



**Land at Mounton Road,
Chepstow**

**Technical Appendix
5.1: Landscape and
Visual Baseline**

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On behalf of:
**Barwood Development
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Section 1 Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Barwood Development Securities Ltd. (hereafter referred to as 'the applicant') to undertake a Landscape and Visual Baseline (LVB) of proposals for residential development at Land at Mounton Road, Chepstow (hereafter referred to as 'the site'). The site falls within Monmouthshire County Council's (MCC) Local Planning Authority (LPA) area, extends to circa.12 hectares (ha), and is briefly described in **Section 2** of this LVB.
- 1.2 This LVB (known as **Technical Appendix 5.1**) presents part of a wider Landscape and Visual Impact Assessment (LVIA). For context, the topic of Landscape and Visual matters has been scoped into the Environmental Impact Assessment (EIA), as per the opinion contained within the wider EIA report. Furthermore, Landscape and Visual is included as Environmental Statement Chapter 5, within the EIA.
- 1.3 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 proposed development on the landscape.

THE SITE AND THE PROPOSED DEVELOPMENT

- 1.4 **Figure 5.1** contains a location plan, indicating the boundaries of the site. It is located on the western edge of Chepstow. Development wraps around the site to the north, east and south while to the west lies countryside and the villages of Mounton, Pwllmeyric and Newton Green. The site lies between the A466 to the east, the A48 to the south and St Lawrence Lane to the west. The northern boundary is marked by vegetation and the rear garden boundaries of properties to the south of Mounton Road. The main body of the site comprises farmland, and the proposal is for mixed-use development including residential, elderly care and a hotel, alongside a neighbourhood hub and public and private open space, landscaping and associated infrastructure. **Section 3** discusses the site in greater detail, with regard to existing landscape character and features. **Section 4** presents the baseline findings of the site's current visual context, noting where the site can be seen from, relevant to specific receptor groups.
- 1.5 This LVB is part of a suite of documents accompanying the promotion for the proposed development.

¹ LI Practice Number 1010

PURPOSE AND STRUCTURE OF THIS LVB

- 1.6 The purpose of this LVB is to identify the baseline conditions of the site and surrounding area, and to determine those landscape and visual characteristics that have informed the design of the development proposals, including recommendations for mitigation within the design process.
- 1.7 In undertaking this LVB, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 2**;
 - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 3**;
 - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 4**); and
 - Described suitable mitigation measures for any forthcoming masterplan insofar as landscape and visual impacts are relevant (**Section 5**).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

- 1.8 The proposed development assessed by this LVB is not subject to EIA. This LVB has, therefore, been undertaken in accordance with the principles embodied in Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to EIA schemes.
- 1.9 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Landscapes (NL) (formerly Areas of Outstanding Natural Beauty (AONB)), conservation areas and parks and gardens, listed on Cadw's register for Historic Parks and Gardens.
- 1.10 **Consultation:** Photoviewpoint locations have been agreed with Mr Andrew Neville of MCC as per e-mail correspondence dated 08 February 2024. Several discussions/workshops have been held with design review panels (Design Commission for Wales) and the local authority with regards to a forthcoming masterplan for the site, and feedback has been fully considered within the emerging proposals.
- 1.11 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a chartered landscape architect in February 2024 in clear weather conditions.

- 1.12 **Acknowledgement of any shortcomings:** It is acknowledged that foliage provides additional filtering of views during certain months. This report has therefore sought to capture winter photography to provide a 'worst case' scenario in terms of visual screening created by foliage, resulting in a more robust landscape and visual baseline/assessment.
- 1.13 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 5**.

STUDY AREA

- 1.14 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
 - Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Figure 5.3**.

Section 2

Findings of EDP Data Trawl and Policy Review

- 2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Figure 5.3** and summarised in this section.
- 2.2 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 2.3 The following documents are relevant and will be discussed as appropriate later in this report:
- National Landscape Character Area 34: Morfa Gwent/Gwent Levels (Natural Resources Wales, 2014)²;
 - Wye Valley AONB Management Plan (2021–2026)³;
 - Monmouthshire County Council (MCC) Local Development Plan (LDP) 2011–2021 (adopted 27 February 2014)⁴;
 - Monmouthshire County Council (MCC) Replacement Local Development Plan (RLDP) 2018–2033⁵; and
 - LANDMAP Character Assessment⁶.

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 2.4 Landscape-related designations and policy considerations within 4km of the site are shown on **Figure 5.3**. In summary:
- National landscape designations: The site itself does not lie within a nationally designated landscape. The Wye Valley NL is located approximately 100m to the west

² <https://nrwcmstv13-a3hwekacajb3frbw.a02.azurefd.net/682619/nlca34-gwent-levels-description.pdf?rmode=pad&v=1d35c989562a250> Accessed 30.04.25.

³ <https://www.wyevalley-nl.org.uk/wp-content/uploads/Wye-Valley-AONB-Management-Plan-2021-26-finalised.pdf> Accessed 30.04.25.

⁴ <https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf> Accessed 30.04.25.

⁵ <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Monmouthshire-Deposit-RLDP.pdf> Accessed 22.05.25

⁶ <https://smnr-nrw.hub.arcgis.com/apps/c7770d2881394c899123bae210afe370/explore> Accessed 30.04.25.

of the site; and

- Local landscape designations: Under the present LDP (2014), the site is located within the local policy of Green Wedge (the extent of which is shown on **Figure 5.3**), identified by Policy LC6 as a designation which “*seeks to prevent the coalescence of settlements by safeguarding the character and identity of settlements in the south of Monmouthshire*”, in this instance in relation to the settlements of Chepstow, Pwllmeyric and Mathern. Through the allocation of the site, this promotion looks to remove the identified area from this local designation, and as such, needs to demonstrate that its removal would not be in detriment to the purpose of the Green Wedge as set out by the policy and *Planning Policy Wales* (PPW) (Edition 12, February 2024). The five tests and responses with regard to the site are as follows:
 - “*Prevent the coalescence of large towns and cities with other settlements*”: With regards to the development of the whole site, proposals would bring the closest edge of Chepstow no closer to Pwllmeyric than it presently stands. Housing at ‘High Beeches’ just south of the Link Road roundabout is approximately 600m away. The site is at least this distance away, generally further. On plan these settlements appear to be close, however, the findings of EDP’s survey revealed that the site is not visible from Pwllmeyric due to the screening effect of existing vegetation at the site boundaries;
 - “*Manage urban form through controlled expansion of urban areas*” and “*assist in safeguarding the countryside from encroachment*”: When viewed aerially, the development of the site represents a ‘rounding off’ of the existing settlement, infilling land lying wholly between modern development to the north of St Lawrence Lane and High Beeches to the south. With this in mind, the proposals would represent a minimal effect in respect of encroachment into ‘open country’;
 - “*Protect the setting of an urban area*”: Chepstow is an historic town which has grown from its core, and which focuses on the river and its eastern valley side. It is this historic part of the town which it is important to protect, rather than the setting of the modern town as a whole which now extends over the ridge and (to the north of the site) down the adjacent valley side to the west. As such, the development of the site will have no effect on the setting of the historic town and will merely reflect the precedent for development away from the historic core, in this direction, set by the development north of St Lawrence Lane; and
 - “*Assist in urban regeneration by encouraging the recycling of derelict and other urban land*”: The use of brownfield land in preference to greenfield land is an important policy objective, recognised in paragraph 4.8.1 of PPW. However, this must also be balanced by the need to deliver housing (and employment) needs, particularly in a rural area such as Monmouthshire.

2.5 Given the above, EDP consider that the proposed development would not compromise the functionality of the Green Wedge designation with respect to preventing coalescence. It would not draw the edge of Chepstow any closer to Pwllmeyric or Mathern than it is at

present. The site benefits from strong boundary features, which could be used as defensible boundaries to an amended Green Wedge boundary.

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

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

- 2.7 It is clear from this that not only was the Inspector stating that the permanence of a Green Belt designation was unnecessary, but furthermore, that even a Green Wedge designation may need to be reconsidered by the time of the current plan review.
- 2.8 Based on the above, the Green Wedge designation (shown on **Figure 5.3**) is not considered further within this LVB.

Wye Valley National Landscape

- 2.9 The site falls outside the Wye Valley NL but is within 100m of its boundary.
- 2.10 The Wye Valley AONB Management Plan (2021–2026)⁷ sets out the special qualities in regard to Landscape Quality and Character. These comprise:
- 16 Landscape management zones covering the whole NL;
 - Woodland: 27.5% woodland cover within NL of which 20.42% consists of Ancient Woodland. Recognised for *“Diversity of Ancient Semi-Natural Woodland (ASNW) and Planted Ancient Woodland Sites (PAWS) including 35 SSSI’s and many ancient/veteran trees”*;
 - Picturesque, extensive and dramatic views: *“72 viewpoints identified. 20 included in Overlooking the Wye Landscape Partnership Scheme including 4 SMs at Piercefield”*; and
 - Overall sense of tranquillity, sense of remoteness and naturalness/wildness: Experienced throughout *“Much of AONB”*.
- 2.11 The Management Plan then sets out the Strategic Objectives that relate to the special qualities that contribute to the overall vision of the NL. From a landscape perspective, the following objectives are considered relevant:

⁷ <https://www.wyevalley-nl.org.uk/wp-content/uploads/Wye-Valley-AONB-Management-Plan-2021-26-finalised.pdf> – accessed 30.04.25.

- WV-L1 – *“Promote and develop policies and initiatives to conserve, enhance, restore or create the features and elements that maintain the Special Qualities, landscape character and natural beauty of the AONB. Ensure their sustainable management and mitigate, reduce or remove detrimental features”;*
- WV-L2 – *“Encourage and enhance appropriate landscape scale and green infrastructure action by all particularly on consolidating ecosystem services and positively contributing to habitat connectivity that allows wildlife to adapt to the effects of climate change”;* and
- WV-L3 – *“Promote and encourage the use of the Landscape Character Assessments and Historic Landscape Characterisation to inform local distinctiveness in development plans, strategies, guidance and landscaping schemes”.*

2.12 In consideration of the above, and following a site appraisal, EDP conclude that views from the NL towards the site will likely experience very little change in visual amenity terms (further consideration provided in **Section 4**). Much of the NL to the south is heavily wooded, alongside hedgerow field boundaries, aligning rural roads. Intervisibility is therefore hampered when looking towards the site. Additional testing of views towards the NL, from nearby the site are explored within visual amenity section of this report (**Section 5**).

Heritage Matters

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

Listed Buildings

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

2.15 Chepstow town contains a large concentration of listed buildings, especially within its historic core. Additional listed buildings are found at Wyelands, Pwllmeyric and Mounton which are evenly scattered across the landscape. These listed buildings can be seen on **Figure 5.4**.

Registered Park and Gardens

2.16 There are no Registered Historic Parks or Gardens (RHPG) located on the site. However, Wyelands RHPG lies c.150m to the south of the site and Mounton House RHPG lies c.575m to the west of the site. Neither of these RHPG are open to the public. Wyelands is separated from the site by the localised ridge marked by the A48 and has a southerly aspect with views away from the site. Due to the topography and intervening vegetation, there was found to be no intervisibility between it and the site, and therefore this LVIA will not undertake any further assessment of it (though still relevant are Public Rights of Way

(PRoW) routes through it). It should be noted the MCC Landscape Officer has agreed viewpoint locations for the assessment and has not required one within this designation.

Conservation Areas

- 2.17 The site does not lie within a conservation area, however, there are a number of conservation areas in the site context including Mathern Conservation Area, the northern tip of which abuts the southern tip of the site land. Further afield lie the conservation areas of Chepstow (c.410m to the east at the historic centre of Chepstow) and Mounton (c.542m to the west).
- 2.18 Mathern Conservation Area surrounds Wyelands RHPG. There is very little intervisibility between it and the site. Where there are views from the conservation area towards the site, they will be restricted to a very small area of what is a large conservation area and focused on the northern tip, at a point where the principal setting is already dominated by the A48 roundabout and its associated highways.
- 2.19 Chepstow Conservation Area sits at the historic town centre separated from the site by the localised ridge marked by the A466 and the more recent development that rises up the valley side above the town centre.
- 2.20 Mounton Conservation Area is located in the wooded valley bottom and there is no apparent intervisibility between publicly accessible areas within it and the site. Intervisibility from other areas is considered to be low due to intervening topography, vegetation and buildings. Where there are views to the site area, they will include the western fringes of the modern estate at Bayfield, north of the site.
- 2.21 Due to the lack of, or low intervisibility between these conservation areas and the site, and the nature of the relationships between them and the site land, this LVB will not undertake any further assessment of them.

Ecology Matters

- 2.22 The ecology of the site has been separately considered by EDP ecologists. Ecological designations are summarised below:
- There are no ecological designations within the site; and
 - Within the 1km study area, there is one Site of Special Scientific Interest (SSSI), which consists of the River Wye (lower Wye) located c.810m to the north-west of the site at its closest point. The River Wye is also designated as a Special Area of Conservation.

Arboricultural Matters

- 2.23 A separate Arboricultural Assessment (edp6238_r013) considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVIA:

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

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

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

Public Access, Rights of Way and National Cycle Routes

2.26 There are no PRoW passing through the site; however, a number of PRoW are located within the wider study area as shown on **Figure 5.3**. The closest of these include four PRoW which run north and west from Mounon Road connecting to the NL. National Cycle Route 4 (The Celtic Trail) follows the northern and eastern site boundaries and connects to National Cycle Route 42 (the Lion Las Cymru route) in Mounon.

2.27 Areas of Open Access Land are found to the west of the site, where ancient woodland creates public routes in collaboration with local PRoW. **Figure 5.3** demonstrates where these areas of Open Access Land are found, in relation to the site. Users of the nearby Open Access Land network are considered further within **Section 4**.

PLANNING POLICY BASELINE

Local Planning Policy

Adopted Local Development Plan (Published)

2.28 The site is situated within MCC LPA and is subject to policy set out in the adopted MCC LDP 2011-2021⁸ (adopted 27 February 2014) which includes over-arching general development policies, to which the development proposals will be tested. A list of the local planning policy circumstances is summarised below:

⁸ Monmouthshire County Council Development Plan - <https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf> Accessed 07.02.24.

- *Policy S1 – “The Spatial Distribution of New Housing Provision: The main focus for new housing development is within or adjoining the main towns of Abergavenny, Chepstow and Monmouth”;*
- *Policy S13 – “Landscape, Green Infrastructure and the Natural Environment: Development proposals must:*
 - *Maintain the character and quality of the landscape by:*
 - i. *Identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;*
 - ii. *Protecting areas subject to international and national landscape designations;*
 - iii. *Preserving local distinctiveness, sense of place and setting;*
 - iv. *Respecting and conserving specific landscape features, such as hedges, trees and ponds; and*
 - v. *Protecting existing key landscape views and vistas.*
- *Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure network;*
- *Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them; and*
- *Seek to integrate landscape elements, green infrastructure, biodiversity features and ecological connectivity features, to create multifunctional, interconnected spaces that offer opportunities for recreation and healthy activities such as walking and cycling.”*

Replacement Local Development Plan

2.29 Monmouthshire RLDP 2018-2033⁹ is in the final stages of preparation, following the ongoing consultation, evidence gathering, stakeholder engagement and pre-deposit work undertaken to date. The RLDP will set out the strategy, proposals and policies the future use of and development of land in Monmouthshire for the above date range. A list of the RLDP policies, relevant to landscape is shown below:

- *“Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery*

Development proposals will adopt a strategic and proactive placemaking approach. An evidence based Green Infrastructure Assessment and step wise approach will

⁹ <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Monmouthshire-Deposit-RLDP.pdf> - Accessed 21.05.25.

inform design and long-term delivery of a multifunctional landscape; capable of delivering a wide range of social, economic, environmental, health and well-being benefits for local communities and the County as a whole, including climate change action, net benefit for biodiversity and ecosystem resilience. Development proposals must maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure, landscape, biodiversity, access and heritage assets through the following key functions:

- *Greenspace provision, connectivity and enjoyment by ensuring the creation of accessible multifunctional interconnected spaces and routes that offer opportunities for recreation and health and well-being;*
- *Landscape setting and quality of place, by identifying, assessing, protecting and enhancing the natural and distinctive landscape, historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;*
- *Biodiversity and resilient ecosystems by protecting, assessing, positively managing and enhancing biodiversity and geological interests, including designated and non-designated sites, protected and priority species and their habitats, and the ecological connectivity between them;*
- *Sustainable energy use;*
- *Local food production; and*
- *Flood attenuation and water resource management.*
- *Policy GW1 – Green Wedge Designations*
 - *Green Wedges have been designated in the land between the following areas, as shown on the Proposals Map:*
 - *Abergavenny, Llanfoist and the BBNP boundary;*
 - *Chepstow, Pwllmeyric and Mathern;*
 - *Portskewett and Sudbrook;*
 - *Rogiet and Caldicot;*
 - *Shirenewton and Mynyddbach*
 - *Undy, Llanfihangel Rogiet and Rogiet.*
 - *There is a presumption against new built development within green wedge designations unless exceptionally justified under national planning policy.*

- Policy GI1 – Green Infrastructure:
 - *Development proposals will be expected to maintain, protect and enhance the integrity and connectivity of Monmouthshire's diverse GI network by:*
 - *Undertaking an appropriate GI asset and opportunities assessment and step wise approach based on the scale and complexity of development to inform development proposals. All major development proposals will be required to submit a GI Assessment.*
 - *Ensuring that existing GI assets are protected, retained and integrated into new development. Where loss of GI is unavoidable, in order to secure sustainable development, appropriate mitigation and/or compensation of the lost assets will be required.*
 - *Incorporating new and/or enhanced GI of an appropriate type, standard and size. Where on-site provision of GI is not possible, contributions will be sought to make appropriate provision for GI off-site.*
 - *A GI Statement must be provided with all planning applications. The statement will be proportionate to the scale, nature and complexity of the development proposed and will describe how GI has been incorporated into the proposal. The GI Statement will need to demonstrate how a step wise approach as outlined in chapter 6 of PPW12 has been applied.*
- Policy GI2 – Trees, Woodland and Hedgerows
 - *Development proposals that would adversely impact on trees, woodland and hedgerows that are either a public amenity, of cultural heritage, provide important ecosystem services, are protected, or significantly contribute to GI connectivity will not be permitted.*
 - *Where trees, woodland and hedgerows are present, development will only be permitted where they are informed by appropriate surveys, assessment and plans to identify and inform biodiversity, GI and landscape value, methods for retention, integration, protective mitigation and long-term protection through maintenance and management.*
 - *If removal and/or damage is necessary, a scheme for replacement trees, woodland or hedgerows must be agreed as part of the development proposal design and will be subject to the minimum planning ratios as set out in National Policy.*

- Policy LC1 – Landscape Character
 - *Development proposals that would impact upon landscape character, as defined by LANDMAP, must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and site selection. Development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects by:*
 - *Causing significant visual intrusion;*
 - *Causing significant adverse change in the character of the built or natural landscape;*
 - *Being insensitively and unsympathetically sited within the landscape;*
 - *Introducing or intensifying a use which is incompatible with its location;*
 - *Failing to harmonise with, or enhance the landform and landscape;*
 - *Losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes of both the built and natural environment; and/or*
 - *Respecting dark skies.*
 - *Particular emphasis will be given to those landscapes identified through the LANDMAP Landscape Character Assessment as being of high and outstanding quality because of a certain landscape quality or combination of qualities.*
- Policy LC4 – Wye Valley National Landscape
 - *Within the Wye Valley National Landscape (AONB), any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area. In considering development proposals regard will be given to:*
 - *The long term effect of the proposal, and the degree to which its nature and intensity is compatible with the character, purpose and overall management of the National Landscape;*
 - *The degree to which design, quality and use of appropriate materials harmonise with the surrounding landscape and built heritage;*
 - *The extent of the landscaping proposed;*
 - *The need to protect features in the landscape identified as important through LANDMAP;*

- *The extent to which a proposed new building or use will generate additional traffic and the requirement for improvement of existing roads and lanes, including the surfacing of green lanes;*
- *The impact of the proposed development upon nature conservation interests.”*

Section 3

Existing (Baseline) Conditions: Landscape Character

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

NATIONAL CHARACTER ASSESSMENT

- 3.2 At a national level, the character of Wales has been classified into National Landscape Character Areas (NLCAs) published by Natural Resources Wales (NRW). The site is located within the north-eastern corner of NLCA 34: Gwent Levels ¹⁰.

- 3.3 NLCA 34: Gwent Levels is described as an area that is:

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

- 3.4 The summary description continues to state:

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

- 3.5 And finally:

“The reens support rare aquatic plants and a diverse range of invertebrates, while the newly developed Newport Wetlands Reserve is proving to be successful in attracting rare birdlife. The alluvial deposits and peat beds overlay and hide from view archaeological evidence extending from the Mesolithic period, with human footprints embedded in the

¹⁰ NLCA 34 Gwent Levels <https://cdn.cyfoethnaturiol.cymru/media/682619/nlca34-gwent-levels-description.pdf?mode=pad&rnd=131550624534930000> – Accessed 08.02.24.

clay, to later, Bronze Age trackways and house platforms, Roman timber features, and Medieval granges and farms buildings. This is potentially an enormously rich historical and archaeological resource which has yet to be fully explored”.

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

LANDMAP Landscape Character Assessment

- 3.7 In order to assess the acceptability of development, in landscape terms at any specific location, it is important to understand the landscape and visual amenity circumstances against which any decisions are made, based on both published Landscape Character Assessments and more site-specific landscape assessment undertaken through field site studies and site appraisal.
- 3.8 The landscape character of the site and the surrounding area is defined within the LANDMAP resource managed by NRW. LANDMAP is the national information system used to undertake an assessment of landscape character at a local scale. LANDMAP is a GIS-based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a naturally consistent data set. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information (Historic Landscapes, Visual and Sensory, Cultural Landscape, Geological Landscape and Landscape Habitats) that promotes sustainable landscape decision making, giving all five layers equal consideration.
- 3.9 The site is contained within LANDMAP ‘aspect areas’¹¹ summarised in **Table EDP 3.1**. Each aspect area is described, assessed and assigned one of four overall grades of value below:
- Low: Little or no importance;
 - Moderate: Local importance;
 - High: Regional or county importance; and
 - Outstanding: International or national importance.

¹¹ LANDMAP aspect areas - <https://smnr-nrw.hub.arcgis.com/apps/c7770d2881394c899123bae210afe370/explore> -accessed 05.12.23.

Table EDP 3.1: LANDMAP Character Assessment

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

- 3.10 An analysis of the LANDMAP character assessment identifies that the visual and sensory aspect layer (Chepstow Woods) is evaluated to be of ‘high’ overall value. The aspect area is described within the published assessment as *“A gently rolling landscape, with long views towards the Severn Estuary from Shirenewton and adjacent highland... Varied and diverse in character, with a mixture of arable and pastoral farming, becoming more intensively cultivated with a neat and clean appearance....”*.
- 3.11 The evaluation goes on to say that *“The area has been very fragmented by differing and conflicting land uses and as a result there is no overlying or cohesive management. Areas are becoming further degraded by development expansion”* and *“Ancient, semi-natural and mixed coniferous and deciduous woodland cling precariously to these steep valley sides, which link Itton and Mounon... Remnant parkland is also characteristic of this landscape, where the avenues of mature trees line narrow roads of private entrances”*.
- 3.12 The LANDMAP assessment identifies that the geological landscape aspect area covering the site is identified as ‘high’. The justification for the evaluation is that the site itself is a *“Key area of limestone outcrop in the County with concentration of Geodiversity Audit sites (see Field 36) and SSSI (latter is Cave, however, with no surface expression)”*.
- 3.13 The Landscape Habitat aspect area covering the site is evaluated as ‘moderate’. The reason for this evaluation is in regard to the area being of *“generally quite low ecological value improved grassland but there are small pockets of more valuable habitat. the deciding factor in increasing the evaluation to moderate is the large number of key species records, although it should be noted that as the Aspect Area is large a larger number of key species would be expected”*.
- 3.14 The Cultural Landscape aspect area has not been given an overall evaluation. However, it is identified as having the following characteristics:
- *“Moderate”* in terms of sense of place/local distinctiveness;

- “High” value in the aspect of character; and
- “High” in terms of scenic quality.

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

REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

- 3.16 A site visit took place in February 2024 in clear weather conditions. The visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).
- 3.17 The site extends to approximately 12ha and comprises five loosely defined fields, used predominantly as pastureland. For context, as mentioned within **Section 1**, the site is located at the western edge of Chepstow and is mostly surrounded by 20th century development on its north and eastern boundaries. A few exceptions lie between the settlement of Bayfield to the north and the site. Most notably, the grade II listed St Lawrence House, the rear elevation of which overlooks much of the site’s north-western and central area and indeed influences the landscape character experienced on that part of the site. The busy A466 runs parallel to the site’s eastern boundary, without any significant boundary intervention. To the south, the equally busy A48 borders the site for a short spell before joining the other ‘A’ roads at Highbeech roundabout. The western site boundary is lined with large boundary vegetation as St Lawrence Lane follows its weaving alignment. The large boundary features emphasise a lack of (both visual and physical) connectivity with the site (even when walking along St Lawrence Lane). Finally, to the north is Mounton Road, which provides no immediate road link to development further north, though is used regularly by pedestrians as a bypass to nearby PRoW routes. As mentioned, several older properties and outbuildings are found along this route, though are mostly screened from site by a large stone wall along Mounton Road.



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



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

- 3.18 In terms of the physical landscape, the site's topography is generally undulating with a gentle gradient falling from the north-eastern corner, towards the south-west. Small variations to this overall decline contribute to the visual relationship between the site and its surroundings. St. Laurence House sits in an elevated position with clear views across the local landscape and beyond, as do other residential properties along Mounton Road. The western site boundary undulates greatly (as does St Lawrence Lane). These changes in the landscape gradually feather out to a relatively level, open fieldscape near the eastern boundary, adjacent to the A466. The more general published local character assessments recognised the 'Chepstow Woods' aspect area to contain rolling landform as well as distant views towards the Severn Estuary. The LANDMAP assessment also notes the presence of farmland with a range of uses. Whilst the site is only used as grazing land, arable fields also sit within a close proximity to the site. EDP concur with several of the published character assessment's findings with regards to the visual and sensory/physical elements, however, several differences are found. Namely the influence of Chepstow's western edge; busy 'A' roads and residential developments of different eras. The business of the site's surroundings detracts greatly on the tranquillity and character experienced on site.
- 3.19 The LANDMAP assessment has assigned the Landscape Habitat aspect area a moderate overall evaluation. The site contains large open fields used for animal grazing. In terms of supporting a wider array of wildlife, these expanses are of low ecological value. However, the site also contains large, wooded boundary features to the south-east, as well as large hedgerows and hedgerow trees which improve the site's baseline offering to wildlife and potential habitats. On the whole, EDP concurs with LANDMAP's evaluation for this aspect area.
- 3.20 In cultural terms, the site has no designated routes upon it. It is not publicly accessible, though busy roads and cycle routes pass closely by. The published aspect area of Chepstow Woods does not contain an evaluation. Few PRoW interact with the site, though a few are present in the nearby landscape. EDP conclude that the site and its immediate context is currently of poor recreational value.
- 3.21 In historic terms, the published character assessment recognised the site's aspect area to be of a high historical value. The justification within LANDMAP notes the presence of designated parks and gardens, as described within paragraph 3.17 above. To the immediate south of the site and the A48 road, is the Wyelands RHPG. **Photoviewpoint EDP 12** illustrates a view from this designation, looking towards the site. There is considerable separation by the intervening tree belts and infrastructure between it and the site and therefore the site has little bearing on the character of this designation. The Grade II listed St Lawrence house, however, has some influence over parts of the site, particularly in the north-west corner which is overlooked from the rear of the property. On the basis of the above, EDP concurs with the published character assessment, and acknowledges areas of historic landscape value within both the site and its immediate surroundings.

Assessing the Value of the Landscape Resource

- 3.22 GLVA3 sets out the requirements for considering the sensitivity of landscape resources at paragraphs 5.39 to 5.47, and states that: "*Landscape receptors need to be assessed firstly*

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

- 3.23 Landscape value is the ‘inherent’ component, which is independent of the development proposal, while the other component, susceptibility, is development specific.
- 3.24 When considering landscape value, GLVIA3 advocates that the starting point should be a review of existing landscape designations, including those at a local and national level, to identify what it is that is valued sufficiently to warrant a greater level of protection. In this instance, the site is not within a nationally or locally designated landscape, as confirmed on **Figure 5.3**. GLVIA3 makes it clear that not being located within a designated landscape does not mean that the site has no value from a landscape perspective.
- 3.25 Landscape value of non-designated landscapes is informed by a range of factors as set out in Technical Guidance Note (TGN) 02/21: *Assessing Landscape Value Outside National Designations*¹². These factors assist in delivering a framework for an objective landscape assessment of value. The criteria defined within TGN 02/21 is given below in **Table EDP 3.2**, with EDP’s observations alongside. These observations are based on published material and from EDP’s field assessment. For each of the criteria, the site and local area is judged on the basis of a range of form, ‘good’ through ‘ordinary’ to ‘poor’, in terms of the performance against the criteria.

Table EDP 3.2: Consideration of Landscape Value

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

¹²<https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/> - accessed 13.02.24

GLVIA/TGN Factor	The Site	Immediate/Wider Context
Associations: Landscape which is connected with notable people, events and the arts.	Poor. There are no known associations between the site and notable people, events or the arts.	Poor. There are no known associations between the site and notable people, events or the arts.
Distinctiveness: Landscape that has a strong sense of identity.	Ordinary. The site is relatively distinct in that it forms part of the setting to St Lawrence house. However, the qualities of the landscape itself are seen often within the surrounding local landscape e.g. rolling topography.	Ordinary. The site's immediate surroundings are less distinct than the site itself. Recent residential development makes the area somewhat less distinctive than, for example, the town centre. Areas to the west are more distinctive and feature rolling farmland, adjacent to the NL.
Recreational: Landscape offering recreational opportunities where experience of landscape is important.	Poor. The site has no recreational value, with no PRoW or open access land.	Ordinary. The site's surroundings contain a greater degree of connectivity via PRoW and National Cycle Routes, particularly to and from the NL.
Perceptual (Scenic): Landscape that appeals to the senses, primarily the visual sense.	Ordinary. The site benefits from long ranging views across towards the Severn Estuary, though local roads and traffic detract from the scenic quality experienced on site.	Ordinary. Long range views occur where topography allows but the busyness of local road networks often detract from these views.
Perceptual (Wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	Poor. The busy A48 and A466 align the site and detract greatly from the tranquillity within the landscape.	Poor. The busy urban edge of Chepstow influences the tranquillity and wildness. Arable farmland reduces the wildness of the area also, due to its intensive effects on the landscape fabric. In areas, such as within the NL to the north-west, livestock and rolling grassland contribute to the wildness, though this is within a very small portion of the site's surrounding landscape.
Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Good. The site serves a clear purpose as grazing/parkland and forms the setting to St Lawrence house.	Ordinary/Poor. The nearby landscape has a range of uses. The variety is great and contributes to a slightly conflicted and chaotic character.

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

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Site's Immediate and Wider Context

- 3.27 The susceptibility of the landscape and townscape resource is defined as the ability of the receptor—whether in terms of overall character, individual fabric elements, or perceptual qualities—to accommodate the proposed development without undue consequences for the maintenance of the baseline condition.

Within Settlement

- 3.28 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.

Outside of Settlement and Outside of the Wye Valley National Landscape

- 3.29 To the west of the site, but outside the NL, 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 it is recognised 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** overall sensitivity.

Outside of Settlement and within the Wye Valley National Landscape

- 3.30 Further west, within the Wye Valley NL, 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 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. Effects on the character of the designation are considered separately within **Technical Appendix 5.2**.

Overall Sensitivity of the Site Character

- 3.31 In 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, as noted, impacted greatly by the neighbouring developments with little separation to nearby travel corridors. The site is judged to have a medium susceptibility to change, which combines with a medium value to create a **medium** overall sensitivity.

Section 4

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section describes the existing views; and not changes to views wrought by the proposed development. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 4.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 4.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Chartered Landscape Architect in February 2024 in clear weather conditions and therefore confidently predicts the extent of wintertime views of the proposed development.
- 4.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable but once recognised would be a perceptible addition to the view.
- 4.6 **Figure 5.5** illustrates the findings of the visual assessment from which it can be seen that the ZPV extends as follows:
- To the north, views are limited by intervening built form and a large stone wall along the alignment of Mounton Road;
 - To the south/west, views towards the site are mostly limited by hedgerows and woodland along the south-western site boundary alignment;
 - To the east, views are limited to within some 40m, from across the A466 as far as residential development on the opposite side of the road; and

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

STEP TWO: DEFINING RECEPTOR GROUPS

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

Rights of Way Users

- 4.8 Despite the wider network of PRow that surrounds the site, it was found that it is well contained by its large boundary features, aside from on its eastern edge. Visibility from many of these routes is intercepted by existing vegetation and/or land/built form.
- 4.9 PRow users are given a high sensitivity, unless otherwise stated due to their recreational use. Users of the following PRow routes have been considered as part of this baseline assessment:
- To the north, are footpaths 373/75/1 and 355/4/4. Visibility of the site along these routes is extremely impacted by the c.20th century development at Bayfield. In addition to this, a large stone wall north of Mounton Road further restricts the possibility of intervisibility with the site. Due to this, the above routes have been scoped out of further consideration within this report;
 - To the east of the site are very few PRow routes, given the urban form of Chepstow. Footpath 355/14(3)/3 is found c.800m from the site boundary, near the River Wye. The local ridgeline between it and the site does not allow for visibility from this footpath and therefore they have been scoped out of further consideration;
 - To the south of the site is a small network of publicly accessible footpaths, within the Wyeland RHPG. These routes generally travel east to west and broadly link properties at Pwllmeyric and Bulwark. **Photoviewpoint EDP 11** illustrates a view towards the site from footpath 373/2/1, from a representative location along this way. Footpath 373/34/1 links to the above route in the south and travels northwards towards houses along Chapel Lane. The site's boundary vegetation, compiled with mature tree lines along the A48 largely screen the site from view as it stands. Footpaths further south of this route (such as route 373/6/1) exhibit an equally restricted view of the site, again due to the mature vegetation and uphill aspect they're faced with along the route. Views from the south have been consequently scoped out of further consideration;
 - Finally, to the west, is the most concentrated and connected sequence of PRow routes within the local area. These typically exhibit a more rural/countryside character, though the noise and sight (in places) of the nearby link roads impact the tranquillity of receptors along this route. **Photoviewpoint EDP 6**, taken upon footpath 373/68/1 illustrates a view from the west, near Bayfield and within the Wye Valley NL boundary. From this PRow, a small slither of the site's most western field can be seen alongside

the strong boundary vegetation. Users of the footpath can see filtered views into a small section of the site's open grassland expanse. Development along Mounton Road is also present within the view, including more semi-rural properties near the W & J Jones farm buildings. Public footpaths within the NL boundary are considered to be of very high sensitivity as set out within **Table EDP A1.4** within **Appendix EDP 1**, although given the heavily wooded character of these routes, views towards the site are limited to the absolute peripheries of the NL boundary; and

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

Road Users – Major Roads

- 4.10 Views towards the site from roads are limited to those running adjacent to or in close proximity to the site as listed below.
- 4.11 Users of A roads are typically given a low sensitivity while users of minor roads and lanes are generally given a medium sensitivity. Users of the following road routes have been considered as part of this assessment.

A466/Wye Valley Link Road

- 4.12 As noted previously within this report, the A466, a major A road linking the M4's junction near Thornwell, broadly to Hereford where it connects to the A49.
- 4.13 With regards to the visual relevance of the site upon this road, clear views can be experienced along the entire eastern boundary from the A48. A small post and wire fence along some scattered individual trees running north-south offers little visual screening to users of the road and pavements. **Photoviewpoint EDP 4** shows a representative view from the A466, which illustrates the openness of the view. Adjacent to the site's boundaries are also detractors such as lampposts with street lighting and satellite/internet masts.
- 4.14 The A466 continues southwards towards the M4, where views are less available of the site due to the fall in elevation and the intervening vegetation along the alignment of the east-west running A48. **Photoviewpoint EDP 1** illustrates a view from approx. 250m south of the site as drivers approach the Highbeech roundabout. Given the speed, busyness and regular detractors experienced by road users along this route, it is assigned a low sensitivity, in line with the criteria set out within **Table EDP A1.4** within **Appendix EDP 1**.

A48

- 4.15 The A48 passes by the site's immediate southern boundary. Similarly to the A466, it is also a major road within the local network. The route stems from the M4's junction 24 interchange (near the Celtic Manor Resort) and extends east-west through Crick and Pwllmeyric before passing by the site near the Highbeech roundabout. It continues on through Chepstow and over the River Wye and terminates to the north near

Gloucester, where it intersects with the A40. The site's interaction with this major road occurs for a very short spell as users often queue towards the Highbeech roundabout. Once users are east of this junction, visibility towards the site is non-existent. The site, however, can clearly be seen between the above junction and where St Lawrence Lane emerges. **Photoviewpoint EDP 3** shows a view on the verge of the site's boundary where the southern field can be seen. Users of the road further west, however, are unable to see past the site's western vegetation belt, which is significant in size. Its extent is shown on **Figure 5.2**. A representative view shows the lack of intervisibility with the site from west of St Lawrence Lane, which is contained as **Photoviewpoint EDP 2**. At a wider scale, along the A48 near Chepstow Garden Centre, views of the site have been tested at a distance of c.1.8km. The image below shows the lack of intervisibility from the A48, although the urban form of Bayfield can be vaguely seen within the background.



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

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

M4

- 4.17 Views of the site from the M4 corridor (closest at c.1.5km away) are almost entirely screened by the undulating landform and nearby vegetation. It is extremely unlikely that views of the site are available along this route. Paired with this, the consistently high speed of users on this road greatly reduces the sensitivity of this route to very low. Users of this major road are considered no further within this report.

Road Users - Minor Roads

Mounton Road

- 4.18 Mounton Road borders the site's northern boundary. The road links the older parts of Chepstow in the east to Mounton Brook in the west, at the bottom of a large hill. The route is mostly single track and runs parallel to the site boundary for c.500m. Despite being so close, the intervisibility with the site is heavily affected by residential development along its length, such as St Lawrence House. A large stone wall aligns much of this route offering no possibility of views in. The route is used by motorists, cyclists and members of the public on foot. Given its semi-rural character and lower typical speeds, a medium sensitivity is given to Mounton Road. Separately, views into the site, however, due to intervening built form, topography and vegetation are strongly limited to the site's most north-eastern corner. **Photoviewpoint EDP 5** illustrates this example view from what is a mostly visually disconnected route with the site.

St Lawrence Lane

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

Runsdowns Lane (near Willis Hill)

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

Residential Dwellings/Groups

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

Residential Properties along the A466 and St Lawrence Road

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

Residential Properties along Mounon Road

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

Residential Properties at Bayfield

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

Other Receptors of Interest

Receptors within Wye Valley National Landscape

- 4.25 Wye Valley NL, as discussed within **Section 2** sits in close proximity to the site. Adjacent housing, north of the site at Bayfield align the NL boundary as it wraps around the northern edge of Chepstow. Views from the NL have been tested for their intervisibility with the site, and example views from within the NL boundary have been contained as **Photoviewpoints EDP 6** and **7**. The former, taken along footpath 373/68/1 lies on the designation's boundary. As is visible within the photoviewpoint, the landscape west of the site typically sits lower than the site. When looking towards Chepstow from this point, built form and detractors are common within most views. Agricultural land occupies the foreground of **Photoviewpoint EDP 6**. Large trees of many kinds sit behind and amongst existing built form, leaving little to no visibility into the site.
- 4.26 Despite the lack of intervisibility with the site, designated and publicly accessible footpaths within an NL warrant the highest of sensitivities. A very high sensitivity is given to footpaths within the NL.
- 4.27 Roads within the NL are considered to be of less sensitivity than footpaths, due to their transitional nature, however, remain more sensitive than regular rural roads. A high

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

National Cycle Route

- 4.28 As shown on **Figure 5.3**, National Cycle Route 4 (the Celtic Trail) travels adjacent to the site's eastern and northern boundaries, along the A466 and Mounton Road respectively. Views of the site, for a spell along the A466 are readily available when looking west. However, this is viewed alongside what is a busy main road when users of the network will be focussed on the path ahead rather than the enjoyment of the landscape. Views of the site along Mounton Road are less available than from the A466, with large walls and buildings blocking most views. The sensitivity of National Cycle Route 42 is considered to be medium.

Open Access Land

- 4.29 Large swathes of Open Access Land occupy much of the ancient woodland to the west of the site. Intervisibility with the site for this receptor group is obscured entirely by the surrounding landform and woodland. Where topography and landform allow views out, the residential development at Bayfield sits closest and most prominent within the landscape. The site is slightly further south from this settlement and out of view due mainly to the rise in topography and the existing form. Due to this, Open Access Land is scoped out of further consideration within this report.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 4.30 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:
- A range of viewpoints from all points of the compass, north, south, east and west;
 - A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints beyond 2km from the site; and
 - Viewpoints from all the above receptor groups, except those scoped out of further consideration.
- 4.31 The representation of views is supported by 11 photoviewpoints, the number and location of which has been agreed with the LPA. Their location is illustrated on **Figure 5.5**. Photographs from the selected viewpoints are contained in **Appendix EDP 2**. The purpose of these viewpoints is to aid the assessment of visual receptor(s). These viewpoints are not assessed separately.

Table EDP 4.1: Summary of Representative Photoviewpoints

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

Section 5

The Proposed Development and Mitigation

- 5.1 Having defined the baseline conditions in **Section 3** and **4**, this report now discusses the proposed development (relevant to landscape and visual impact) and the measures included as mitigation with respect to this subject area.

THE PROPOSED DEVELOPMENT

- 5.2 Full details of the proposals can be found within the Design and Access Statement accompanying this planning application. In short, the proposals aim to secure an Outline planning application, with all matters reserved except access for the development of up to 146 dwellings together with a hotel, residential care home, mobility hub, highway access, provision of Green Infrastructure, open space, on site play provision, drainage attenuation and infrastructure works. Pertinent to Landscape and Visual Impact, the landscape strategy below discusses the measures refined and included within the forthcoming proposals.

OVERALL LANDSCAPE STRATEGY

- 5.3 The Green Infrastructure/Landscape Strategy is contained at **Appendix EDP 3**. This drawing illustrates the measures that have been implemented below.
- 5.4 The baseline features of the site lend themselves to development, in that the greatest assets are able to be retained. The boundary vegetation and trees have been acknowledged and protected throughout the design process, for their valuable habitats and visual amenity. The enclosure of the site has been retained, particularly to the west, through these decisions and therefore very little tree loss has been proposed for the site.
- 5.5 Development, focused in the east of the site, will contain tree-lined streets, sustainable drainage features such as rain gardens and swales, as well as ornamental on-plot planting to stimulate seasonal interest.

PROPOSED LANDSCAPE MITIGATION AND ENHANCEMENT

- 5.6 The critical method of mitigation for this development is the avoidance of impact on the most valuable elements of the site itself. By ensuring that key boundary vegetation is retained where possible, this will help safeguard the baseline state of the site.
- 5.7 Consistent with a landscape-led approach, EDP's landscape, ecology and arboricultural team has provided continuous feedback from the early stages of this LVB process through workshops and design team meetings, recommending layout responses to avoid or minimise potential landscape and visual effects when considering the more detailed findings of our field assessment. Thus, the scheme proposals incorporate a degree of integrated mitigation as discussed, to avoid or reduce potential landscape and visual effects.

5.8 With reference to the landscape/Green Infrastructure strategy (contained as **Appendix EDP 4**), the key elements that inform the landscape strategy are as follows:

- Existing on-site and adjacent trees and scrub would be retained and enhanced, with new native planting to gap-up fragmented areas and further support existing habitats;
- Proposed hedgerow and tree planting to improve site biodiversity and localised habitat connectivity, providing enhanced connections (to both pedestrians and cyclists) to the wider Green Infrastructure (GI) network;
- Additional tree/shrub planting in the western areas of the site, to further filter views from the NL and the west;
- The proposed tree planting includes native species to increase species diversity throughout the development and particularly alongside the existing woodland belt to the west; and
- Proposed planting within the development would include pockets of ornamental shrub planting, gateway and arrival spaces to create an aesthetically pleasing urban environment to improve and contribute to the local landscape character within the site and near the eastern travel corridor along the A466.

Appendix EDP 1

EDP Assessment Methodology

INTRODUCTION

- A1.1 This section provides a methodology for landscape and visual impact assessment as used by The Environmental Dimension Partnership Ltd (EDP).

METHODOLOGY

- A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) (LI/IEMA, 2013);
 - An Approach to Landscape Character Assessment (Natural England 2014); and
 - Landscape Institute Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals (17 September 2019).
- A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.
- A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

Landscape Assessment

- A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent Landscape Character Areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

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

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

Identifying Landscape and Visual Receptors

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

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

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

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

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

Assessment of Landscape and Visual Effects

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

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

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur – based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

- A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the ‘value’ attached to the receptor, which is determined at baseline stage, and the ‘susceptibility’ of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A1.13 Susceptibility indicates *“the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences”*¹³. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this Assessment.
- A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.
- A1.15 With reference to Box 5.1 within GLVIA3 (page 84), **Table EDP A1.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute’s ‘TGN 02-21: Assessing landscape value outside national designations’ may be applied where appropriate. **Table EDP A1.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

¹³ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A1.1: Assessment of Landscape Value

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

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

Table EDP A1.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/- infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	Low susceptibility – receptor largely reflects low criteria above.	Medium value – receptor largely reflects medium criteria above.	High susceptibility – receptor largely reflects high criteria above.	Very High susceptibility – receptor largely reflects very high criteria above.

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

Table EDP A1.3: Assessment of Landscape Sensitivity

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

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

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

Table EDP A1.4: Visual Receptor Sensitivity

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

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

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

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

Magnitude of Change

A1.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (page 39), the following steps are considered in defining the magnitude of change.

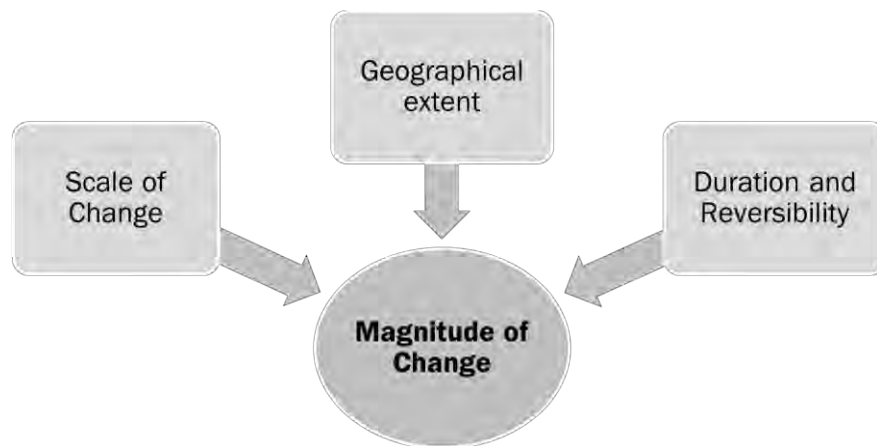



Figure EDP A1.1: Assessing the magnitude of change.

A1.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A1.23 **Table EDP A1.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.


Table EDP A1.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
 Small Scale	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

A1.24 **Table EDP A1.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A1.6: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
<p>Largest</p>  <p>Smallest</p>	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.

A1.25 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 below.

Duration:

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);

- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A1.26 With consideration of the judgements set out above, **Table EDP A1.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/scale, geographical extent criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A1.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A1.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

“The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development”.

A1.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance 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 significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.8**.

Table EDP A1.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible

A1.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A1.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A1.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

- A1.31 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 as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.
- A1.32 Visual effects are more subjective as people's 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.

Appendix EDP 2

Site Photographs/Representative Photoviewpoints (edp6238_d012b 10 October 2025 RBa/JHa)

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

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

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

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

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

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

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

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

Photoviewpoint EDP 9: View from St Lawrence Lane.

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

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



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
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Grid Coordinates: 352725, 192861
Date and Time: 12/02/2024 @ 12:06
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, M2
Enlargement Factor: 96% @ A1 width

Direction of View: N
Distance: 250m
aOD: 72m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA

10 OCTOBER 2025
edp6238_0012b
RHa
JHa
DJo

client
project title
drawing title

Barwood Development Securities Ltd.
Land at Mounon Road, Chepstow
Photoviewpoint EDP 1





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



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 352582, 193254
Date and Time: 12/02/2024 @ 11:57
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, M2
Enlargement Factor: 96% @ A1 width

Direction of View: W
Distance: 10m
aOD: 88m
Focal Length: 50mm

date 10 OCTOBER 2025
drawing number edp6238_0012b
drawn by RBa
checked JHa
QA DJo

client Barwood Development Securities Ltd.
project title Land at Mounton Road, Chepstow
drawing title Photoviewpoint EDP 4





To be viewed at comfortable arm's length