specialising in the assessment of the effects of potential development on the landscape.
- 1.3 This LVA is part of a suite of documents accompanying a site promotion through the replacement Local Development Plan (LDP) process. A concept of the site promotion proposals is illustrated on the Framework Masterplan at **Appendix EDP 1**.

Purpose and Structure of this LVA

- 1.4 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics which might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.5 In undertaking the assessment described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
 - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
 - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the potential development, allow the identification and evaluation of landscape effects later in the LVA at **Section 7**;

¹ LI Practice Number 1010.

- Described the landscape aspects of the potential development that may influence any landscape or visual effects (**Section 6**); and
- Reached overall design recommendations and conclusions in **Section 7**.

Methodology Adopted for the Assessment

- 1.6 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and Registered Historic Parks and Gardens of (RPG).
- 1.7 **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 qualified landscape architect in clear, good weather conditions, on 07 April 2021 during winter conditions (when vegetation was not in leaf).
- 1.8 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals can be refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.

Study Area

- 1.9 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' of 5km was adopted, based mainly on desk-top study, which allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site and the site's environmental planning context; and
 - Second, following initial analysis and subsequent field work the broad study area was refined down to that land which 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 1**.

Section 2

The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the detailed study area for the LVA. The site is located within the Monmouthshire County Council (MCC) LPA on the east extent of Caerwent, approximately 2km north-west of the center of Caldicot.
- 2.2 The site's character and local context is illustrated on the aerial photography contained as **Plan EDP 2**. The site comprises several derelict Ministry of Defence (MoD) buildings, predominately located centrally within the site (see **Image EDP 2.1** and **2.2**).



Image EDP 2.1: The site comprises several derelict buildings within the centre of the site.



Image EDP 2.2: The site comprises several derelict buildings within the centre of the site.

- 2.3 The highest point of the site is along the northern boundary at c.25m above Ordnance Datum (aOD). The landform on site falls to the south and from this point to c.17m at the southern boundary with the A48. Vegetation has begun to recolonise many of the built up areas of the site, including the derelict buildings and hardstanding areas. Many of the existing buildings are in poor condition, having been weathered and vandalised over time (see **Image EDP 2.3**).



Image EDP 2.3: The built-up areas of the site are beginning to be recolonised by vegetation.

- 2.4 Several bunkers are otherwise scattered across the site and are largely overgrown with dense scrub. Rubble and debris piles from buildings historically demolished are also present.
- 2.5 As illustrated in **Image EDP 2.4**, the site is otherwise dominated by semi-natural habitat comprising poor semi-improved grassland fields located within the north-east and north-west corners of the site. Dense bramble scrub encroaches across these grassland fields.



Image EDP 2.4: The built-up areas of the site are beginning to be recolonised by vegetation

- 2.6 The south-west corner of the site is dominated by semi-natural broadleaved woodland and dense scrub which has colonised former woodland habitat. Open areas are colonised by tall ruderal vegetation and scattered scrub and shrubs. The south-east corner of the site is similarly characterised by patches of existing and former woodland habitat.
- 2.7 The southern and eastern boundaries of the site are delineated by an outgrown native hedgerow now forming broadleaved semi-natural woodland, whilst New House Farm is located adjacent to the south-east corner of the site (see **Image EDP 2.5**).



Image EDP 2.5: South-east corner of the site, with New House Farm heavily filtered through woodland vegetation.

- 2.8 The western and northern boundaries of the site are demarcated by a metal fence line with open views available through the western boundary to Elms Farm (**Image EDP 2.6**).



Image EDP 2.6: Western boundary of the site is formed by a metal fence, separating the site and Elms Farm from one another.

Section 3

Findings of EDP's Data Trawl

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

Background Documents

- 3.2 The following documents are relevant and will be discussed where appropriate later in this report:
- *National Landscape Character, Central Monmouthshire, Published Landscape Character Assessment, (September 2015);*
 - *Landscape Character Assessment, Volume 2, (August 2019) (Supplementary Planning Guidance (SPG));*
 - *Green Infrastructure Supplementary Planning Guidance (April 2015) (SPG);*
 - *Landscape Sensitivity and Capacity Study (Oct 2009). (updated: 19th December 2019);*
 - *Monmouthshire Replacement Local Development Plan (LDP). Published: (November 2020); and*
 - *The Monmouthshire County Council Local Development Plan (LDP) 2011-2021 (adopted 27 February 2014).*

Findings of EDP Data Trawl

Landscape-related Designations

- 3.3 Landscape-related designations and policy considerations within 3km of the site are shown on **Plan EDP 3**. In summary, these are as follows;
- National landscape designations – the site does not lie within a nationally designated landscape such as an AONB or National Park;
 - Local Landscape Designations – the site does not lie within a locally designated landscape; and
 - Other landscape-related designations – the site does not lie within Green Belt, a Strategic Wedge, Green Wedge or Important Local Gap.

Arboricultural Matters

3.4 The following matters are relevant to the scope of this LVA:

- The nearest Ancient Woodland is 'Little Wood' located c.370m north-east of the site;
- The prevalence of woodland (illustrated by the National Forest Inventory), and Ancient Woodland as illustrated on **Plan EDP 3**, provides intervening features that limit the potential for visibility across the study area; and
- There are no known Tree Preservation Orders (TPOs) on, or directly adjacent to the site.

Public Rights of Way and Open Access Land

3.5 Public Rights of Way (PRoW) are illustrated on **Plan EDP 3**. No PRoW are located on or adjacent to the site.

3.6 To the north and north-west of the site, there are similarly no PRoW until beyond c.1.7km which is largely due to the MoD uses of the land in the area which forbid public access. Beyond the Caerwent base to the north, there are few PRoW which generally provide links from Shirenewton to the wooded countryside south of the settlement.

3.7 West of the site there are a number of PRoW which provide links between Caerwent to the countryside, farmsteads and the local road network. Similarly, to the south of the site and beyond the Caerwent Brook there are a number of PRoW which spur outwards from Calidcot to the south. To the south-east and east there are very few PRoW within the broad study area.

3.8 No promoted routes or National Trails pass through the broad study area. The Wales Coast Path however, is located to the far south of the study area and passes along the low-lying coastal edge of the River Severn Estuary.

3.9 National Cycle Route (NCR) 4 passes through the study area from the coast to the south, through Caldicot northwards to the A48 and runs east, adjacent to the southern boundary of the site. The route then continues on in a north-east direction to Chepstow.

3.10 The nearest area of Open Access Land (OAL) is located c.2.1km to the north-east of the site at St. Pierre's Great Woods, Woodcocks Hill. The vast majority of OAL within the broad study area are covered in mature woodland and are unlikely to provide any views towards the site.

National Policy

3.11 At the heart of Planning Policy Wales Edition 11 (PPW11) is a presumption in favour of sustainable development and sustainable places; this being a theme which runs

throughout the document. For landscape, this means considering landscape at the outset and recognising the character and special qualities of all places and landscapes, both urban and rural, and how they can contribute towards sense of place, inspiration, belonging and cultural identity (paragraph 6.3.2), and balancing the need to conserve these landscape attributes against the potential benefits of the scheme in other respects.

- 3.12 The policy balancing exercise between potential ‘harm’ to the landscape and benefits of the scheme is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report.

Local Planning Policy

- 3.13 The adopted MCC Adopted LDP 2011-2021 (adopted 27 February 2014) includes overarching general development policies, to which the development proposals will be tested. Policies that are specific to the site in landscape and visual terms are:
- *‘Policy H2 – Residential Development in Main Villages’*. A policy which discourages development with adverse impacts on the surrounding character or surrounding rural landscape;
 - *‘Strategic Policy: S13 Landscape, Green Infrastructure and the Natural Environment’* which seeks to ensure that development proposals maintain the character and quality of the landscape and looks to integrate green infrastructure features into development proposals;
 - *‘Policy GI1 – Green Infrastructure’* states that development proposals are expected to *‘maintain, protect and enhance Monmouthshire’s diverse green infrastructure network’*; and
 - *‘DES1 – General Design Considerations’* states that *‘all development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire’s built historic and natural environment’*.

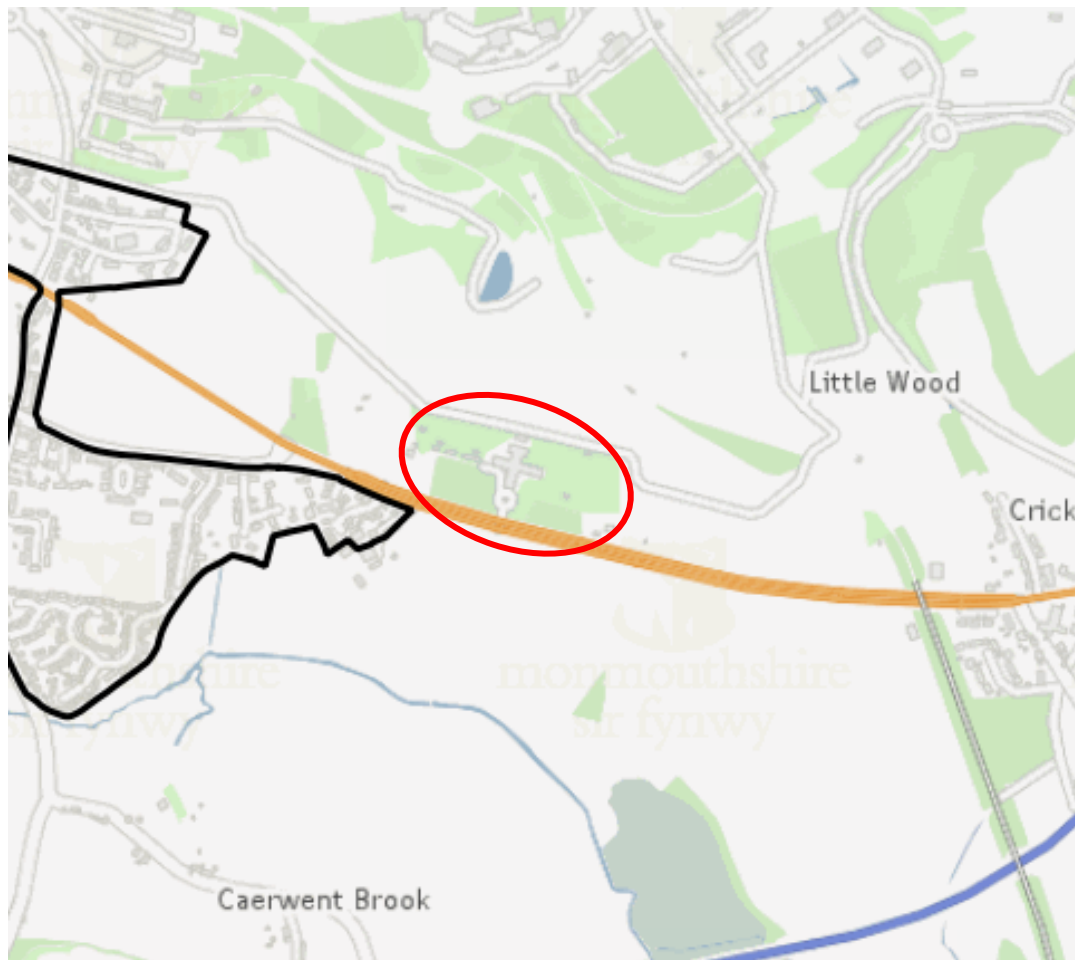


Figure EDP 3.1: Extract from MCC's LDP Interactive Proposals Map. Caerwent settlement boundary outlined in black with the approximate location of the site marked with a red circle.

- 3.14 It should be noted that this report has been prepared to inform the promotion of the site for allocation for residential development in a revised local plan. On that basis, while the above policies remain relevant, it may be the case that such policies may change within a revised LDP or that the need for new homes and employment provision will outweigh the policy restrictions in the Council's own balancing exercise to identify strategic sites.

Section 4

Existing (Baseline Conditions) Landscape Character

- 4.1 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 which 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 from the potential development. Accordingly, EDP has undertaken its own appraisal of the site itself, which is included in this section at paragraph 4.17 et seq.

National Character Assessment

- 4.2 At the national level, the character of Wales has been described and classified in the National Landscape Character Area (NLCA) profiles published by Natural Resource Wales² (NRW). The site and its surroundings fall within NLCA 32, ‘Wye Valley and Wentwood’. The NLCA is summarised as:

“The area contains the largest and longest river gorge in Wales. It’s beautiful, picturesque scenery has been recognised for hundreds of years, including by artists such as Gilpin and Turner. Today the area is managed as an Area of Outstanding Natural Beauty together with other parts of the gorge on the English side of the border, whose line cuts through the character area.

Together with the adjacent Wentwood forest in the south-west of the area and the Forest of Dean in England to the east, the region is widely known for its extensive woodland cover, and draws in visitors for scenic woodland walks with picturesque vistas. Outdoor pursuits are popular, as are scenic drives, boat rides, and cycle rides along the gorge. It is conveniently reached from nearby towns and cities such as Cardiff and Bristol. The considerable numbers of deciduous woodland areas are of high ecological value and the River Wye itself is also very important ecologically. Its tidal range extends up the gorge for a number of miles and results in characteristic steeply sloping mud banks.

Sandstones and distinctive SE-inclined escarpments define the area but give way to limestone in the southern reaches, exposing with the incision of the widely meandering river gorge with dramatic cliffs above Chepstow.

Culturally, the Wye from Monmouth to Chepstow has provided a number of benefits over time: boat transport, weirs for fish traps, inspiration for Gilpin’s concept of the Picturesque and Wordsworth’s Romantic verse, territorial boundary with England, setting for a number of splendid designed landscapes and parks, a leisure asset, rod-fishing and

² <https://naturalresources.wales/evidence-and-data/maps/nlca/?lang=en>

canoeing. The gorge also provided a convenient alignment for north-south road and rail lines.

The high cliffs at Chepstow became the setting of the first Norman, stone-built castle, while upstream a narrow flood plain was chosen by the Cistercians for their secluded abbey at Tintern. The river provided the means for their wool and corn exports downstream to the port of Chepstow, and a ferry to their larger holdings in the Forest of Dean.

Wentwood, to the west of the Wye gorge presents a prominent escarpment together with the enclosed bowl known as Cobblers Plain. Although it shares many characteristics with the land cover of the Wye gorge, it is different in that the area south of Wentwood contains a patchwork of small settlements that arose historically around a milling industry.”

- 4.3 While NLCA 32 is broadly representative of the site’s landscape context, it is far too generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the LANDMAP and local area assessments discussed below.

LANDMAP

- 4.4 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 and more site-specific landscape assessment undertaken through field studies and site appraisal.
- 4.5 The landscape character of the site and the surrounding area is defined within the LANDMAP resource managed by NRW. LANDMAP is a national information system used to undertake an assessment of the landscape character as presented by the LANDMAP Geographical Information System.
- 4.6 LANDMAP data is the key tool recommended for use in decision-making in relation to landscape character. PPW11 (Welsh Assembly Government, 2021) Section 6.3.20 states:

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

- 4.7 LANDMAP identifies landscape characteristics, qualities and influences on the landscape which are recorded and evaluated into a nationally consistent data set. Data is defined by five aspect areas; Geological Landscape; Landscape Habitats; Visual and Sensory; Historic Landscape; and Cultural Landscape, forming the key landscape guidance for Wales.
- 4.8 LANDMAP is a whole landscape approach that covers all landscapes, designated and non-designated. 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 that promotes sustainable landscape decision-making, giving all five layers equal consideration.
- 4.9 The site is contained within 5no. LANDMAP aspect areas, as summarised in **Table EDP 4.1**. Each LANDMAP aspect area is described, assessed and assigned one of four overall grades of value: low, moderate, high or outstanding (apart from the Cultural Landscape Services aspect areas). Summary LANDMAP descriptions are provided on the NRW website.

Table EDP 4.1: LANDMAP Aspect Areas covering the site.

Aspect Area	Unique Area ID	Area Name	Classification	Evaluation
Geological Landscape	MNMTHGL084	Caerwent-Sudbrook	Lowland hills and valleys/lowland river and drainage systems/Ancient lowland river flood plain system	High
Landscape Habitat	MNMTHLH052	RAF Caerwent	Dry (Relatively) Terrestrial Habitats/Cultivated/Disturbed Land/Amenity Grassland	Moderate
Visual & Sensory	MNMTHVS044	Chepstow woods	Lowland/Rolling Lowland/Mosaic Rolling Lowland	High
Historic Landscape	MNMTHHL013	RAF Caerwent	Built environment/Other built environment/Military	Moderate
Cultural Landscape Services	MNMTHCLS050	Chepstow woods	Lowland/Rolling Lowland/Mosaic Rolling Lowland	

- 4.10 The Historic Landscape aspect area covering the site is evaluated as 'Moderate'. The justification for the RAF Caerwent (Built environment/Other built environment/ Military) is that:

"The Royal Naval Propellant Factory, dating from 1938-9, which, at that time, was one of only two such installations in Britain, dominates the Aspect Area. The central part of the area has been seriously impacted upon by military buildings and associated infrastructure, which has destroyed much of the field pattern and road system. However, the area does contain significant surviving historic elements."

- 4.11 The Geological aspect area covering the site is evaluated as 'High'. The justification for the Caerwent-Sudbrook (Lowland hills and valleys/lowland river and drainage systems/Ancient lowland river flood plain system) evaluation is: *"Area includes several Geodiversity Audit sites including a stratigraphical type locality in addition to an exceptional range of river terrace features"*. The condition of the aspect area is evaluated in LANDMAP as 'fair' and described as a *"Dominantly rural area but with significant local development"*. It should be noted that the site itself is not covered by a geological Site of Special Scientific Interest (SSSI) or RIGS designation, nor would development of the site result in a change to the underlying geology itself.
- 4.12 The Landscape Habitat aspect area covering the site is evaluated as 'Moderate' with the overall justification stating: *"The area contains some valuable grassland sites in the form of Dinham Meadows SSSI but the majority of the area is either built up or is the associated improved/amenity grassland that is associated with the built up area so on balance the area is evaluated as moderate"*. The site is not located within the Dinham Meadows SSSI and more represents the built-up areas described.
- 4.13 The most pertinent to this appraisal is the Visual and Sensory aspect area 'Chepstow woods' which is classified as 'Mosaic Rolling Lowland' and evaluated as 'High'. The overall high evaluation is described as *"A high quality landscape of picturesque quality with a strongly wooded character and long views over the Severn estuary... The area is generally in good condition with a consistent character... The strongly wooded character of the rolling hilltops gives the area a visual unity... The character of the area is relatively rare in Monmouthshire with woods on rolling hilltops"*. This description is more relevant to the rising ground north and north-east of the site, whilst the site itself and adjoining fields have more resemblance to the character described in the neighbouring Visual and Sensory LANDMAP aspect area to the south 'Chepstow Woods - South West' which is evaluated as 'Moderate' and described as *"A gently rolling landscape, with long views towards the Severn Estuary from Shirenewton and adjacent highland... Varied and diverse in character, with a mixture of arable and pastoral farming, becoming more intensively cultivated with a neat and clean appearance... On the flat valley floor around Caerwent, and south of Llanvair-Discoed larger more regular fields are enclosed by low intensively managed hedgerows, in places their breakdown resulting in their replacement with intrusive lines of post and wire fencing... Individual mature field trees and occasional hedgerow trees are characteristic of this area"*. This is also more consistent with the character described in the Geological LANDMAP aspect area.

Local Landscape Character Assessments

- 4.14 The site is located within Landscape Character Area (LCA) 4: 'Caerwent Hinterland' as defined within Monmouthshire's Landscape SPG (2019). There is no description of this LCA per se but the site and most of the LCA belongs to the 'Rolling Lowland' Landscape Type (LT). A summary of the Key Characteristics of this LT is contained below:

- "Key Characteristics:
 - *The gently rolling domesticated and tranquil mixed arable and pastoral lowland*

with its diverse and intimate character;

- *Smaller irregular fields of permanent pasture enclosed by a strong structural network of thick hedges, hedgerow trees and treelines and small-scale woodland blocks and orchards;*
 - *The long views from local high points;*
 - *The tranquil character of the area away from the main traffic routes;*
 - *The range of woodland including ancient woodlands and alder woodland;*
 - *The distinctive small watercourses with associated riparian vegetation; and*
 - *The settlement pattern particularly the estates, small stone farm complexes, scattered houses and small nucleated villages.*
- **Aims:**
 - *Improve the integration of larger farm complexes into the landscape through careful siting and screening; and*
 - *Improve the landscape quality and nature conservation value of the extensive arable landscape through planting of small deciduous woodlands in field corners, woodland shelterbelts where appropriate, management of woodlands and provision of buffer strips adjacent to watercourses.”*

Monmouthshire Landscape Sensitivity Update – Caerwent LLCAs

- 4.15 As part of the evidence base for the Replacement Local Development Plan (RLDP) to cover the period 2018– 2033 an update was commissioned for the landscape sensitivity and capacity study carried out for the County in 2009. The study area includes landscape character areas and defined candidate sites around primary and secondary settlements and Severnside.
- 4.16 This site is located within the Local Landscape Character Area (LLCA) CE02 which is described as having the following key characteristics:
- *“Gently sloping land rising to the north;*
 - *A mix of pasture/grassland, arable land, scrub and copse as part of the fringes to the Caerwent military base/depot;*
 - *Semi-derelict buildings associated with the depot in scrub along the A48;*

- *There is an avenue of trees along the A48 separating the area from the Conservation Area of Caerwent to the south-west but the semi-rural character contributes to its setting; and*
- *The area's tranquillity is affected by its proximity to the A48 and infrastructure of the military base."*

4.17 In terms of landscape and visual sensitivity to housing, the updated report concludes that LLCA CE02 is of 'medium' sensitivity which is defined as *"Landscape and/or visual characteristics of the LLCA/site are susceptible to change and/or its values are medium/low through to high/medium and/or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate"*.

4.18 More specifically, the report states:

"The susceptibility of the area lies in its semi-rural character north of the settlement with landform and woodland forming the skyline in places, its role contributing to the separation of the identities of Crick and Caerwent, the avenue of trees along the A48, the copse, outgrown hedges and visibility from the A48 through the trees. The military base has slightly degraded visual character with its boundary crossing the area. The value lies in its location adjacent to the Conservation Area to the south-west. LANDMAP value is 25% outstanding for historic landscape (in the area bordering the Conservation Area), and high for visual and sensory, cultural landscape and geological landscape. Any new development within this area would need to carefully consider how it would impact upon the settlements' identities."

4.19 As such, it is clear from the description above that LLCA CE02 can accommodate a mixed-use development including residential (the majority), workshop units, a nursing home and community hub in this location with careful consideration of nearby influences.

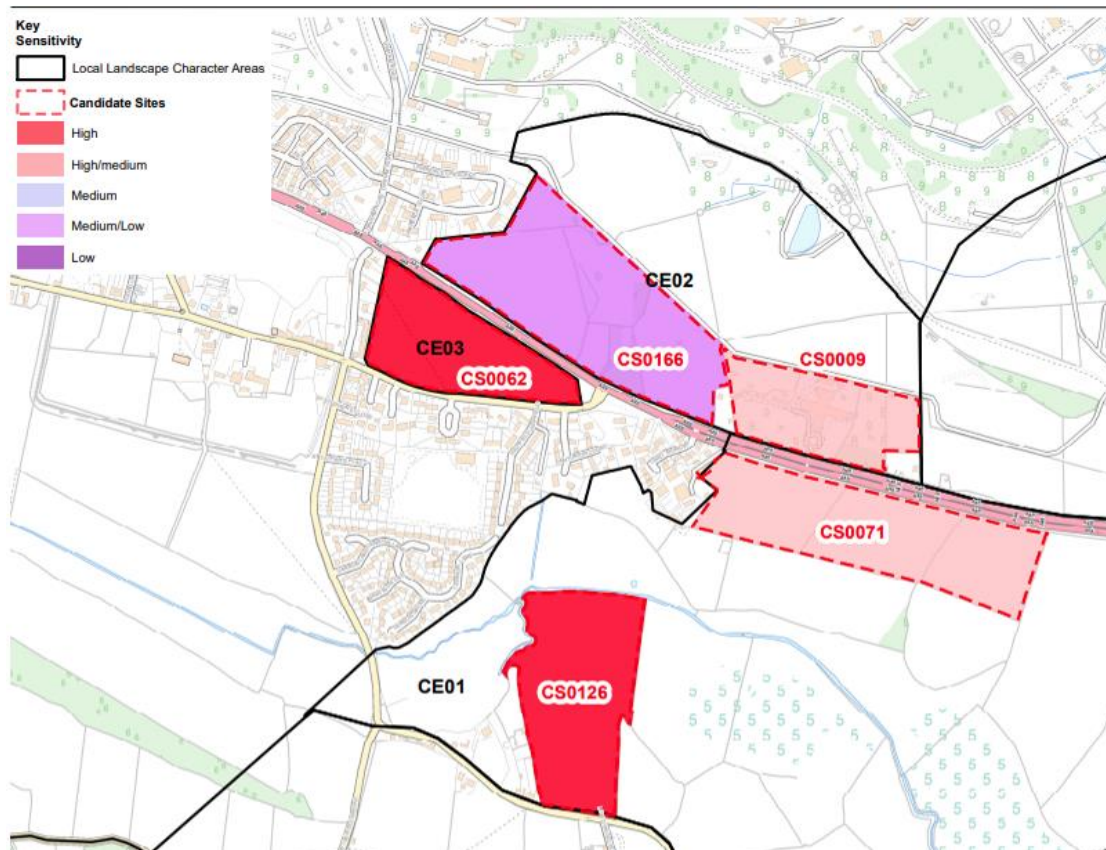


Image EDP 4.1: The site (candidate site CS0009) within LLCA CE02.

- 4.20 The sensitivity study further considers the site specifically as candidate site (CS0009) of which the key characteristics are described as:
- *“Very gentle lower slopes beneath rising hill in Caerwent defence base to the north;*
 - *Derelict buildings associated with the former armaments depot, with rough grass and regenerating scrub on edges and outgrown hedges and trees to the southern A48 road frontage; and*
 - *The site's tranquillity is affected by its proximity to the A48 and infrastructure of the site and military base.”*
- 4.21 Whilst being located within LLCA CE02 of ‘medium’ sensitivity, CS0009 itself is assessed as ‘high/medium’ which is defined as *“Landscape and/or visual characteristics of the LLCA/site are vulnerable to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.”*
- 4.22 Specifically for the site (CS0009) *“The susceptibility of the site lies in its trees and hedges on its frontage, its role separating the identities of Crick and Caerwent and visibility from the A48. The LANDMAP value is high for visual and sensory, cultural landscape and geological landscape. Development would be inappropriate as it would*

extend Caerwent to the east compromising its identity and character and significantly eroding the gap between this settlement and Crick”.

- 4.23 This, albeit high-level, assessment is surprising given that the site has (in part) a previously developed character which albeit has become degraded over time and vegetation has re-established itself over much of the site. Furthermore, the assessment relies on the LANDMAP values given for each aspect area, which do not focus specifically upon the site itself and instead cover large areas of land. It is more appropriate to assess a site on a case-by-case basis, as it is unlikely that every part of a LANDMAP aspect area can be considered to be all of an equal value.

EDP Appraisal of On-Site Landscape Character

- 4.24 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a detailed, sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the potential development on the landscape. In particular, published assessments above tend to miss more localised influence on the landscape such as the effect of the site itself and its immediate surrounding which EDP has undertaken and is described below.
- 4.25 A site visit was undertaken in March 2019 in good 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).
- 4.26 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, the site's visual and sensory character, landscape fabric and habitats, historic landscape character and cultural connections.
- 4.27 **Plan EDP 2** illustrates the site's current condition and characteristics, which are summarised below.
- 4.28 The highest point of the site is along the northern boundary at c.25m aOD. The landform on site falls to the south and from this point to c.17m at the southern boundary with the A48. The underlying river terrace deposit geology results in a generally flat lowland landscape. Further south land continues to gently fall until it reaches the Severn Estuary. North, land rises to Caerwent Military Base and continues rising beyond 1km towards Shirenewton. East and west of the site, Caldicot and Cawwent, ground is slightly higher in elevation with the site and Caerwent effectively in a topographical bowl.
- 4.29 The main body of the site comprises several derelict buildings, predominately located centrally within the site. Several bunkers are otherwise scattered across the site and are largely overgrown with dense scrub. Rubble and debris piles from buildings historically demolished are also present. The site is otherwise dominated by semi-natural habitat comprising poor semi-improved grassland fields located within the north-east and north-west corners of the site. Dense bramble scrub encroaches across these grassland

fields and colonises areas of hardstanding associated with the main site access and central buildings. The south-west corner of the site is dominated by semi-natural broadleaved woodland and dense scrub which has colonised former woodland habitat. Open areas are colonised by tall ruderal vegetation and scattered scrub and shrubs. The south-east corner of the site is similarly characterised by patches of existing and former woodland habitat whilst successional habitats including tall ruderal vegetation, grassland and dense scrub. The southern and eastern boundaries of the Study Site are delineated by an outgrown native hedgerow now forming broadleaved semi-natural woodland, whilst the western and northern boundaries of the site are demarcated by a metal fence line.

- 4.30 The wider landscape is largely dominated by agricultural fields and woodland units. The A48 abuts the southern boundary whilst the settlement of Caerwent lies to the south-west of the Study Site. The M4 motorway and town of Caldicot lies circa 750m south of the Study Site whilst land associated with an active MoD site lies to the north.
- 4.31 In terms of historic landscape character, the site is not located within a heritage designation, nor does it contain any known heritage assets. As noted above, the site is located within the 'RAF Caerwent' Historic Landscape aspect area of LANDMAP. This area was evaluated as 'moderate' and noted to be of a character where the Royal Naval Propellant Factory and associated buildings dominate the aspect area, destroying much of the field pattern and road networks.
- 4.32 With reference to cultural connections, no public footpath crosses the site nor is there any public access across the site. Due to the military nature of the site and Caerwent base to the north, public access is similarly limited across the area, with the vast majority of routes located to the south beyond the A48 or north, beyond the Caerwent base hill. Aside from the connection to previous recent military uses, the site is considered to have little related cultural landscape character importance in this regard, nor are there any other known cultural connections associated with the site (such as artistic, literary, etc).
- 4.33 With reference to the above components of the site's landscape character, the site is considered to be of medium sensitivity, which broadly aligns with the evaluations of LANDMAP above.

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Section 5

Existing (Baseline Conditions) Visual Amenity

Introduction

- 5.1 Visual amenity is about the interrelationship between people's perceived experience within the landscape, such as the perceived pleasantness derived from an aesthetically pleasing view. Visual effect relates more specifically to the type, number and distribution of available views which may be experienced by a given visual receptor (e.g. PRow user). An analysis of visual amenity allows conclusions to be reached about where visual effects may be experienced from, by whom; and to what degree those views would be changed by the potential future mixed-use development.
- 5.2 This section identifies potential views to the site. An analysis of existing views and the 'visual receptors' likely to experience visual change is conducted in three steps described in turn below.

Step One: Defining Zones of Theoretical and Primary Visibility

- 5.3 The starting point for an appraisal 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 which, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 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 EDP in March 2019 in good weather conditions.
- 5.5 Beyond the ZPV lies a zone of visibility which 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.
- 5.6 **Findings: Plan EDP 4** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends c.500m west, c.450m east, c.700m south-west and c.800m south-east of the site boundary, covering one PRow, NCR 4, A48, Church Lane and few residences adjacent to the site and within Caerwent.

Step Two: Defining Receptor Groups

- 5.7 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 which are detailed below.

Rights of Way Users

- 5.8 Whilst there are a number of PRoW within the study area, few are afforded clear views towards the site. The location of PRoW surrounding the site are illustrated on **Plan EDP 3**.
- 5.9 **Photoviewpoint EDP 5** provides a representative view from Footpath 353/3/1 to the west of the site and north of the Caerwent Conservation Area. The view looks towards the A48 and to towards the site. Despite the relatively close proximity of the view towards the site, mature vegetation along the A48 and at the junction with Roman Road screens and heavily filters any availability of views towards the site.
- 5.10 **Photoviewpoint EDP 7** is taken from the edge of the M48 on Footpath 353/5/5 which looks north-west towards the site across low-lying agricultural land next to the Caerwent Brook. Mature vegetation heavily filters views of the site, with occasional glimpses of existing built form on site available, with the eastern end of the site and New House Farm breaking above vegetation.
- 5.11 In terms of NCR 4 which passes adjacent to the southern boundary of the site, **Photoviewpoints EDP 1, 2 and 3** illustrate close range views where dense southern boundary vegetation of the site screens and filters views into the site. Further afield, **Photoviewpoint EDP 6** provides north facing views across the agricultural land and floodplain of the Caerwent Brook towards the site. Filtered views of the site are possible with the existing main building on site appearing above the dense vegetation which aligns the southern boundary.
- 5.12 It is considered that due to the focus on the surrounding landscape and interest in the local area users of local PRoW through the study area, although with some desensitisation where views are possible of existing built form and man-made features, are considered to be high sensitivity receptors.

Road Users

- 5.13 In terms of major roads (considered of low sensitivity), the A48 runs adjacent to the southern boundary of the site travelling west to Caldicot and east to Chepstow. **Photoviewpoints EDP 1, 2 and 3** (as discussed above) illustrate close range views from this route where dense southern boundary vegetation of the site screens and filters views into the site.
- 5.14 With regard to minor roads (considered of medium sensitivity), **Photoviewpoint EDP 6** provides views from Church Lane to the south, which has north facing filtered views across the agricultural land and floodplain of the Caerwent Brook towards the site.

Residential Dwelling/Groups

5.15 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 of the predicted extent and nature of visual change, so are reviewed briefly below:

- New House Farm – is located adjacent to the south-eastern corner of the site and faces south and has a dense, vegetated boundary along its western, northern and eastern edges;
- Elms Farm – is located adjacent to the western boundary of the site and faces east towards the site. Mature vegetation forms the boundary between this dwelling and the site;
- Cwrt Morgan – this group of dwellings is located a short distance to the south-west of the site on the opposite side of the A48. Dwellings are orientated in a range of directions, with none having clear, front façade facing views towards the site; and
- Church Lane – a handful of dwellings in a linear fashion along Church Lane to the south-west of the site. Dwellings are orientated in a range of directions, with none having clear, front façade facing views towards the site.

Step Three: Defining Representative Viewpoints

5.16 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected several viewpoints which are considered representative of the nature of the views from each of the receptor groups. The selection of representative viewpoints is based on the principle that the appraisal 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;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 2km and more from the site; and
- Viewpoints from all the above receptor groups.

5.17 Seven Photoviewpoints (PVPs) have been selected, with their locations illustrated on **Plan EDP 5** and a summary is provided within **Table EDP 5.1**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**.

Table EDP 5.1: Summary of Representative Photoviewpoints.

PVP. No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	Cwrt Morgan/A48	347718, 190354	75m; 70° ENE	Road users; pedestrians; NCR users
2	Pedestrian Path on A48	348095, 190250	67m; 330° NNW	Road users; pedestrians; NCR users
3	Pedestrian Path east of Site	348332, 190198	265m; 310° NW	Road users; pedestrians; NCR users
4	Lawrence Crescent	347390, 190806	487m; 130° SE	Residential area; residential road users; public play area users;
5	Footpath 353/3/1	347297, 190456	474m; 90° E	PRoW Users.
6	Church Lane	347486, 189737	695m; 30° NNE	Minor road users; NCR users.
7	Footpath 353/5/5 adjacent to M48	348464, 189684	740m 320° NW	PRoW users

Section 6

The Potential Development and Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now considers the potential development likely to come forward should the site be allocated for housing and (in the next section) undertakes an assessment of the likely effects in landscape terms, resulting from such proposals.

The Potential Development

- 6.2 The potential development comprises a mixed-use scheme that would provide residential and employment purposes including:

- Up to 68 dwellings comprising a mixture of 2 to 4+ bed units;
- Up to 12 Flats comprising up to 80 self-contained units;
- An area of industrial units, comprising workshop and warehouse accommodation;
- A Community Hub;
- A Nursing Home;
- Generous areas of Public Open Space;
- Attenuation basins; and
- Areas of new tree planting.

Development Recommendations

- 6.3 At this early stage, this landscape and visual appraisal has identified a series of key principles for the design of future development which would assist in mitigating its landscape and visual effects to ensure any potential future development integrates effectively with its context. These are as follows:

- The development should provide (via suitable planning conditions) a long-term management plan for the existing and proposed tree and hedgerow stock to ensure its long-term health and vigour. Dead or failing vegetation should be removed and replaced with native species of local provenance;

- The layout of the site should seek to work with and reflect the site topography and context. The site will drain naturally to the southern edge, and therefore this may be a suitable location for sustainable drainage attenuation features. These features should be designed as attractive landscape components. Permanently or seasonally wet attenuation features could provide biodiversity enhancement in this part of the site; and
- There is an opportunity to benefit from the existing views in the north and north-east of the site towards the surrounding hilltops. The layout of the units and the location of open space should reflect this and help to form a 'sense of place' to the development.

Section 7

Summary of Likely Effects

Introduction

- 7.1 In this section, the predicted effects on landscape character and visual amenity, arising from the potential future development of the site as described in **Section 6**, are summarised. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

Predicted Effects on the Character of the Site

- 7.2 Following establishment of the landscape strategy, the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 7.3 EDP do not consider that the character of the site in its current condition is so valuable and/or so sensitive as to warrant its preservation in its current form. The existing built form across the site and influence of the A48 directly to the south predisposes the site to further development and de-sensitises it. Despite the change of land use, proposals should allow for the retention of the more valuable elements of the existing landscape fabric of the site within their layout and, where possible, provide protection and enhancement to features such as hedgerows and hedgerow trees through the incorporation of landscape buffers and new planting.
- 7.4 Overall it is anticipated that development, in keeping with the concept masterplan and mitigation measures, would result in a magnitude of change of **high** and thus a **moderate** level of effect upon landscape character of the site itself and its immediate context. Furthermore, the proposed development would be seen as a logical redevelopment of a previously developed site and well related to the existing settlement of Caerwent.

Predicted Effects on the Published Landscape Character

- 7.5 External to the site itself, the area immediately surrounding the site would be subject to the greatest change, however, this is predicted to diminish due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are further described.
- 7.6 Given the scale of the site and its existing context it is considered that effects on the National Character Area will be negligible, and no further consideration is given to this here.

LANDMAP

- 7.7 In terms of LANDMAP aspect areas covering the site as described in **Section 4**, the development of the site would result in no notable changes to the wider historic landscape. There will likely need to be some minor land regrading to allow for the proposed development including the provision of multiple sustainable attenuation features where there were no previous hydrological features. As such the change would still be low to negligible upon the overall geological landscape aspect area.
- 7.8 In terms of the landscape habitat aspect area, this will undergo a moderate change given the successional habitats that has established themselves over the site. The loss of dense scrub to facilitate development would be balanced with the increased provision of trees, hedges and other planting proposed on site. Overall, effects on the wider landscape habitats around the site will be limited and, with good design and good long-term management, could be beneficial.
- 7.9 The visual and sensory character aspect of the wider context will see some adverse effects resulting from the addition of the new built form into the local landscape but, given the pre-existing urbanised context (created by the course of the A48 and dilapidated on-site buildings) and the small scale of the development proposals this is considered to be a low magnitude change at worst and is considered likely to result in a minor level of effect overall on the wider landscape character.

Landscape Character Area 4: 'Caerwent Hinterland

- 7.10 As described in **Section 4**, the site falls within LCA4 – Caerwent Hinterland. Though there are some views available from within this character area towards the site, the change to landscape character would be extremely limited and indirect due to the existing influence of built form which already characterises views in this direction. As discussed within **Section 4**, the site shares little resemblance to the key characteristics described within the LCA. Overall, it is considered that there would be a low magnitude of change a result of redeveloping the site for mixed-use purposes, that would lead to a minor overall effect as a result of the potential development.

Local Landscape Character Area CE02

- 7.11 In terms of host LLCA CE02 which covers a much smaller geographic area, it is expected there would be a medium change due to the previously developed nature of the site. Coupled with the medium sensitivity ascribed to the LLCA, there would be a moderate/minor effect upon CE02 as a result of mixed-use development proposals coming forward.

Predicted Effects on Landscape Designations

Wye Valley AONB

- 7.12 Given the local topography and existing development which envelopes and obscures the

site in views from the direction of the AONB, it is considered that there will be no effect on the character and associated setting of that designated landscape.

Predicted Effects on Visual Amenity

- 7.13 Visual receptor groups identified who may experience a change to their visual amenity as a result of the scheme include the following:
- PRow users;
 - Minor road users; and
 - Residential receptors.
- 7.14 **Photoviewpoints EDP 1 to 7** provide a range of 'representative views' chosen to represent the range and extent of views available of the site which such users may experience. Conclusions in respect of likely visual effects are set out below are informed based on the site work undertaken by EDP, as experienced in the field, and are not a review of the static images which the photoviewpoints offer.
- 7.15 Visual effects are expected to be largely contained to within a circa 1km radius of the site's boundary as illustrated by the ZPV on **Plan EDP 5**. As noted above, no views were identified to the north-east from the direction of the AONB.
- 7.16 Considering each of the receptor groups, these are discussed in turn below.

Rights of Way Users

- 7.17 In consideration of receptors of the PRow network (represented by **Photoviewpoints EDP 5 and 7**), the greatest change would be experienced from Footpath 353/5/5 adjacent to M48 (**Photoviewpoint EDP 7**) in which there would likely be a low magnitude of change due to the existing cover provided by intervening vegetation and the previously developed nature of the site. As such there would be a moderate/minor effect at worst.
- 7.18 For Footpath 353/3/1 (**Photoviewpoint EDP 5**), the change and effect would be less due to a combination of topography, dense screening and filtering by existing mature vegetation and built form. As a result, it is expected there would be a very low magnitude of change and a worst-case overall effect of minor.
- 7.19 In terms of users of the NCR network, NCR 4 passes adjacent to the southern boundary of the site and as such has close range views (represented by **Photoviewpoints EDP 1, 2 and 3**) and would likely experience a medium magnitude of change for a short distance as the route passes the site. This level of change, coupled with a medium sensitivity for NCR users travelling along a main road route would result in a moderate/minor level of effect. Further afield, views from NCR 4 travelling along Church Lane to the south-west of the site and overlooking the Caerwent Brook are represented by **Photoviewpoint EDP 6**. Such views, whilst heavily filtered and screened by mature vegetation are likely to

experience a medium magnitude of change as a result of rooftops of new dwellings that will appear behind the southern boundary of the site. Whilst existing rooftops of the MoD buildings on site can currently be seen, there will be a change in roofscape and increase in quantum of roofs laterally. This would lead to a moderate/minor overall effect upon the route.

Road Users

- 7.20 Minor road users are generally of low sensitivity though, in more scenic areas, this can be considered to rise to medium given that people may be out to enjoy the scenery and views. In this instance however, scenic views from minor roads are unlikely to specifically relate to views of the site. Major road users are generally of low or very low sensitivity given that the routes are generally travelled as a sole purpose of getting between destinations quickly and efficiently.
- 7.21 As discussed above, changes will occur to views on the short stretch of the A48 which passes the site (represented by **Photoviewpoints EDP 1, 2 and 3**) adjacent to the southern boundary. Here, new development may be more visible than the existing MoD built form on site as some recolonised vegetation will require removal. That being said, a considerable amount of mature vegetation along the southern and eastern boundaries would be retained and enhanced, providing filtering and screening of a new mixed-use development. The change would be considered to be medium in magnitude, and of an overall minor effect which would further reduce as distance increases away from the site.
- 7.22 Further afield, views from minor roads are extremely limited, with Church Lane the only route falling within the ZPV. Views from this road will be available for a short section of the route south-east of Caerwent (represented by **Photoviewpoint EDP 6**). Whilst views from this route will generally be heavily filtered and screened by mature vegetation, there is likely to be a medium magnitude of change as a result of rooftops of new dwellings that will appear behind the southern boundary vegetation of the site. Whilst existing rooftops of the MoD buildings on site can currently be seen, there will be a change in roofscape and increase in quantum of roofs laterally. This would lead to a minor overall effect.

Residential Dwellings/Groups

- 7.23 Elms Farm which falls adjacent to the western edge of the site, of which the boundary between the two is defined by a metal fence, would experience a high magnitude of change as a result of the redevelopment of the site to a mixed-use development. Given the very high sensitivity of residential receptors it is considered that development within the site would result in an overall major level of effect, however this would be local in nature with mitigation measures in place aiming to set back development from adjacent properties, as well as the addition of tree planting within the potential scheme aiming to break up and soften the visibility of the new built form for this receptors and protect their privacy and residential amenity.
- 7.24 New House Farm is similarly located adjacent to the site and is separated by mature vegetation on the eastern boundary of the site. As such, visibility between this dwelling

and the core of the proposed site is heavily reduced, and redevelopment of the site would result in no more than a medium change and a major/moderate overall effect. As mentioned above this would be local in nature with mitigation measures in place aiming to set back development from New House Farm, as well as the addition of tree planting within the potential scheme, further breaking up and softening the visibility of the new built form.

- 7.25 In terms of dwellings at Cwrt Morgan, very few, if any dwellings have views towards the site. In cases where they may be views in the direction of the site, these are likely to be screened by a combination of existing built form and mature vegetation. As such any potential change would be very low in magnitude which would result in a moderate/minor effect.
- 7.26 Similarly, individual houses in the wider landscape which have views towards the site (such as Church Lane) will be subject to a magnitude of change falling from low to very low. The effect here is in part mitigated by the presence of existing development which characterises the current view in this direction. Effects on residents in these properties will therefore be moderate (at worst) to moderate/minor.
- 7.27 Given that private views are not protected in policy, the focus with respect to effects on residential receptors must be on residential amenity, rather than visual amenity. Residential amenity (issues such as privacy, noise, light) can be protected through appropriate design, to, for example, minimise overlooking etc and there is no reason why such a scheme could not be prepared for this site.

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Section 8

Conclusions

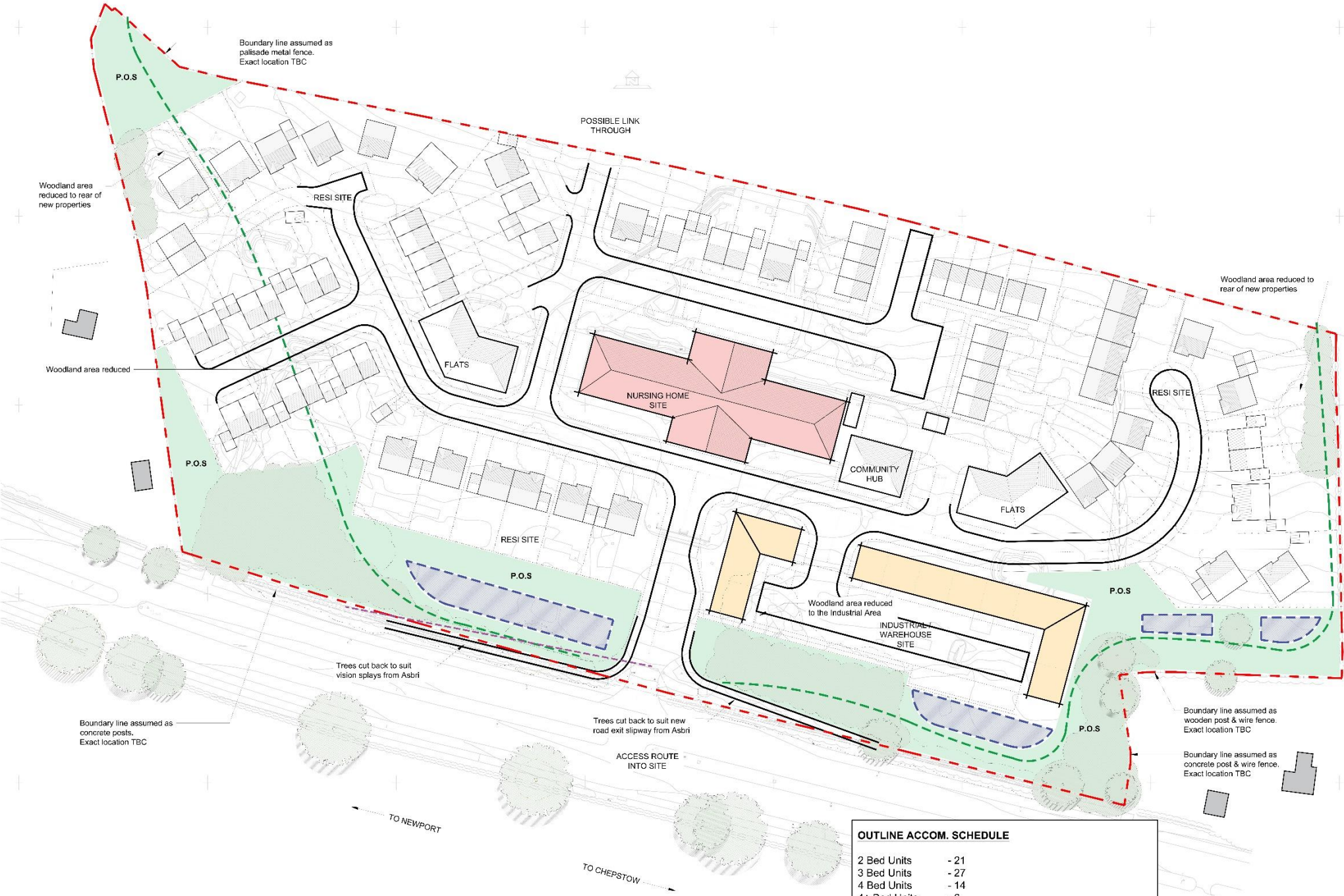
- 8.1 This report has undertaken a review of the circumstances of a potential allocation of Land at the Former MoD Training Centre, Caerwent for mixed-use development. At this early stage in the planning process a high-level appraisal has been made on the potential effects on the underlying landscape and visual resource and a review of national and local policy, landscape character and visual amenity has been undertaken.
- 8.2 It is anticipated that any notable landscape effects would be limited to the effects on the site itself, and on its immediate context. The character of the wider landscape within which the site sits, as defined by LCA4, would be subject to very limited effects given the influence existing development already has on this part of that landscape area. Similarly, effects on the national character area are even more limited. The AONB, lying to the north-east of the site is separated by topography and development such that the site is obscured and will have no effect on its character or setting.
- 8.3 Visual effects are perhaps more noteworthy, given the site's southerly aspect. However, intervening topography, vegetation and development obscures the majority of potential views in that area of the landscape with open views only identified from isolated elevated vantage points where topography and breaks in vegetation and development allow. In all such views the site is read as an existing development, nestled within the mature vegetation that surrounds it. Effects overall are limited and considered acceptable. Those neighbouring properties to the site will be subject to a higher level of effect, however this would be mitigated through good design and protection of residential amenity.
- 8.4 Overall, the findings confirm that the site is not located within any national or local landscape designations, and overall relates extremely well both in landscape and visual terms. Subject to the preparation of a sensitive scheme design at a later stage, informed by a robust landscape and visual impact assessment from the outset, the site represents a logical and easily assimilated future development which is worthy of allocation.

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Appendix EDP 1
Concept Masterplan
Morgan2Morgan Architects

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Proposed Site Masterplan



KEY:
Information extracted from EDP 'Constraints and Opportunities' Plan (5457_d008 - Sept 2019)

- Site Boundary
Exact location TBC
- Existing buildings/ structures
- Potential SUDs / attenuation locations
- Potential extent of 'Green Infrastructure Links' through site
- Existing wooded areas (trimmed back where indicated)
- Existing Trees
Category A & B Trees
- Existing Category Category A & B Trees removed
- Proposed Trees and Planting areas

- PROPOSED BUILDING TYPES:**
- Nursing Home
 - Industrial/ Warehouse Units
 - Residential Dwellings - Roof plans indicating varying dwelling sizes.
 - Garage
 - 2 Bed
 - 3 Bed
 - 4 Bed
 - 4 Bed +

OUTLINE ACCOM. SCHEDULE	
2 Bed Units	- 21
3 Bed Units	- 27
4 Bed Units	- 14
4+ Bed Units	- 6
TOTAL HOUSES	- 68 Dwellings
Flats	- 6 Per Block (2 Blocks)
TOTAL FLATS	- 12 Flats
TOTAL UNITS	- 80 UNITS
Industrial Units	- Double height Warehouse Accommodation Approx. 1020m ² footprint
Community Hub	- 2 Storey Approx. 215m ² footprint
Nursing Home	- 3 Storey Accommodation Approx. 1400m ² footprint

Appendix EDP 2

Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Table EDP A2.1: Defining the sensitivity of the landscape baseline.

EDP assessment terminology and definitions	
Landscape Baseline - Overall Sensitivity	
Very High	Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors. Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Value: 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. Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors. Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors. Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Table EDP A2.2: Defining the sensitivity of the visual baseline.

Visual Baseline - Overall Sensitivity	
Very High	Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation. Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW. Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas. Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible. Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued. Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

Magnitude of Change

A2.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.3 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria.

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent
Effects within the immediate landscape setting of the site	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself)	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level	Long range views with a negligible part of the view affected.

A2.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors influencing judgements on magnitude of change.

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings;
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development;
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the magnitude of change to the landscape and visual baseline.

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline. Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements. Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.

Magnitude of Change	
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape. Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape. Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape. Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

Predicted Effects

A2.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the predicted levels of effects to the landscape and visual baseline.

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

Table EDP A2.7: Definition of effects.

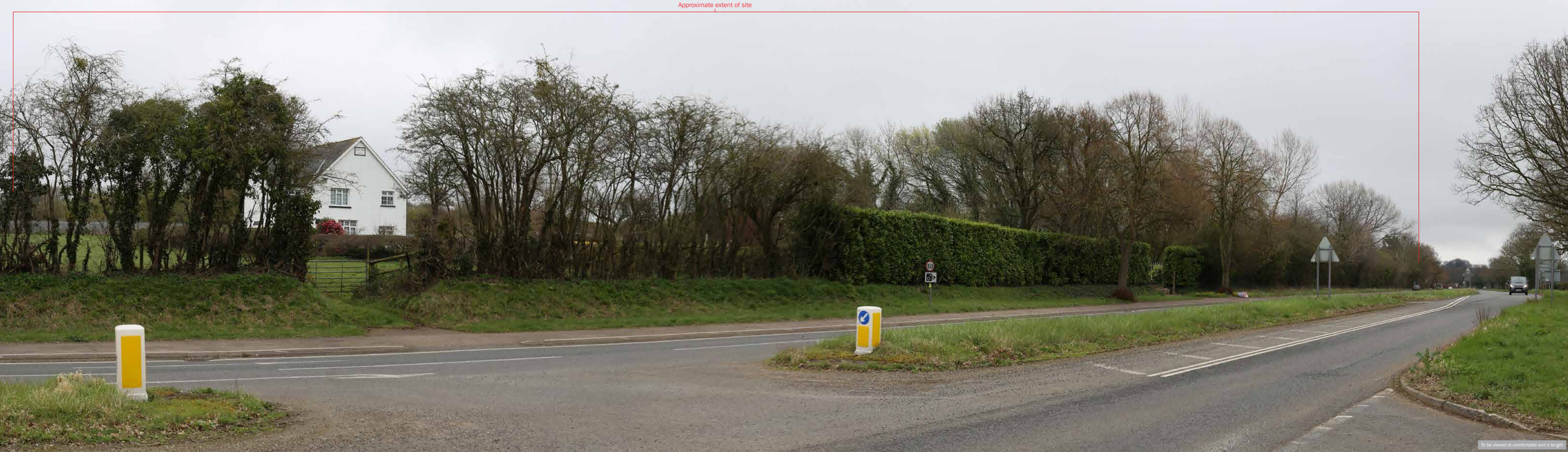
Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

- A2.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A2.7 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.
- A2.8 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

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Appendix EDP 3
Photoviewpoints
(edp5457_d024a 26 August 2021 JTF/OK)

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To be viewed at comfortable arm's length





To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Plans

- | | |
|-------------------|---|
| Plan EDP 1 | Site Location and Site Boundaries
(edp5457_d018a 26 August 2021 OK/EB) |
| Plan EDP 2 | Site Character and Local Context
(edp5457_d019a 26 August 2021 OK/EB) |
| Plan EDP 3 | Landscape Designations and Other Related Considerations
(edp5457_d020a 26 August 2021 OK/EB) |
| Plan EDP 4 | Topographic Context
(edp5457_d022a 26 August 2021 OK/EB) |
| Plan EDP 5 | Findings of EDP's Visual Appraisal
(edp5457_d023a 26 August 2021 OK/EB) |

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- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area

client	Morgan2Morgan Architects Ltd		
project title	Land at the Former MoD Training Centre, Caerwent		
drawing title	Plan EDP 1: Site Location and Site Boundaries		
date	26 AUGUST 2021	drawn by	OK
drawing number	edp5457_d018a	checked	EB
scale	1:25,000 @ A3	QA	GY



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Site Boundary

Elevation (5m intervals)

National Cycle Route (NCR)

Public Right of Way (PRoW)

1) The site encompasses several derelict buildings, predominately located centrally within the site. Several bunkers are otherwise scattered across the Site and are largely overgrown with dense scrub.

2) Open areas are colonised by tall ruderal vegetation and scattered scrub and shrubs.

3) New House Farm is a residential dwelling located adjacent to the south-eastern corner of the site.

4) Elms Farm is a residential dwelling located adjacent to the west of the site.

5) The landform at the site is relatively flat, but slopes gradually down towards the A48 to reach the lowest point in the south-eastern corner.

6) The boundaries of the site consist of large overgrown hedgerows with interspersed trees.

7) The A48 lies to the south of the site and travels east to Chepstow and west to Newport

8) Smaller irregular fields of permanent pasture enclosed by a strong structural network of thick hedges, hedgerow trees and treelines and small-scale woodland blocks.

9) Very gentle lower slopes comprising pasture fields beneath rising hill of Caerwent Military Base to the north.

10) Caerwent Military Base is located on rising ground and encompasses a large area with buildings within former field parcels and within woodland.

11) The main body of Caerwent is located just south-west of the site

12) The village of Crick is located c.500m east of the site.

client

Morgan2Morgan Architects Ltd

project title

Land at the Former MoD Training Centre, Caerwent

drawing title

Plan EDP 2: Site Character and Context

date

26 AUGUST 2021

drawn by

OK

drawing number

edp5457_d019a

checked

EB

scale

1:6,000 @ A3

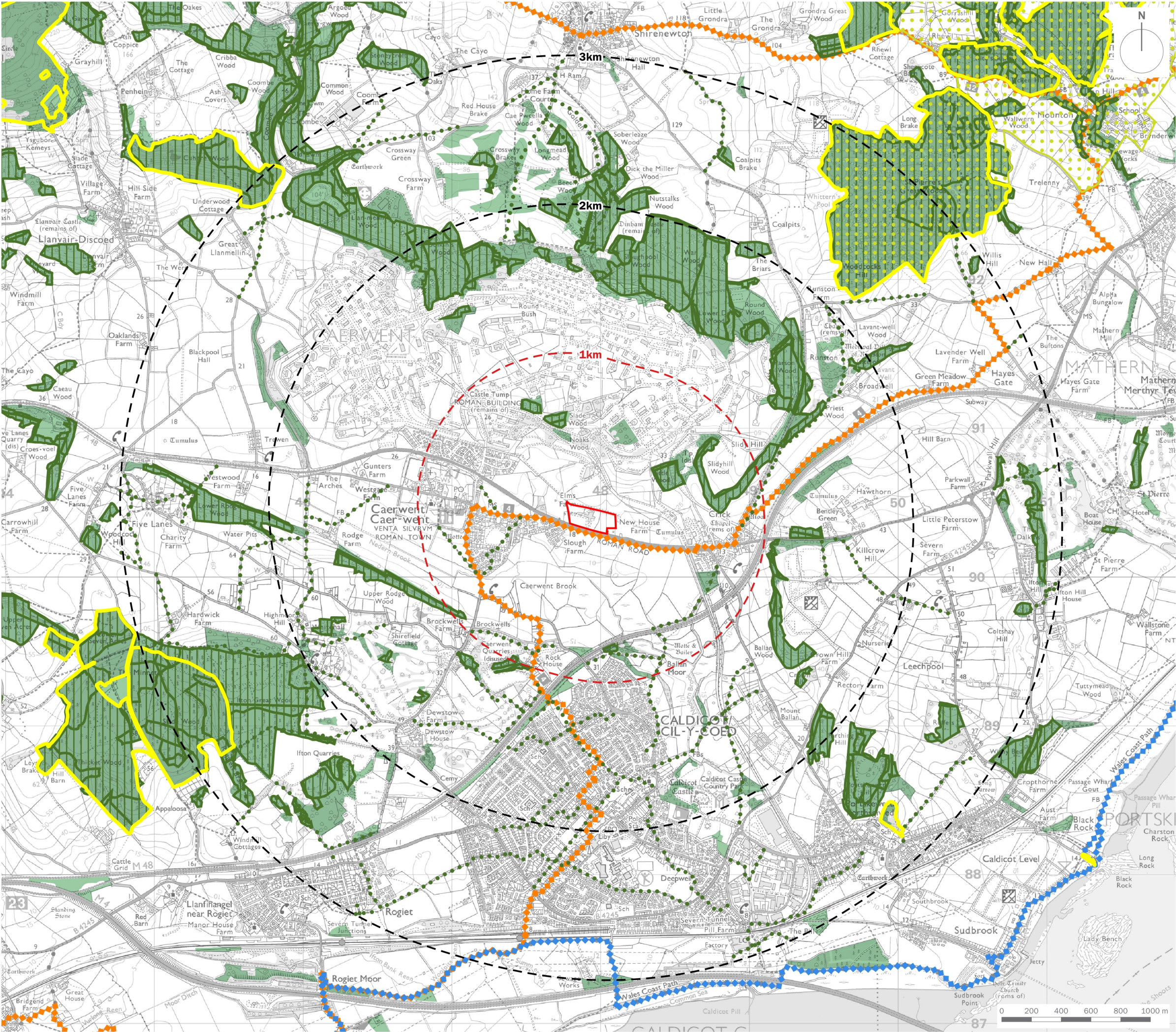
QA

GY

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Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Landscape Designations

Wye Valley Area of Outstanding Natural Beauty (Wye Valley AONB)

Other Considerations

Ancient Woodland Inventory

National Forest Inventory

Open Access Land (CRoW Act 2000)

Public Rights of Way (PRoW)

Wales Coast Path

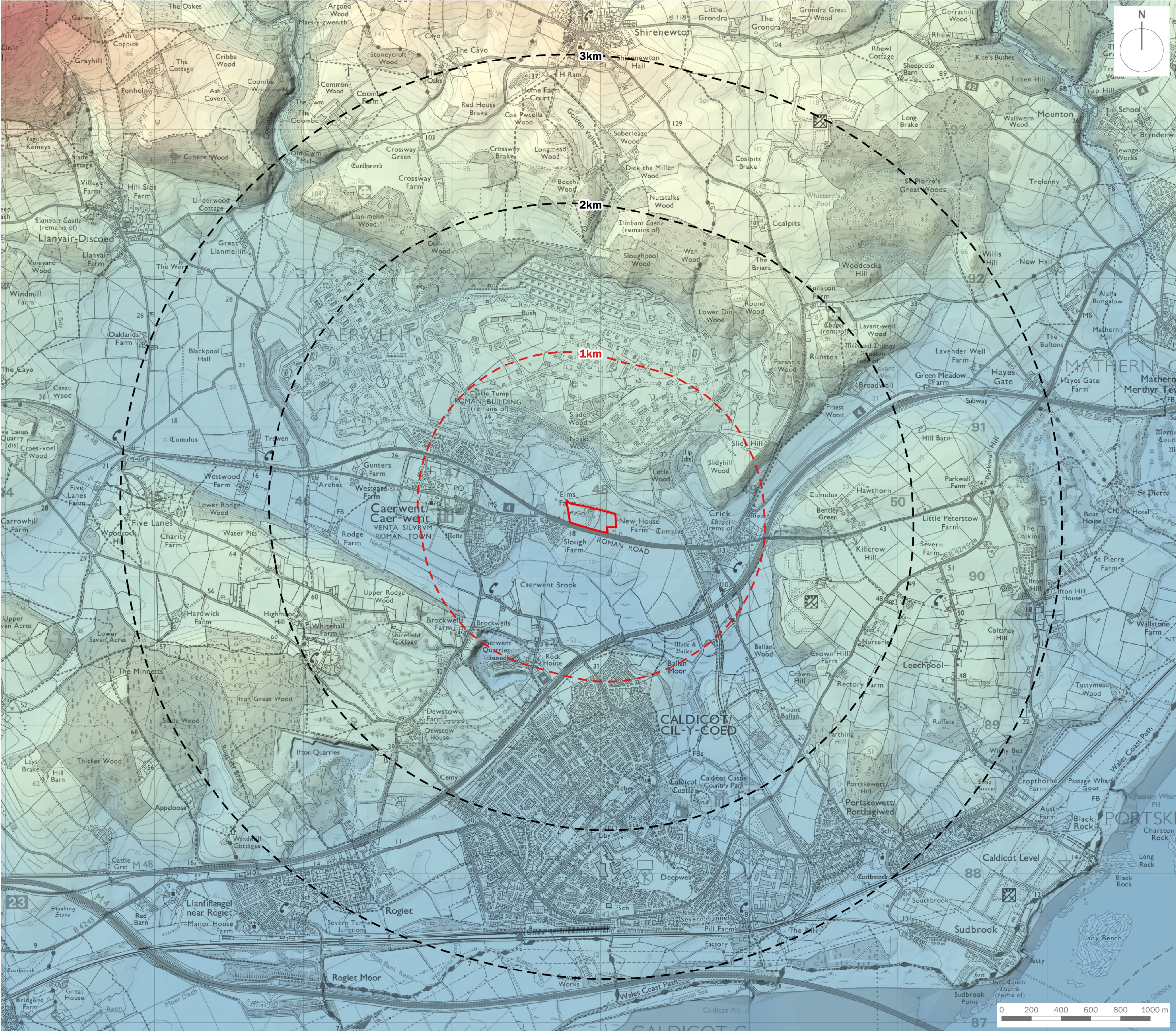
National Cycle Route (NCR)

client	Morgan2Morgan Architects Ltd		
project title	Land at the Former MoD Training Centre, Caerwent		
drawing title	Plan EDP 3: Landscape Designations and Other Related Considerations		
date	26 AUGUST 2021	drawn by	OK
drawing number	edp5457_d020a	checked	EB
scale	1:25,000 @ A3	QA	GY

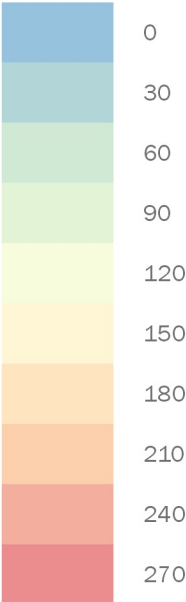
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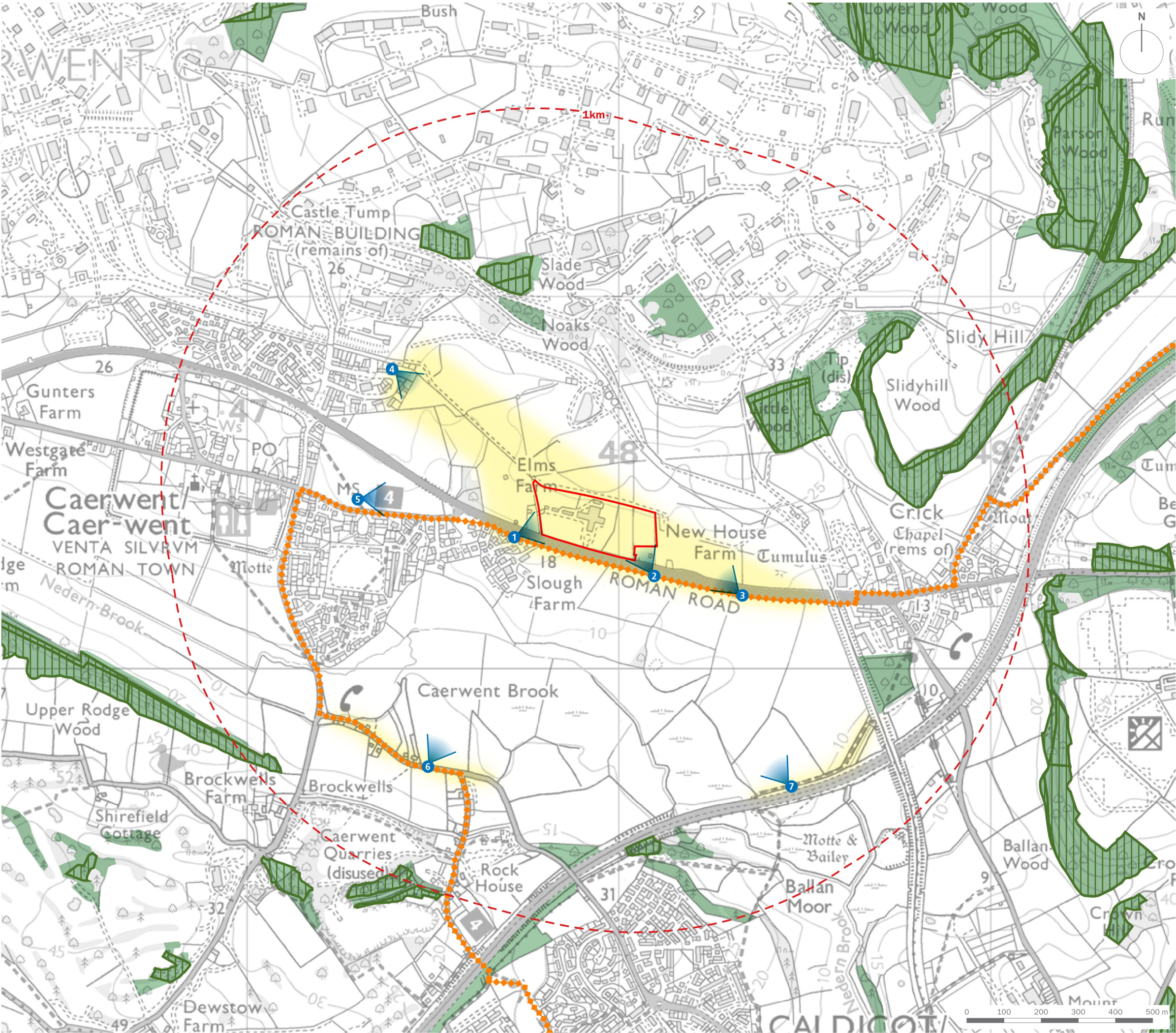
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Elevation (m aOD)



client	Morgan2Morgan Architects Ltd		
project title	Land at the Former MoD Training Centre, Caerwent		
drawing title	Plan EDP 4: Topographic Context		
date	26 AUGUST 2021	drawn by	OK
drawing number	edp5457_d022a	checked	EB
scale	1:25,000 @ A3	QA	GY



Site Boundary

1km Detailed Study Area

Ancient Woodland Inventory

National Forest Inventory

Public Rights of Way (PRoW)

National Cycle Route (NCR)

Findings of Visual Appraisal

Zone of Primary Visibility (ZPV)

Photoviewpoint Locations

client			
Morgan2Morgan Architects Ltd			
project title			
Land at the Former MoD Training Centre, Caerwent			
drawing title			
Plan EDP 5: Findings of Visual Appraisal			
date	26 AUGUST 2021	drawn by	OK
drawing number	edp5457_d023a	checked	EB
scale	1:10,000 @ A3	QA	GY



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