Land at Mounton Road, Chepstow

Technical Appendix 5.2: Landscape and Visual Effects

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On behalf of:
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Contents

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Assessment of Effects Table 1: Landscape Character and Context

Notes:
Each receptor is attributed a degree of sensitivity using the thresholds in Appendix EDP 1 within Technical Appendix 5.1 and takes into account the 'susceptibility' of the receptor to change to the type of development proposed.
Effects of moderate or greater are considered to be '**significant**' in visual terms.*
Effects of moderate/minor or lesser, are '**not significant**' in visual terms.

*In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining the level of overall change. For example, depending on local circumstances, it may be considered that a moderate effect is not significant, particularly where experienced by a medium, low or very low sensitivity receptor. Where this occurs, further explanation is given.

Receptor	**Sensitivity**	**Construction:** **Magnitude. Effect. Nature.**	**Operation Year 1:** **Magnitude. Effect. Nature.**	**Operation Year 15 and Beyond:** **Magnitude. Effect. Nature.**
Landscape Character of the Site	**Medium**	Very High. Major. Adverse.	High. Major/moderate. Adverse.	Medium. Moderate*. Adverse.
Sensitivity of Receptor Summary		**Magnitude of Change**		**Summary**
The most valued characteristics/aspects of the site are its historic context and ability to support wildlife and ecosystems in its western tree belts and hedgerows/hedgerow trees. Long range views towards the Severn estuary also benefit the site. The character is impacted greatly by the neighbouring developments with little separation to nearby travel corridors. The site is judged to have a medium susceptibility to change (based on criteria set out within **Appendix EDP 1** of **Technical Appendix 5.1**), which combines with a medium value (as discussed at length within **Table EDP 3.2** of **Technical Appendix 5.1**) to create a **medium** overall sensitivity.		**Construction Phase** The construction of the primary route and local residential access roads, the groundworks associated with the Proposed Scheme, drainage features and Public Open Space (POS), and the building of the new housing would materially change the land use from agriculture to urban. Construction works would require large parts of the site, at different times dependent on the phasing of the development, to be enclosed by fencing for security and safety purposes. The construction works would also require lighting. The construction works would lead to a loss of some trees, hedgerows, and the arable and improved land across the site, and include some localised ground remodelling including a network of new sustainable drainage (SuDS) ponds within the proposed development. While some of the changes would be temporary in nature, the landscape character across the entirety of the site would change fundamentally from farmland to a new mixed-use development. Construction activities would not benefit from the softening effects of proposed strategic landscape planting across the areas of Green Infrastructure. Taking these matters into account, the overall magnitude of change at the level of the site is considered to be **very high** locally, but dissipating as distance from the construction operations increases. **Operation (Year 1)** At Year 1 the Proposed Scheme would replace existing agricultural land with new housing, a mobility hub, hotel and residential care home alongside associated open space, play and sustainable drainage provision. The layout of the Proposed Scheme has been developed to retain existing features that contribute to landscape character, including boundary hedgerows, where possible, resulting in a development with indicators of its former uses and field pattern. In addition, connections to access routes, retention of green corridors, and the considered siting and design of new POS as shown on the Parameter Plans, would ensure strong physical and perceptual links with the site's context. Naturally, the introduction of the Proposed Scheme would result in the notable loss of perceptual qualities and characteristic landscape elements and present a wholesale change		During the temporary construction phase, this receptor would experience a worst-case major, adverse, medium-term, temporary level of effect, which is **significant** in visual terms. In the short-term, this would remain as a major/moderate adverse, medium to long term, temporary effect, which is **significant**. In the long-term, the magnitude of change would reduce, leading to a moderate, adverse, long-term, permanent effect. This effect is **not significant** in EIA terms, when scale and beneficial landscape characteristics, inherent within the proposals, have been considered at maturity.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		compared to the baseline situation. As would be expected for any such development on a greenfield site, there would therefore be a fundamental change to the character of the site itself. At Year 1 the Proposed Scheme would not benefit from the softening effects of new strategic landscape mitigation planting; however, the boundary vegetation provides some maturity to the character of the scheme and would break up the overall perception of built form extent and depth across the site. Taking these matters into account, the overall magnitude of change at the level of the site is considered to be **high** locally but quickly dissipating as distance from the site increases. **Operation (Year 15)** By Year 15 the settlement is likely to be fully built out. The earliest phases would no longer be a new element in the landscape, and mitigation planting would have established, softening the Proposed Scheme and helping to contribute to its integration with the wider context. The landscape proposals would be well established, and the enhancements and habitat creation within the public open space and site peripheries is likely to be providing many ecosystem service benefits. Tree planting throughout the site would also strengthen existing and proposed routes and provide many benefits for people and for wildlife with respect to climate change adaptation and resilience. This would reduce the magnitude of change to some extent, but the overall change of this green field site to residential development would still result in a **medium** magnitude of change across the site. The overall perceived scale of change, once the mitigation measures have matured, is reduced as built form is softened by the greener elements within the scheme.	

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Landscape Character of Site's Immediate and Wider Context – Within Settlement	**Low**	High. Moderate. Adverse.	Medium. Moderate/Minor. Adverse.	Medium. Moderate/Minor. Adverse.
Sensitivity of Receptor Summary		**Magnitude of Change**		**Summary**
The landscape surrounding the site exhibits a varied character and corresponding range of sensitivities. To the east, the western edge of Chepstow is urbanised and characterised by busy road corridors and built development. These areas are already subject to visual and physical change and therefore have a **low** susceptibility to additional development. This combines with a **low** value, yielding a **low** overall sensitivity.		**Construction Phase** Likely direct effects of construction on the landscape of the site itself have been assessed above, with this confirming that there would be an unavoidable wholesale change in its character. Effects on landscape character would extend marginally beyond the site boundary to the wider landscape in the east, principally in relation to visibility of construction activities, lighting, noise, vibration, and the movement of materials to/from the site, which extends beyond the site boundaries. The works would require temporary lighting where currently there is street lighting, particularly along the A466. Generally, noise/vibration effects would be most acutely perceived by residents within close proximity to the site during the early construction phases, or by those using the National Cycle Route (NCN) network. Residences near to the site would also experience visual and perceptual effects of the construction phase. Visual effects are discussed in detail separately, but for the sake of completeness are discussed here briefly in terms of the perception of landscape character.	During the temporary construction phase, this receptor would experience a worst-case moderate, adverse, medium-term, temporary level of effect, which is **not significant** in landscape terms. In the short-term, there would be moderate/minor, adverse, permanent effects, with some beneficial effects too. In the medium to long term the effect would reduce to moderate/minor adverse, which is considered to be **not significant**. In the long-term, the magnitude of change would remain at medium, leading to a moderate/minor adverse effect, which is permanent and **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		The effects would be short to medium in duration and minimised by an appropriate construction management plan designed to reduce the effects on the existing landscape receptors and the amenity of local residents. Taking the scale, geographical extent and indirect effects into account, the overall magnitude of change for the character of the immediate landscape, within settlement is considered to be **high**. **Operation (Year 1)** At Year 1 the proposed scheme will include a range of building uses along its eastern site (in line with Parameter Plans). This will be a wholesale change to what is existing. Derelict fencing and sloping grass banks will be replaced by a range of frontages facing the A466 and a footpath. To the north will be an arrival space into the development, from where Mounton Road intersects with the A466. These eastern features will be the greatest change felt from within the settlement. Taking these matters into account, there would be a partial loss or alteration to the character experienced from roads and cycleways in proximity to the site, the overall magnitude of change for the character adjacent to the site, within settlement is considered to be **medium** locally, but quickly dissipating as distance from the Site increases. **Operation (Year 15)** By Year 15, the direct and indirect effects would be further offset by new and enhanced landscape features. Mitigation planting would have established, most notably in the heart of the scheme and western public open space, which would lead to a softening of the Proposed Scheme. However, these areas are less prominent when considering that the receptors would experience the site from the east. Tree planting along the A466 will have a bearing on the character and reduce the magnitude somewhat, however, it is felt that it would remain at the threshold for **medium** for Year 15.	

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Landscape Character of Site's Immediate and Wider Context – Outside of Settlement and Outside of the Wye Valley National Landscape	**Medium**	Low. Moderate/Minor. Adverse.	Low. Moderate/Minor. Adverse.	Very Low. Minor. Adverse.
Sensitivity of Receptor Summary		**Magnitude of Change**		**Summary**
To the west of the site, but outside the National Landscape, the character becomes more rural, particularly around Pwllmeyric. While this area is influenced by the presence of the A48, which introduces noise and movement, the overall landscape retains a degree of rural character and coherence. These distinctions align broadly with the evaluations found within the LANDMAP assessment, though this also recognises that infrastructure such as the A48/A466 corridor does diminish localised perceptual qualities in some areas. This results in a **high** susceptibility to change. This combines with a **low** value (mostly due to its current use as intensive agricultural land that is inaccessible to the public). Overall, this creates a **medium** sensitivity.		**Construction Phase** Likely direct effects of construction on the landscape of the site itself have been assessed above, with this confirming that there would be an unavoidable wholesale change in its character. Effects on landscape character would extend marginally beyond the site boundary in the south/south-west, though given the extensive tree belt in place, it is mainly perceptual factors of the landscape's character such as noise, rather than sight, that will be affected by the construction. However, at distance, construction may be visible, filtered through the tree line. These changes will be noticeable from the A48. There are very few residences within 500m of the site's western edge, given the agricultural land uses of the site's surrounding fields (and		During the temporary construction phase, this receptor would experience a worst-case moderate/minor, adverse, medium-term, temporary level of effect, which is **not significant** in landscape terms. In the short-term, there would be moderate/minor, adverse, permanent effects, with some beneficial effects too. which is considered to be **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		those that exist are close to 500m away and generally well separated from the site by intervening tree cover). The effects would be short to medium in duration and minimised by an appropriate construction management plan designed to reduce the effects on the existing landscape receptors and the amenity of local residents. Taking the nature, geographical extent and indirect effects into account, the overall magnitude of change for the character of the immediate landscape mainly falling to the south-west, during construction, outside of settlement and the National Landscape, is considered to be **low**. **Operation (Year 1)** At Year 1, given the very few perceptible effects felt at the construction phase, a very similar magnitude of change will be felt for the site's immediate context outside of the settlement and the National Landscape. These areas, predominantly west and south-west of the site sit lower within the landscape and are largely intercepted by the site's western tree belt, which averages a depth of 20m. Dwellings will be heavily filtered from views through the trees even during winter. Effects are likely to be consistent with those at the construction phase, in that noise from the development will be most prominent though heard in the backdrop of the adjacent carriageway/road noise of the extensive local network. The overall magnitude of change for the character of the immediate landscape falling to the south-west, outside of settlement and the National Landscape, is also considered to be **low**. **Operation (Year 15)** By Year 15, the direct and indirect effects would be further offset by new and enhanced landscape features. Mitigation planting would have established, most notably in the heart of the proposals and western public open space which would lead to a softening of the Proposed Scheme. The magnitude of change for Year 15 will reduce to **very low**.		In the long-term, the magnitude of change would reduce to very low, leading to a minor adverse effect, which is permanent and **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Landscape Character of Site's Immediate and Wider Context – Outside of Settlement and Within the Wye Valley National Landscape	**High**	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Summary		**Magnitude of Change**		**Summary**
Further west of the Site, within the Wye Valley National Landscape, the landscape is of **high** sensitivity, owing to its designated status, scenic quality and perceptual attributes such as tranquillity and relative remoteness. This derives from a combination of high receptor value and susceptibility to change. With this in mind, effects, given the designation is away from the site, will be limited to perceptual, indirect effects. Existing detractors within the landscape such as individual properties and overhead power lines weaken the semi-rural character of the immediate landscape within the site's context. Intervisibility is limited, and the influence of the site within views on the overall character of the designation is expected to be minimal.		**Construction Phase** Similarly to the assessment above for the landscape character of the site, outside settlement and within the National Landscape, the visual connection with any part of the site is extremely limited by topography, vegetation and in this case sprawling built form (with detractors), by properties on the western fringes of Bayfield and at Bennett's Farm. The landscape beyond these areas of contrasting structures falls away significantly leaving only uphill views towards the site where any changes at the site protruding over the hilltop would appear in the distant backdrop of views from the National Landscape. A clear intention within the design process and ongoing masterplan was to ensure that built form avoids the most sensitive part of the site; the		During the temporary construction phase, this receptor would experience a worst case moderate/minor, adverse, medium-term, temporary level of effect, which is **not significant** in landscape terms. In the short-term, there would be moderate/minor, adverse, permanent effects, with some beneficial effects too. which is considered to be **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		west, for this reason. As per the parameter plans accompanying this submission, development has steered away from this area, reducing the possibility of effects. As such, construction at the site will be limited to indirect effects, mainly from noise alone, given that visual connection with the site is extremely unlikely. **Photoviewpoint EDP 6** contained within **Technical Appendix 5.1** illustrates an example view from within the National Landscape, from PRoW 373/68/1. Noise may travel and have an impact on the character area, though given the intervening features and landform, this will be of little consequence. The magnitude of change for the construction phase on this character area is judged to be **very low**. **Operation (Year 1)** In the short term, given the lack of tangible effects on this character area, for the reasons given above, a similar magnitude of change is anticipated. The proposals have been refined to ensure development within the western (and most sensitive) part of the site is avoided. At Year 1, mitigation planting will also be in place, further reducing any possibility of any clear perceptible views into the site. The character outside of settlement and within the Wye Valley National Landscape at Year 1 will experience a **very low** magnitude of change at worst. **Operation (Year 15)** By Year 15, the indirect effects would be further offset by new and enhanced landscape features. Mitigation planting would have established, most notably in the heart of the proposals and western public open space, which would lead to a softening of the Proposed Scheme, particularly when viewed from the west. The limitations of views from this character area are documented above, and its character will be further insulated from change following the maturing of on-site planting. The magnitude of change for Year 15 remains at **very low**.		In the long-term, the magnitude of change would remain at very low, leading to a moderate/minor adverse effect, which is permanent and **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Landscape Character of the Wye Valley National Landscape	**Very High**	Negligible.	Negligible.	Negligible.
Sensitivity of Receptor Explanation		**Magnitude of Change**		**Summary**
The site lies just outside the Wye Valley National Landscape, but within 100m of its boundary. The Wye Valley AONB Management Plan (2021–2026) identifies key landscape qualities, including: • *"High woodland cover (27.5%), with significant areas of Ancient Woodland (20.42%) and many veteran trees.* • *Numerous dramatic viewpoints (72 identified), some with Scheduled Monuments.* • *A strong sense of tranquillity, remoteness, and natural character."* The plan outlines three relevant strategic objectives:		Views from the National Landscape have been tested for their intervisibility with the site, and example views from within the National Landscape boundary have been contained as **Photoviewpoints EDP 6** and **7** of **Appendix EDP 2** within **Technical Appendix 5.1**. The former, taken along footpath 373/68/1 lies on the designation's boundary. As discussed within the baseline, the landscape in the west typically sits lower than the site. When looking towards Chepstow from this point, sprawling built form and detractors are common within most views. Agricultural land occupies the foreground of **Photoviewpoint EDP 6**. Given the relative size of the National Landscape (and its character as a whole) in comparison to the site, the proposed development could only bring about a fractional and proportionate amount of change.		During the temporary construction phase, this receptor would experience a worst-case negligible effect, which is **not significant** in landscape terms. In the short-term and long term, this would remain at negligible, which is **not significant** in landscape terms.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
• *"WV-L1 – Conserve and enhance the landscape's special qualities and mitigate negative impacts.* • *WV-L2 – Support large-scale landscape and green infrastructure projects, enhancing ecosystem services and wildlife connectivity.* • *WV-L3 – Use landscape character assessments to guide local planning and preserve distinctiveness."* **Technical Appendix 5.1** explores the landscape characteristics and subsequent sensitivity of the Wye Valley National Landscape. It also discusses the likely visual relationship with the site. The assigned sensitivity for the landscape character of the Wye Valley National Landscape as a whole is **very high**.		**Construction Phase** As with the assessments above for the site's surrounding character areas, construction at the site is anticipated to have only indirect effects on the wider character of the designation, primarily through noise, due to the minimal visual connectivity with the site. **Photoviewpoint EDP 6** (in **Technical Appendix 5.1**) provides an example view from within the National Landscape, specifically from Public Right of Way (PRoW) 373/68/1. While noise may travel and potentially influence the character area, the intervening landform and landscape features will significantly reduce its impact. The magnitude of change on the character of the Wye Valley National Landscape at the construction phase will be **negligible.** **Operation (Year 1) and Operation (Year 15)** Once completed and operational, the Proposed Scheme would have replaced all existing agricultural land with residential development, landscape areas and related infrastructure. The layout of the development has sought to retain existing features that contribute to landscape character, including boundary trees and hedgerows, where possible. In addition, connections to existing access points and the considered siting of new public open space would ensure a strong physical, visual and perceptual link with the context. However, when considering the impact of the development on the overall character of the National Landscape, the magnitude of change is **negligible** for all stages of operation. The development of the site will result in a barely perceptible change in character of the National Landscape, post development.		

Assessment of Effects Table 2: Photoviewpoints

Photoviewpoint (PVP) No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 1	View from A466, south of the site.	Road Users	**Low**	Very Low. Minor/Negligible.	Very Low. Minor/Negligible.	Very Low. Minor/Negligible.
		Cyclists	**Low**	Very Low. Minor/Negligible.	Very Low. Minor/Negligible.	Very Low. Minor/Negligible.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of using the route directly to travel. Given the speed and transitional nature of these receptors, their sensitivity is reflected as **low**.		This view has been taken from the A466, south of the site, looking north. It has been captured from a point adjacent with the Highbeech Roundabout. Several detractors are visible within the PVP, including Armco barriers, road signage and street lighting.		**Construction Phase** It is not likely that construction activities would be seen from this viewpoint in short distance views. The intervening vegetation, road network and detractors almost entirely screen the site from view, despite being in relatively close proximity. Construction activity would therefore trigger a **very low** magnitude of change at worst. **Operation Year 1 and Year 15** In the short and long term, as discussed above, the site is well hidden beyond the Highbeech roundabout and any changes on site will be inconsequential to these receptor groups. The magnitude of change is **very low** at worst for Years 1 and 15.		During the temporary construction phase, receptors at this viewpoint would experience a worst-case minor/negligible, adverse, medium-term, temporary level of effect, which is **not significant** in visual terms. During the operational phase at Years 1 and 15, the effect would remain at minor/negligible, adverse, permanent, which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year One: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 2	View from A48, south-west of the site.	Pedestrians	**Low**	Low. Minor. Adverse.	Very Low. Minor/Negligible. Adverse.	Very Low. Minor/Negligible. Adverse.
		Road Users	**Low**	Low. Minor. Adverse.	Very Low. Minor/Negligible. Adverse.	Very Low. Minor/Negligible. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of using the route directly to travel, whether travelling on foot or via the road. This route is a busy carriageway, with sections being high speed. Given this and the transitional nature of these receptors, their sensitivity is reflected as **low** for both road users and pedestrians.		This view is captured from the pavement adjacent to the A48 carriageway (behind the viewer). The view is positioned looking north-east towards the site with the extensive tree belt in the foreground alongside the arable field arrangement, immediately west of the site. St. Lawrence House can be made out through the distant trees as can the residential development to the north of the site, despite the woodland belt heavily filtering this outlook.		**Construction Phase** Due to intervening landscape features, built form and long-distance views, low-level construction activities would barely be seen from this location. However, there is the potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over vegetation. During construction, where taller elements are visible, they would be broken up by mature vegetation, giving rise to a **low** magnitude of change. **Operation (Year One)** Post completion, the Proposed Scheme would only be visible during the winter months and heavily filtered during this time. Landscape features within the proposal will also bring a degree of 'layering' to the screening measures introduced to the site. The magnitude of change will be **very low** for Year 1. **Operation (Year 15)** By Year 15, the Proposed Scheme's vegetation will have matured significantly, further reducing effects, however, the threshold for a reduction in magnitude of change will not have been met,		During the temporary construction phase, the receptors at this viewpoint would experience a worst-case minor, adverse, medium-term, temporary level of effect, which is **not significant**. During the operational stages at Years 1 and 15, the effect would be reduced to minor/negligible, which is adverse, long term and permanent. It is **not** considered **significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year One: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				given the wintertime views towards the site from this point. It therefore remains at **very low** for Year 15.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 3	View from A48, south of the site.	Pedestrians	**Low**	Very High. Major/Moderate. Adverse.	High. Moderate. Adverse.	Medium. Moderate/Minor. Adverse.
		Road Users	**Low**	Very High. Major/Moderate. Adverse.	High. Moderate. Adverse.	Medium. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of using the route directly to travel, whether travelling on foot or via the road. This route is a busy carriageway, with sections being high speed. Given this and the transitional nature of these receptors, their sensitivity is reflected as low for both road users and pedestrians.		Similarly to **Photoviewpoint EDP 2** above, this view has been taken from a footway adjacent to the A48 carriageway. However, this view is c.60m from the Highbeech roundabout and features clear views into the site without any interruptions. In the backdrop, St. Lawrence House sits proudly in the image, north of the site. The site's open field parcels and intermittent hedgerow alignments can be seen clearly, as well as the influence of the A466 on the right-hand side of the image.		**Construction Phase** Due to the location of the receptor, which is almost at the site, it is likely that construction activities would be seen from this viewpoint in short distance views. Although construction hoarding would screen the majority of low-level views, higher level activity would be clearly visible on the horizon within the northern area of the site. The Proposed Scheme is likely to be clearly noticeable and give rise to a **very high** magnitude of change. **Operation (Year 1)** In the short-term, although the Proposed Scheme has been set back from the southern boundary, with new public open space between the new settlement edge and the A48, new built form would be seen within the immediate setting of the view. New landscape and drainage features would serve to maintain some soft elements of character, albeit with the notable change in land use from agriculture to amenity use. The Proposed Scheme would remain clearly noticeable and, despite the presence of urbanising elements in some parts of the baseline view, the view would be fundamentally altered, giving rise to a **high** magnitude of change. **Operation (Year 15)** In the medium to long-term, the maturation of the landscape scheme would give rise to some beneficial effects, though the change from agricultural use would be permanent. The character of the view would change to become part of the settlement context, with a positive landscape treatment to the A48 and the A466, on the right-hand side of the view. However, the Proposed Scheme is likely to remain a recognisable element, and the view would be altered from agricultural use by its presence, giving rise to a **medium** magnitude of change.		During the temporary construction phase, receptors at this viewpoint would experience a worst-case major/moderate, adverse, medium-term, temporary level of effect, which is **significant** in visual terms. During the operational phase at Year 1, this would reduce to a moderate, adverse, medium-term, temporary effect, which is **significant**. In the long-term, the magnitude of change is lowered to medium resulting in a moderate/minor, adverse, medium to long-term, permanent effect, which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 4	View from A466, adjacent to eastern site boundary, looking west.	Pedestrians	**Low**	Very High. Major/Moderate. Adverse.	Very High. Major/Moderate. Adverse.	High. Moderate*. Adverse.
		Road Users	**Low**	Very High. Major/Moderate. Adverse.	Very High. Major/Moderate. Adverse.	High. Moderate*. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention using the route directly to travel, whether travelling on foot or via the road. This route is a busy carriageway, with sections being high speed. Given this and the transitional nature of these receptors, their sensitivity is reflected as **low** for both road users and pedestrians.		This view has been taken from a footway next to to the A466 carriageway, adjacent to the National Cycle Network. It has been taken c.10m from the site boundary and features clear views into the site, without any interruptions, aside from timber fencing and occasional boundary trees. In the immediate foreground of the image, derelict fencing hampers the character of the site edges as they appear. Within the main body of the site make-shift fencing and scattered/gappy hedgerows loosely define field parcels. In the distance is the woodland belt, which aligns the site's south-western boundary. Also visible in the image are fallen, deceased trees on-site. St. Lawrence House is mostly screened from this view; however, it may be visible from some points along this route.		**Construction Phase** Due to the location of the receptor, which is almost at the site, it is likely that construction activities would be seen from this viewpoint in short distance views. Although construction hoarding would screen the majority of low-level views, higher level activity would be clearly visible on the horizon within the centre and north of the site. The Proposed Scheme is likely to be clearly noticeable and give rise to a **very high** magnitude of change. **Operation (Year 1)** In the short-term, although the Proposed Scheme has been intentionally set in close alignment to the eastern boundary, with new public open space between the new settlement edge and the A48, new built form would be seen within the immediate setting of the view. New landscape and drainage features would serve to maintain some soft elements of character, albeit with the notable change in land use from agriculture to amenity use. The Proposed Scheme would remain clearly noticeable and, despite the presence of urbanising elements in some parts of the baseline view, the view would be fundamentally altered, giving rise to a **very high** magnitude of change. **Operation (Year 15)** In the medium to long-term, the maturation of the landscape scheme would give rise to some beneficial effects, though the change from agricultural use would be permanent. The character of the view would change to become part of the settlement context, with a positive landscape treatment to the A466, to reduce the speed of road users. The currently degraded state of this boundary with the site ensures that development here, although being largely different to the baseline state, improves elements within the view. The Proposed Scheme is likely to remain a clear and obvious element, and the view would be altered from agricultural use by its presence, giving rise to a **high** magnitude of change.		During the temporary construction phase, receptors at this viewpoint would experience a worst-case major/moderate, adverse, medium-term, temporary level of effect, which is **significant** in visual terms. During the operational phase at Year 1, this would remain at major/moderate, adverse, medium-term, temporary effect, which is **significant**. In the long-term, the magnitude of change is lowered to high resulting in a moderate, adverse, medium to long-term, permanent effect. The effect is considered to be **not significant** in the context of EIA. Predominantly, this is due to the low sensitivity of receptors, for a combination of reasons. The development, at Year 15 will be further integrated into the landscape. The positive treatment of the site's eastern site, although largely different, will present positive features (thus effect deemed **not significant** in EIA terms) though overall the impact is adverse.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 5	View from Mounton Road, at the northern site boundary.	Pedestrians	**Low**	Very High. Major/Moderate. Adverse.	Very High. Major/Moderate. Adverse.	High. Moderate*. Adverse.
		Road Users	**Low**	Very High. Major/Moderate. Adverse.	Very High. Major/Moderate. Adverse.	High. Moderate*. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of using the route mostly to travel, with some enjoyment of their surroundings. Despite the more rural nature of the route, it is an extremely busy offshoot of the A466, and the few available views of the site along this road are found directly adjacent to the A466 junction. Their sensitivity is reflected as **low** for both road users and pedestrians.		This view has been taken from the shared footway/roadway of Mounton Road, adjacent to the A466 junction. It has been taken c.2m from the site boundary, without any interruptions, aside from existing trees channelling the views to the south. In the centre of the view is a grassland patch, allowing distant views south towards the Prince of Wales Bridge (M4). The large residential farm house is on the immediate right-hand side of the image, alongside it's boundary vegetation and timber fencing. A stone wall separates the grassland of the site and Mounton Road, which is not featured within the image. The busy surroundings of the receptor contribute to the low sensitivity factor.		**Construction Phase** Due to the location of the receptor, which is almost at the site, it is likely that construction activities would be seen from this viewpoint in short distance, uninterrupted views. Although construction hoarding would screen the majority of low-level views, higher level activity would be visible on the horizon within the centre of the site. The Proposed Scheme is likely to be clearly noticeable and give rise to a **very high** magnitude of change. **Operation (Year 1)** The proposed measures for the treatment of this northern section of the site retain it as a local green space, creating a 'gateway' arrival space from Chepstow centre (east of the A466). Notwithstanding this, the views beyond the area of green space will change significantly from the site's baseline position of agricultural land. In Year 1, this will be clear to see and parts of the proposals which will be most prominent are the hotel and residential care facility car parks, beyond the arrival space. The Proposed Scheme would remain clearly noticeable and, despite the presence of urbanising elements in some parts of the baseline view, the view would be fundamentally altered, giving rise to a **very high** magnitude of change. **Operation (Year 15)** In the medium to long-term, the maturation of the landscape scheme would give rise to some beneficial effects, though the change from agricultural use would be permanent. The character of the view would change to become part of the settlement context, with a positive landscape treatment to the arrival space. The busyness of the nearby interchange would maintain a degrading impact on the viewer. However, the Proposed Scheme is likely to remain a clear and obvious element, and the view would be altered from agricultural use by its presence, giving rise to a **high** magnitude of change.		During the temporary construction phase, receptors at this viewpoint would experience a worst-case major/moderate, adverse, medium-term, temporary level of effect, which is **significant** in visual terms. During the operational phase at Year 1, this would remain at a major/moderate, adverse, medium-term, temporary effect, which is **significant**. In the long-term, the magnitude of change is lowered to high resulting in a moderate, adverse, medium to long-term, permanent effect. Due to the low sensitivity of the receptor, faced with a development that is further integrated into the landscape, the overall significance of the effect is reduced. Effective design of the scheme's northern end, once the landscape becomes mature, has a positive impact on the viewer. At Year 15, the landscape enhancement measures ensure that the effect, although moderate, is considered **not significant** in EIA terms.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year One: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 6	View from PRoW 373/68/1, west of Bayfield.	PRoW Users	**High**	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change	Summary
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and the surrounding landscape. Receptors are within the Wye Valley National Landscape boundary, however, are within close proximity to the western edge of Chepstow. Generally, their sensitivity is judged as **high** due to their local recreational value.	View from footpath 373/68/1, within the National Landscape. The view is looking eastwards, back towards the upslope, to the west of the site. This is clearly a sensitive location, though detractors within the view, such as overhead telegraph poles, sprawling semi-urban properties in the middle ground of the image, as well as the 20th century development at Bayfield in the backdrop reduce susceptibility to change for this receptor group. Some of the site's vegetation, within its most western parcel can be seen from the route, however, given the topography, and varying arrangement of roads and vegetation, views of the site here, as can be seen, are likely to be indirect and filtered.	**Construction Phase** Construction activities at the site will be at a minimum distance of 400m away. When considered alongside the topographical arrangement of the site's surrounding landscape, it is only likely that the tallest of construction machinery e.g. a crane, may be visible from this point within the National Landscape. Given the intervening distance and the scale of the change within the view, this is likely to warrant a **very low** magnitude of change for the construction phase. **Operation (Year 1)** Similarly to the construction stage, the magnitude of change for users of this route is anticipated to be **very low** at worst for Year 1. The development height, position, distance and scale of the change in the view will heavily limit the visibility of the proposals, if the are visible at all. **Operation (Year 15)** In the medium to long-term, the maturation of the landscape scheme would give rise to some beneficial effects, particularly within the western edge of the site with a positive treatment to areas adjacent to St. Lawrence Lane. The magnitude of change here is again anticipated to be **very low** at worst.	During the temporary construction phase, receptors at this viewpoint would experience a worst-case moderate/minor, adverse, medium-term, temporary level of effect, which is **not significant** in visual terms. During the operational phase at Year 1, this would remain a moderate/minor, adverse, medium-term, temporary effect, which is **not significant**. In the long-term, the effect would remain at a moderate/minor, adverse, medium to long-term, permanent effect, which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year One: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 7	View from Minor Road (within National Landscape/AONB) west of Mounton.	Road Users	**High**	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.
		Pedestrians	**High**	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.	Very Low. Moderate/Minor. Adverse.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change	Summary
Visual receptors using this route are likely to be doing so with the intention of both enjoying the route and the surrounding landscape as well as travelling to/from a destination. Being within the National Landscape, their sensitivity is elevated to **high**.	This illustrates a rare view from one of the few 'openings' within the wooded National Landscape, with some views to the south-east towards Chepstow. The view illustrates a section of road, where available sightlines towards the M48 bridge and Severn Estuary can be achieved. From a more contextual standpoint, this view is rare, given that roads are lined by tall hedgerows either side, as can be seen in the right-hand side of the image. This photoviewpoint has been taken at a field gate access where views are visible at the typical height of the observer (c.1.6m). A large mature oak tree interferes with views towards the site as it overhangs the agricultural field parcel in the foreground. The site is extremely difficult to make out amongst the large existing vegetation in place.	**Construction Phase** Construction activities will occur at a minimum distance of approximately 1.45km from this location. Taking into account the site's surrounding topography, it is anticipated that only the tallest construction equipment – such as cranes – may be visible from this viewpoint within the National Landscape. Due to the intervening distance and the limited extent of visual change, the construction phase is expected to result in a **very low** magnitude of change. **Operation (Year 1)** As with the construction stage, the magnitude of change experienced by users of this route is expected to be, at most, **very low** in Year 1. The proposed development's height, positioning, distance, and the overall scale of change within the view will significantly limit its visibility—if it is visible at all. **Operation (Year 15)** In the medium to long term, the maturation of the landscape scheme is expected to have little bearing on the visual impact at this location. This is primarily due to the limited scale of change within the view and the presence of the extensive woodland belt along the site's western boundary. Accordingly, the magnitude of change is again anticipated to be **very low** at most.	During the temporary construction phase, the receptors at this viewpoint would experience a worst-case moderate/minor, adverse, medium-term, temporary level of effect, which is **not significant** in visual terms. During the operational phases at both Years 1 and 15, the magnitude of change remains very low, leading to a moderate/minor, adverse, medium-term, temporary level of effect, which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 8	View from PRoW 373/60/1, west of Chepstow Garden Centre.	PRoW users	**High**	Very Low. Moderate/Minor. Adverse.	No Effect.	No Effect.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be engaged in activities that involve appreciating the route and its surrounding landscape. Located at least 100m from an 'A' road, receptors may experience some noise; however, visually, they are situated along a PRoW within a predominantly rural setting. As such, they are considered to have a high sensitivity to visual change.		The view looks north-east towards the settlement of Chepstow, at c.2km from site. In the foreground of the view are agricultural grazing fields with livestock. Built form (namely Chepstow Garden Centre can be seen on the right-hand side of the image, between the trees. In the distant backdrop, the 20th century development at Bayfield can be seen, which is north of the site. The large pine tree, adjacent to St. Lawrence House can be seen within the photoviewpoint, protruding above the surrounding tree line.		**Construction Phase** Most low-level construction activities are very unlikely to be visible from this location. However, there is potential for some taller construction elements – primarily cranes – to be seen. Any such visibility would be limited by the intervening distance and existing landscape features, which would reduce the overall visual impact. Where visible during construction, these taller elements would constitute an extremely small component of the view, resulting in a **very low** magnitude of change. **Operation (Years 1 and 15)** In the short and long term, it is not anticipated that the proposals will alter this particular view, given the intervening distance, topography and vegetation in place. The magnitude of change will be **negligible**.		During the temporary construction phase, the receptors at this viewpoint would experience a worst-case moderate/minor, adverse, medium term, temporary level of effect, which is **not significant** in visual terms. During the operational phases at both Years 1 and 15, the magnitude of change is anticipated to be negligible, and therefore **no effect** is anticipated.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 9	View from St Lawrence Lane.	Road Users	**Medium**	Medium. Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of both enjoying the route and the surrounding landscape as well as travelling to/from a destination. When compared to its busy surrounding routes (A48 and A466) St. Lawrence Lane is significantly quieter. It winds and weaves along the local topography immediately west of the site, between the hedgerows defining the adjacent agricultural field parcels and the large woodland belt within the site. The sensitivity for this route, being a rural road, is **medium**.		The photoviewpoint, on the site's western boundary is looking into the western field parcel, through one of the few gaps found along St. Lawrence Lane. Grazing land, scattered hedgerows and shrubs and agricultural fencing occupy the image, with St. Lawrence House appearing heavily filtered within the background.		**Construction Phase** Despite being in close proximity to the site, changes within this particular view, expected to arise during the construction phase remain limited. The view is framed towards the most open elements such as the setting of St. Lawrence House; this the most sensitive part of the site. The proposals have purposely steered development away from this area. During construction, taller features may be visible from this very point. Some lower-level construction activities may feature within this view, though it is more likely that the site's eastern section, adjacent to the A466, will feature the majority of construction traffic/change. The magnitude of change within this view for the construction stage is deemed to be **medium**. **Operation (Year 1)** In the short-term, the majority of the Proposed Scheme would remain filtered from this viewpoint, given the retained vegetation on-site. However, certain elements within the scheme's more open areas may be visible at close range. For the reasons above, it is anticipated that a **medium** magnitude of change is in place for Year 1. **Operation (Year 15)** By Year 15, the proposed landscape scheme will have evolved and will further hide the whatever development remains present within this view. The magnitude of change is therefore downgraded to **low**.		During the temporary construction phase, receptors at this viewpoint would experience a worst-case moderate, adverse, medium-term, temporary level of effect, which is **significant** in visual terms. During the operational phase at Year 1, this would remain a moderate, adverse, medium-term, temporary effect, which is **significant**. In the long-term, the effect would reduce to a moderate/minor, adverse, medium to long-term, permanent effect, which is **not significant.**

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 10	View from Runstons Lane, near Willis Hill.	Pedestrians	**Medium**	Very Low. Minor. Adverse.	No Effect.	No Effect.
		Road Users	**Medium**	Very Low. Minor. Adverse.	No Effect.	No Effect.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and the surrounding landscape as well as travelling from A to B. Generally, their sensitivity is judged as **medium**.		View from Runstons Lane, a relatively quiet country lane with several vistas facing Pwllmeyric and ultimately Chepstow. Within the view a range of settlements/dwellings can be seen as the landscape rises towards Chepstow. Residential patterns of varying eras occupy the foreground as well as some of the arable fields adjacent to the site within the backdrop. The trees adjacent to this illustrate the strong boundary features of the site, making it difficult to decipher within the view. In its baseline form, the site is not visible within this photoviewpoint. Tall but well-maintained hedgerows line the alignment of the lane on either side and dominate the foreground. Views east towards Chepstow Garden Centre, and the M48 Bridge appear above the hedge-line as well as the paddocks previously seen within **Photoviewpoint EDP 8**.		**Construction Phase** All low-level construction activities would not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to distance (1.95km) and intervening landscape features. During construction, where taller elements are visible, the Proposed Scheme would form a miniscule element of the view, which is already desensitised by residential and commercial development. The magnitude of change at the construction stage is **very low**. **Operation (Years 1 and 15)** In the short and long term, it is not anticipated that the proposals will alter this particular view, given the intervening distance, topography and vegetation in place. The scheme will be nestled behind the tree belt already occupying the highest part of the upslope leading to Chepstow. The magnitude of change will be **negligible** for these operational periods.		During the temporary construction phase, the receptors at this viewpoint would experience a worst-case minor, adverse, medium term, temporary level of effect, which **is not significant** in visual terms. During the operational phases at both Years 1 and 15, the magnitude of change is anticipated to be **negligible**, and therefore no effect is anticipated.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 11	View from PRoW 373/2/1 within Mathern Conservation Area, south of the site.	PRoW Users	**Very High**	Very Low. Moderate*. Adverse.	No Effect.	No Effect.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and the surrounding landscape as well as travelling to/from a destination. The viewpoint also falls within the Wyelands Registered Park and Garden (RPG).		This view has been taken from an area of open grazing land within the Wyelands RPG. The view is looking north at a distance of c.570m from the site. It features a range of trees of varying species in the middle and background. The belt is relatively continuous from left to right within the photoviewpoint. Post and wire fencing defines sections of grazing enclosures. On the left side of the image shows a small bungalow and its enclosure, beneath the canopy of surrounding trees. Within this view, it is difficult to decipher the A48, which sits c.500m to the north. Well maintained hedgerows screen what might be passing cars, with a height of around 1.8m.		**Construction Phase** From this location, low-level construction activities would not be visible due to intervening landscape features, as illustrated in the photoviewpoint. Taller construction elements, such as cranes, may be more noticeable and could be perceived as visual intrusions within the rural setting. However, this remains relatively unlikely given the scale and density of boundary features within the RPG. Should cranes be visible, they would be recognised by receptors as a new element within the view. Considering the context and viewing distance, the magnitude of change during the construction phase is assessed as **very low**. **Operation (Year 1 and 15)** In both the short and long term, the proposals are not expected to alter this view, owing to the intervening distance, topography, and existing vegetation. The development will be screened by the vegetation referenced below and does not include any features as visually prominent or tall as the cranes potentially used during construction. As such, the magnitude of change during the operational phase is assessed as **negligible**.		During the temporary construction phase, the receptors at this viewpoint would experience a worst-case moderate/minor, adverse, medium term, temporary level of effect, which is **not significant** in visual terms. During the operational phases at both Years 1 and 15, the magnitude of change is anticipated to be negligible, and therefore **no effect** is anticipated.

*In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining the level of overall change. For example, depending on local circumstances, it may be considered that a moderate effect is not significant, particularly where experienced by a medium, low or very low sensitivity receptor. Where this occurs, further explanation is given.

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